

# 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, (559) 713-4443  
E-Mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: 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).

**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).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of General Plan Amendment (GPA) No. 2019-12 and Change of Zone (COZ) No. 2019-11 to the Visalia City Council, based on the findings and conditions in Resolution No. 2019-72 and Resolution No. 2019-73, respectively. Staff's recommendation is based on the conclusion that the requests are consistent with the Visalia Zoning Ordinance and General Plan.

## RECOMMENDED MOTION

I move to recommend approval of General Plan Amendment No. 2019-12 and Change of Zone No. 2019-11, to the Visalia City Council based on the findings contained in Resolution Nos. 2019-72 and 2019-73.

## PROJECT DESCRIPTION

The request is to change the existing zoning of a one-acre site from C-MU (Mixed Use Commercial) to C-S (Service Commercial), and change the land use designation from Mixed Use Commercial to Service Commercial. The request will support an expansion of the existing Visalia Kia automobile dealership located just south of the project site. The site was originally developed as an automobile dealership and retains its original infrastructure (see Exhibit "A"). The project site is located just north of five existing automobile dealerships and was most recently used by Diamond Motors for auto sales. The site is currently vacant.

The request will reverse a proposal considered by the Planning Commission in May 13, 2019, which changed the land use of the subject site from C-S to C-MU to allow for the establishment of a cellular phone store (see Related Projects). Retail uses are not permitted in the C-S zone, thus the previous property owner enacted the change to C-MU in order to allow the phone store to be placed onsite. The business was never established, and the property eventually sold to the current owner who owns the KIA automobile dealership directly south of the project site.

As auto sales are not permitted within the C-MU Zone, a change back to C-S is necessary in order to allow the expansion of the Visalia Kia operations onto the project site. Per Exhibit "B", the applicant states that the zone change is appropriate and will increase compatibility with nearby areas due to the sites historic use as an auto sales lot and its proximity to similar uses.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Mixed Use Commercial
Proposed Land Use Designation	Service Commercial
Zoning	C-MU (Mixed Use Commercial)
Proposed Zoning	C-S (Service Commercial)
Surrounding Zoning and Land Use	North: IL (Light Industrial), C-MU / Advanced Food Products factory, Mary's Vineyard shopping center South: C-S / Auto dealership East: C-MU / Mary's Vineyard shopping center West: IL / Union Pacific Railroad, Advanced Food Products
Environmental Review	Categorical Exemption No. 2019-74
Site Plan	2019-182

## RELATED PROJECTS

**Change of Zone No. 2019-03:** A request by Hawkins Companies, LLC, to amend the Zoning Map from C-S to C-MU at 705 S. Ben Maddox Way. Approved by the Planning Commission on May 13, 2019.

**General Plan Amendment No. 2019-04:** A request by Hawkins Companies, LLC, to amend the General Plan Land Use Map from Service Commercial to Commercial Mixed Use 705 S. Ben Maddox Way. Approved by the Planning Commission on May 13, 2019.

## PROJECT EVALUATION

### General Plan Consistency

The proposed change in land use and zoning is consistent with the current General Plan Land Use Element (GPLUE). The GPLUE encourages use of Service Commercial designations for areas outside of shopping centers that are employed for auto sales and repair (GPLUE Page 2-20). At present the site contains infrastructure readily available for use by an automobile dealership, such as show rooms and onsite parking. The site is also in close proximity to similar uses and has access to Ben Maddox Way, a four lane arterial street able to accommodate regional traffic.

The project site is unique in that its existing infrastructure and location make it possible to function adequately under both the Mixed Use Commercial or Service Commercial designations. For the automobile dealership use proposed by the applicant, the Service Commercial designation is considered the most appropriate for the project site.

### Land Use Compatibility

The request to change the land use and zoning designation on the property to C-S will be compatible with the site and surrounding area. Per Exhibit "A" the site contains existing facilities available to support the establishment of a car dealership. This includes vehicle service and show rooms, and vehicle display parking along Ben Maddox Way. The site is also within the vicinity of five active auto dealerships, located just south of the site and all containing C-S zoning designations. Though the site has had difficulty supporting an auto dealership in the

past, per Exhibit "C" the applicant intends to integrate the site into an existing operation to the south, thereby providing a stronger base from which to develop.

#### Conditions, Covenants and Restrictions (CCRs), Architectural Design Standards (ADS)

As noted previously, the project site is located along the Ben Maddox Way corridor, which is developed with several automobile dealerships. A number of the dealerships within the corridor are subject to recorded CCRs and ADS, which provide design standards for the facilities. Though the subject site is within close proximity to the dealerships, it is not included in the CCRs/ADS documents, and is thus not subject to the same design standards. If the proposal is approved, the site's land use and zone change will not impact the surrounding automobile dealerships.

#### Environmental Review

The project is categorically exempt from further environmental review under the California Environmental Quality Act (CEQA) Guidelines, section 15305 (Minor alteration in land use limitations).

### **RECOMMENDED FINDINGS**

#### **Change of Zone No. 2019-11**

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements Citywide.
2. That the proposed C-S (Service Commercial) zoning designation is consistent with the Service Commercial land use designation of the General Plan.
3. That applying C-S development standards is compatible with adjacent land uses.
4. That Categorical Exemption No. 2019-74 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

#### **General Plan Amendment No. 2019-12**

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed General Plan Amendment from Commercial Mixed Use to Service Commercial is consistent with the Ben Maddox Way corridor and would be appropriate for the proposed reuse of the existing vacant commercial building.
3. That the proposed General Plan Amendment from Commercial Mixed Use to Service Commercial will provide for the reuse of the site for commercial purposes while providing compatibility with adjacent uses.
4. That Categorical Exemption No. 2019-74 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

## APPEAL INFORMATION

The Planning Commission's action is advisory only, and will be automatically forwarded to the City Council for final action.

### Attachments:

- Related Plans and Policies
- Resolution No. 2019-72 for COZ No. 2019-11
- Resolution No. 2019-73 for GPA No. 2019-12
- Exhibit "A" – Site Plan
- Exhibit "B" – Proponent's Documentation in Support of the Project
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2019-74
- Site Plan Review No. 2019-182 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

### Chapter 17.18 COMMERCIAL ZONES

#### Sections:

17.18.010	Purpose and intent.	
17.18.015	Applicability.	
17.18.020	Permitted uses.	
17.18.030	Conditional and temporary uses.	17.18.040 Required conditions.
17.18.050	Off-street parking and loading facilities.	
17.18.060	Development standards in the C-N zone.	
17.18.070	Development standards in the C-R zone.	
17.18.080	Development standards in the C-S zone.	

#### 17.18.010 Purposes.

A. The several types of commercial zones included in this chapter are designed to achieve the following:

1. Provide appropriate areas for various types of retail stores, offices, service establishments and wholesale businesses to be concentrated for the convenience of the public; and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons that they serve in a manner consistent with the general plan;
2. Maintain and improve Visalia's retail base to serve the needs of local residents and encourage shoppers from outside the community;
3. Accommodate a variety of commercial activities to encourage new and existing business that will employ residents of the city and those of adjacent communities;
4. Maintain Visalia's role as the regional retailing center for Tulare and Kings Counties and ensure the continued viability of the existing commercial areas;
5. Maintain commercial land uses that are responsive to the needs of shoppers, maximizing accessibility and minimizing trip length;
6. Ensure compatibility with adjacent land uses.

B. The purposes of the individual commercial zones are as follows:

1. Neighborhood Commercial Zone (C-N). The purpose and intent of the neighborhood commercial zone district is to provide for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported, and provide standards to ensure that neighborhood commercial uses are economically viable and also integrated into neighborhoods in terms of design, with negative impacts minimized, with multimodal access, and context-sensitive design. Neighborhood Commercial development shall be subject to design review and public input. There should be 10 to 15 dwelling units per gross acre where residential uses are included. Shopping centers shall be of a total size of 5 to 12 acres and located no closer than one mile from other General Plan designated Neighborhood Commercial locations, or from existing grocery stores, anchored by a grocery store or similar business no larger than 40,000 square feet in size, and include smaller in-line stores of less than 10,000 square feet. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.
2. Regional Commercial Zone (C-R). The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The uses permitted in this district are to be of a large-scale regional retail nature with supporting goods and

services. Uses that are designed to provide service to residential areas and convenience, neighborhood and community level retail are not permitted, while office uses are to be limited.

3. Service Commercial Zone (C-S). The purpose and intent of the planned service commercial zone district is to provide areas that accommodate wholesale, heavy commercial uses, such as lumberyards and construction material retail uses, etc., and services such as automotive, plumbing, and sheet metal fabrication. It is intended that uses in this district be those that can be compatible with heavy truck traffic and noise. Uses that would restrict the operation of generally permitted heavy commercial businesses are not provided in this district.

**17.18.015 Applicability.**

The requirements in this chapter shall apply to all property within the C-N, C-R, and C-S zone districts.

**17.18.020 Permitted uses.**

Permitted uses in the C-N, C-R, and C-S zones shall be determined by Table 17.25.030 in Section 17.25.030.

**17.18.030 Conditional and temporary uses.**

Conditional and temporary uses in the C-N, C-R, and C-S zones shall be determined by Table 17.25.030 in Section 17.25.030.

**17.18.040 Required conditions.**

- A. A site plan review permit must be obtained for all development in all C-N, C-S, and C-R zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;
- C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced;
- D. All new construction in existing C-N zones not a part of a previously approved planned development shall conform with development standards determined by the site plan review committee.

**17.18.050 Off-street parking and loading facilities.**

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

**17.18.060 Development standards in the C-N zone.**

The following development standards shall apply to property located in the C-N zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet (except where a building is located on side property line);
  - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;



4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

**17.18.070 Development standards in the C-R zone.**

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: twenty (20) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: twenty (20) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.

**17.18.080 Development standards in the C-S zone.**

The following development standards shall apply to property located in the C-S zone:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: sixty (60) feet.
- C. Minimum required yards (building setbacks):
  1. Front: ten (10) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: ten (10) feet;
  2. Rear: five (5) feet (except where a building is located on side property line);
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.

**Chapter 17.19**  
**MIXED USE ZONES**

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**Sections:**

<b>17.19.010</b>	<b>Purpose and intent.</b>
<b>17.19.015</b>	<b>Applicability.</b>
<b>17.19.020</b>	<b>Permitted uses.</b>
<b>17.19.030</b>	<b>Conditional and temporary uses.</b>
<b>17.19.040</b>	<b>Required conditions.</b>
<b>17.19.050</b>	<b>Off-street parking and loading facilities.</b>
<b>17.19.060</b>	<b>Development standards in the C-MU zones outside the core area.</b>
<b>17.19.070</b>	<b>Development standards in the D-MU zone and in the C-MU zones inside the core area.</b>

**17.19.010 Purposes.**

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
  2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
  3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:
1. **Mixed Use Commercial Zone—(C-MU).** The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
  2. **Mixed Use Downtown Zone—(D-MU).** The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city.

**17.19.015 Applicability.**

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts.

**17.19.020 Permitted uses.**

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

**17.19.030 Conditional and temporary uses.**

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030.

**17.19.040 Required conditions.**

- A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining

areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;

C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced;

**17.19.050 Off-street parking and loading facilities.**

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

**17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: zero (0) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
  - 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: five (5) feet (except where a building is located on side property line);
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
  - 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

RESOLUTION NO. 2019-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE (COZ) NO. 2019-11, A REQUEST BY DWIGHT NELSON TO AMEND THE ZONING MAP FROM C-MU (MIXED USE COMMERCIAL) TO C-S (SERVICE COMMERCIAL) ON A 1.05-ACRE PARCEL AT 705 S. BEN MADDOX WAY. (APN: 100-020-016)

**WHEREAS**, Change of Zone (COZ) No. 2019-11 is a request by Dwight Nelson to amend the Zoning Map from C-MU (Mixed Use Commercial) to C-S (Service Commercial) on a 1.05-acre parcel at 705 S. Ben Maddox Way. (APN: 100-020-016); and,

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

**WHEREAS**, the Planning Commission of the City of Visalia considered the Change of Zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines, Categorical Exemption No. 2019-74.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Change of Zone based on the following specific findings and evidence presented:

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements Citywide.
2. That the proposed C-S (Service Commercial) zoning designation is consistent with the Service Commercial land use designation of the General Plan.
3. That applying C-S development standards is compatible with adjacent land uses.
4. That Categorical Exemption No. 2019-74 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia recommends approval to the City Council of Change of Zone No. 2019-11, as shown on Attachment "A" of this Resolution, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

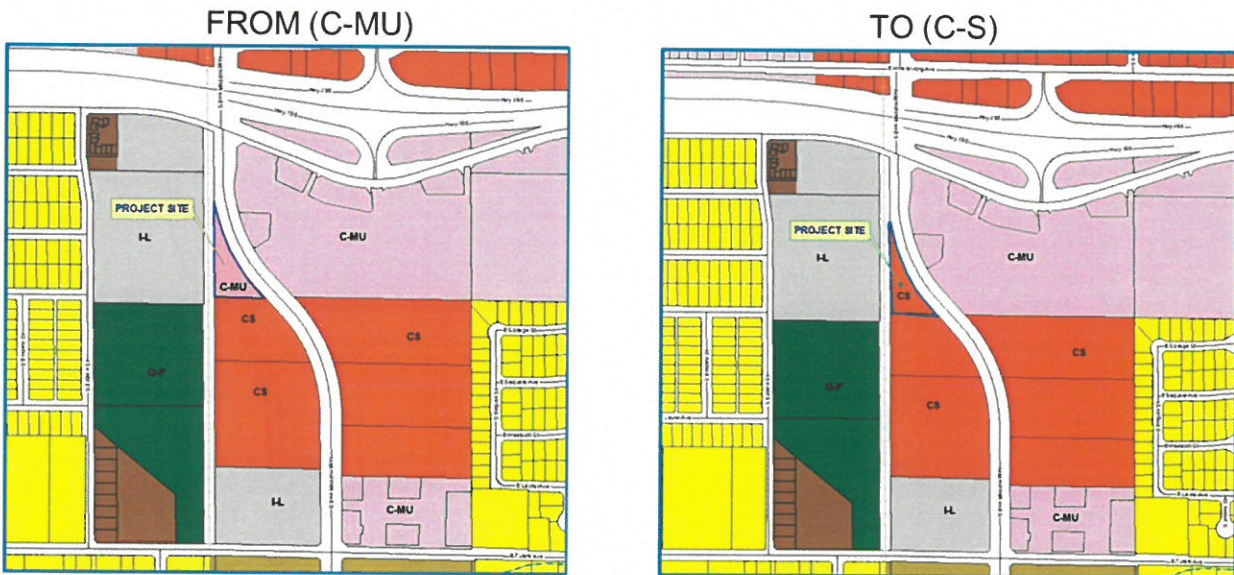
Resolution No. 2019-72

ATTACHMENT "A"

AN ORDINANCE OF THE CITY COUNCIL  
AMENDING THE ZONING MAP FROM C-MU (MIXED USE COMMERCIAL) TO C-S  
(SERVICE COMMERCIAL) ON A 1.05-ACRE PARCEL AT 705 S. BEN MADDOX WAY.  
(APN: 100-020-016)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

**Section 1:** The Zoning Map is hereby amended as follows:



**Section 2: Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstances, is or any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**Section 3: Construction.** The City Council intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

**Section 4: Effective Date.** This Ordinance shall take effect thirty days after its adoption.

**Section 5: Certification.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

RESOLUTION NO. 2019-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT (GPA) NO. 2019-12, A REQUEST BY DWIGHT NELSON TO AMEND THE GENERAL PLAN LAND USE MAP FROM MIXED USE COMMERCIAL TO SERVICE COMMERCIAL ON A 1.05-ACRE PARCEL AT 705 S. BEN MADDOX WAY (APN: 100-020-016).

**WHEREAS**, General Plan Amendment No. 2019-12 is a request by Dwight Nelson to amend the General Plan Land Use Map from Mixed Use Commercial to Service Commercial on a 1.05-acre parcel at 705 S. Ben Maddox Way. (APN: 100-020-016); and,

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

**WHEREAS**, the Planning Commission of the City of Visalia finds that General Plan Amendment No. 2019-12, to be in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia and 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, Categorical Exemption No. 2019-74.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed General Plan Amendment based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed General Plan Amendment from Commercial Mixed Use to Service Commercial is consistent with the Ben Maddox Way corridor and would be appropriate for the proposed reuse of the existing vacant commercial building.
3. That the proposed General Plan Amendment from Commercial Mixed Use to Service Commercial will provide for the reuse of the site for commercial purposes while providing compatibility with adjacent uses.
4. That Categorical Exemption No. 2019-74 has been prepared for the project, and disclosed the project will not result in significant impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia recommends approval to the City Council of General Plan Amendment No. 2019-12 as

shown on Attachment "A" of this Resolution, in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Resolution No. 2019-73

ATTACHMENT "A"

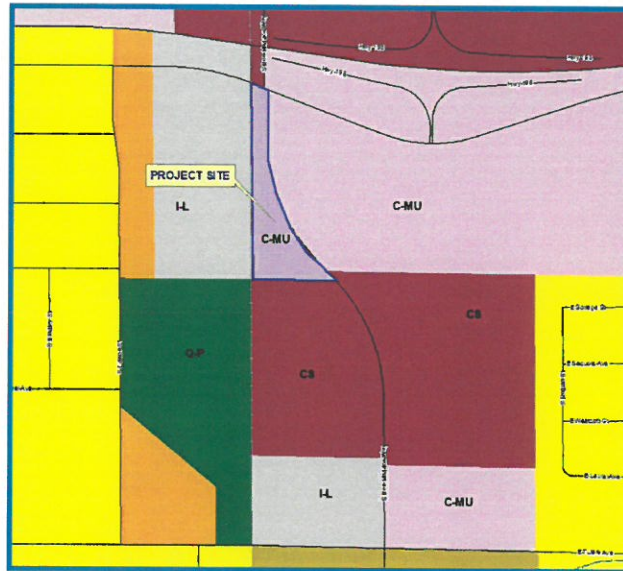
A RESOLUTION OF THE CITY COUNCIL  
AMENDING THE GENERAL PLAN LAND USE MAP AS FOLLOWS

ATTACHMENT "A"

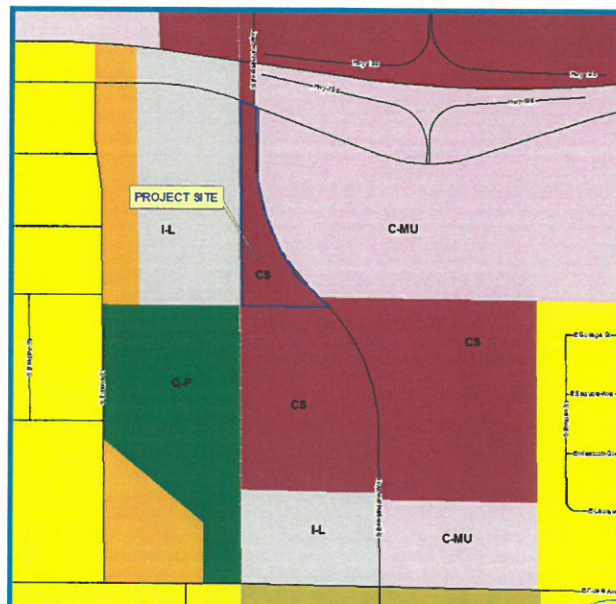
A RESOLUTION OF THE CITY COUNCIL

AMENDING THE GENERAL PLAN LAND USE MAP AS FOLLOWS:

EXISTING (C-MU)

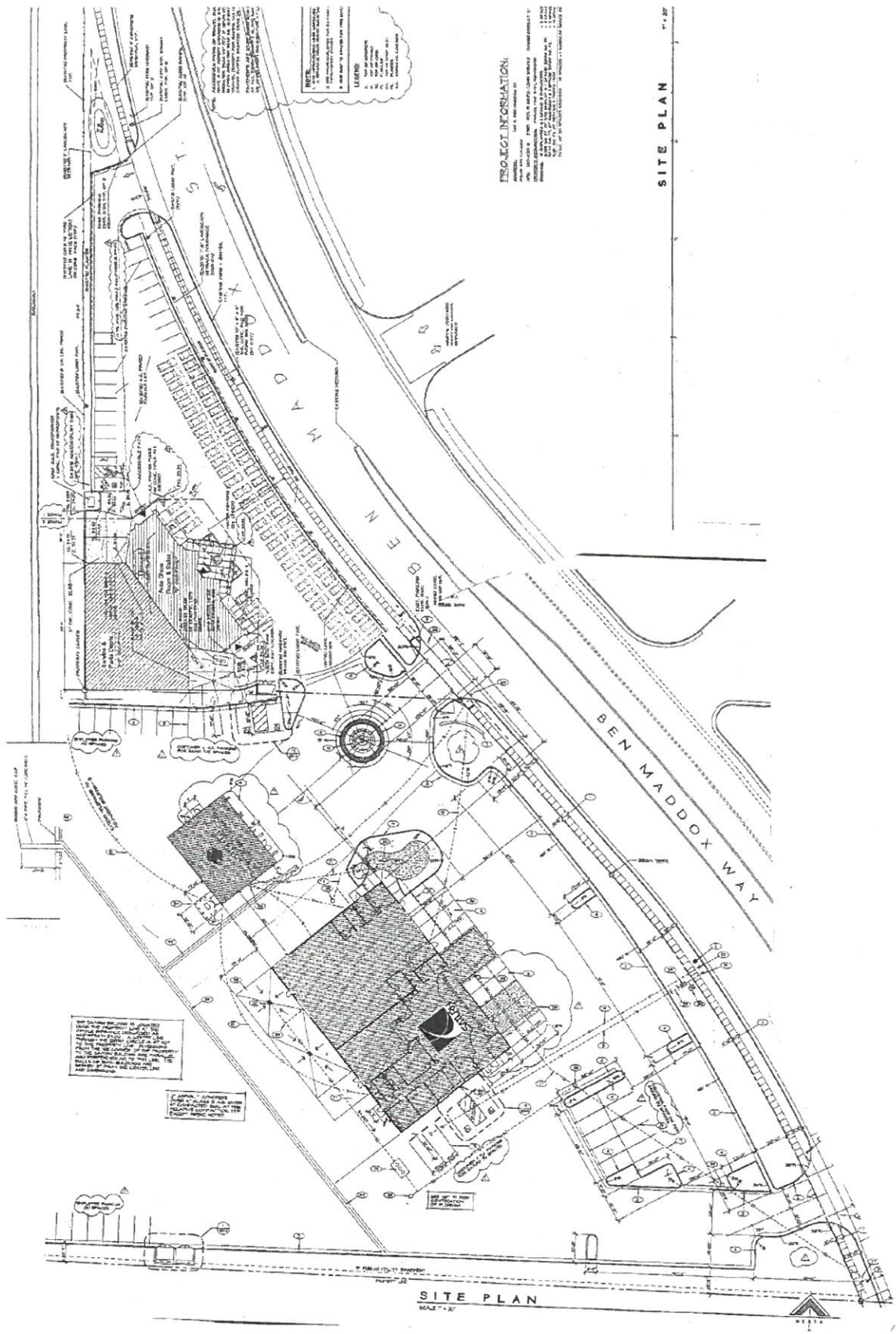


PROPOSED (C-S)





# EXHIBIT "A"



## EXHIBIT "B"

November 8, 2019

### Purpose for Commercial Zone Change

Address: 705 S. Ben Maddox Way

APN: 100-020-016

Changing the zone back to Service Commercial will make the business onsite more viable for several reasons:

- The site has operated under Service Commercial since 2003.
- The existing building is a car dealership, which is what it will continue as after the zone change.
- There are 8 other car dealerships within a mile from 705 S. Ben Maddox Way, which makes this area known to the community of Visalia and visitors as an "Auto Row."
- The ownership group owns and operates eleven other franchise dealerships in the region including Visalia KIA on the adjacent site. These stores gross an excess of \$300 million dollars per year this creates an economy of scale that the prior owner simply did not have the capacity to enjoy.
- Further, the prior owner had recently suffered difficulties within the franchise automotive sector that prevented any opportunity to place the franchise store on the site.

Re-zoning it back to Service Commercial will make it a natural fit to what it's been for the past sixteen years. Auto sales are one of the biggest tax contributors to the city of Visalia. Visalia Kia, the dealership 705 S. Ben Maddox way will operate with, gave \$161,777 in tax dollars to the City of Visalia in 2018. This same sort of volume is anticipated from the new operation.

November 8, 2019

Operational StatementAddress: 705 S. Ben Maddox WayAPN: 100-020-016Proposed Use:

The property is designed and will be operated as an automotive dealership in conjunction with the applicant's current operation, located on the adjacent property at 825 S. Ben Maddox Way. Activities conducted on site will be new and used vehicles sales and leasing, vehicle parts and accessory sales, and vehicle services (oil change, maintenance, repairs).

The property lines and Assessor Parcel Numbers will remain in-tact, but the functions of automotive sales and service will jointly operate.

705 S. Ben Maddox adds vehicle storage, display, business and sales offices, showroom area, as well as parts and service capability. Additionally, the property provides the capability for a separate new vehicle franchise, if there is opportunity to do so in the future.

The service department will operate automotive lifts and support equipment (tire-change machines, reels, compressors, pumps, etc.) necessary for servicing customer and dealership vehicles.

The frontage parking along S. Ben Maddox Way will be used to display new and used vehicles. Additionally, the frontage will be used for approved advertising signage.

The building at 815 S. Ben Maddox Way will be utilized for customer service write-up, customer lounge and service manager operations for both 705 and 825.

Employees and customers will access the dealership via three ingress/egress driveways from the southbound lane of Ben Maddox Way.

Hours of Operation:

The dealership Service department will operate Monday - Friday 7am - 5:30pm and on Saturdays 7am - 4pm. Saturday hours may fluctuate with seasonality. The dealership Sales department will operation Monday - Saturday 9:00a - 7pm and on Sundays 10am - 6pm.

**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

Change of Zone No. 2019-11, General Plan Amendment No. 2019-12

**PROJECT TITLE**

705 S. Ben Maddox Way, Visalia CA 93292

**PROJECT LOCATION**

Visalia, CA

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

This project will change the land use designation of the project site from Mixed Use Commercial and Service Commercial, and the zoning from C-MU (Mixed Use Commercial) to C-S (Service Commercial).

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

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

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

Dwight Nelson, 2755 Auto Mall Drive, Selma CA 93662, (559) 289-9117, E-mail: N/A

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

Kevin Murray, Selma Auto Mall, 2755 Auto Mall Drive, Selma CA 93662, (559) 393-8083, E-mail: [kevin.murray@selmaautomall.com](mailto:kevin.murray@selmaautomall.com)

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Minor Alterations to Land Use, Section 15305**
- Statutory Exemptions- State code number:

The project is a change in land use designation, from mixed use commercial to service commercial. The site is generally flat with an average slope of less than slope of 20%.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

**Paul Scheibel, AICP  
ENVIRONMENTAL COORDINATOR**

#5

MEETING DATE: October 9, 2019

SITE PLAN NO. 19-182

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
- GPA & Zone Change
- HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

<input checked="" type="checkbox"/> Adrian Rubalcaba	713-4271
<input type="checkbox"/> Diego Corvera	713-4209

ITEM NO: <u>5</u>	DATE: <u>OCTOBER 9, 2019</u>
SITE PLAN NO.:	19-182
PROJECT TITLE:	SERPA AUTOMOTIVE
DESCRIPTION:	AUTOMOBILE DEALERSHIP
APPLICANT:	FRANK SERPA
PROP OWNER:	FRANK SERPA AND OFELIA PALMA TRUST
LOCATION:	705 S BEN MADDOX WAY
APN:	100-020-016

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_  Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit.  
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map.  
Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 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:



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **19-182**

Date: **10/9/2019**

**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:**DEALERSHIP**)

Existing uses may qualify for credits on Development Impact Fees. **DEALERSHIP**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



\_\_\_\_\_  
**Adrian Rubalcaba**



# SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division (559) 713-4369

Date: October 9, 2019

SITE PLAN NO: 2019-182  
PROJECT: Serpa Automotive  
APPLICANT TITLE: Frank Serpa  
PROP. OWNER: Frank Serpa and Ofelia Palma Trust  
LOCATION TITLE: 705 S BEN MADDOX WAY  
APN TITLE: 100-020-016  
General Plan: CS – Service Commercial  
Existing Zoning: CS – Service Commercial

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

See SPR No. 2019-045

## **Project Requirements**

- General Plan Amendment
- Change of Zone

## **PROJECT SPECIFIC INFORMATION:** October 9, 2019

1. File for a Change of Zone.
2. File for a General Plan Amendment.
3. Recommend the proponent demonstrate how the zone change (return to CS Zoning for an auto dealership) will make the site more viable than previously which precipitated the first zone change to CMU. On this premise, a site plan showing how the site will integrate with the existing KIA dealership to the south will be very informative and helpful.

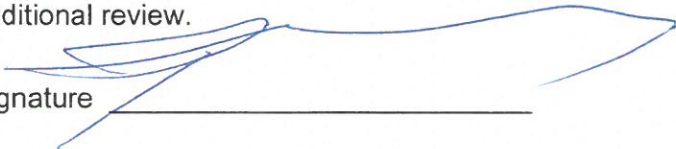
## **CITY GENERAL PLAN CONSISTENCY**

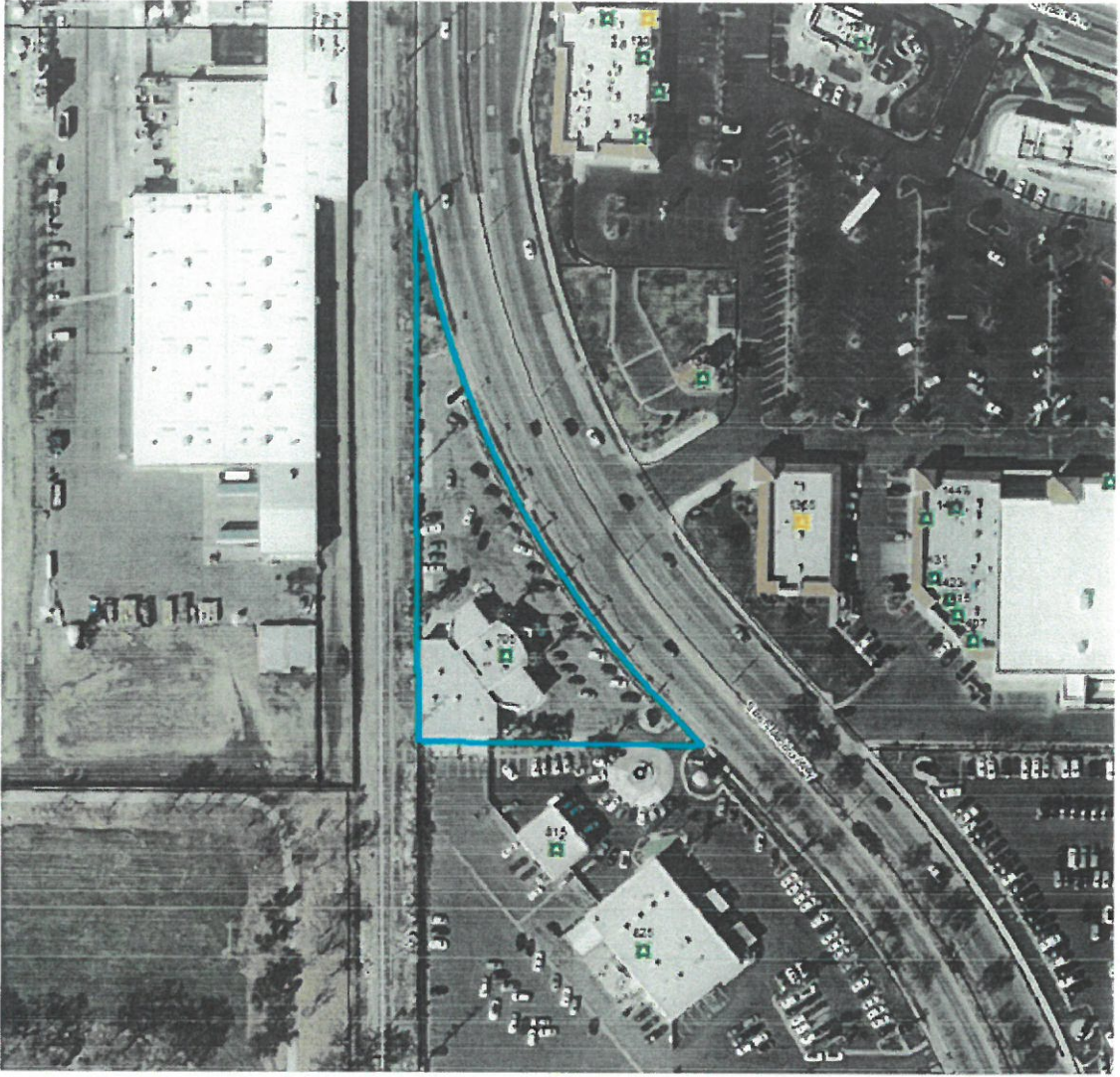
Staff initial finding is that the proposed site plan May be consistent with the City General Plan. Because this project requires discretionary approval by the City Council and Planning Commission, the final determination of consistency will be made by the City Council.

**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 \_\_\_\_\_





UNIT 1104  
SERPA AUTOMOTIVE  
705 S BEN MADDOX WAY

**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. **IF IMPROVEMENTS ARE PROPOSED.** For information call (559) 713-4444
  - Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
  - Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
  - Indicate abandoned wells, septic systems and excavations on construction plans.
  - You are responsible to ensure compliance with the following checked items:**
  - Meet State and Federal requirements for accessibility for persons with disabilities.
  - A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE USE FOR THE USE OF "PATH OF TRAVEL" FOR ADA UPGRADES.**
  - 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 **IF NO IMPROVEMENTS ARE MADE. IF IMPROVEMENTS ARE MADE SEE REQUIREMENTS ABOVE.**
- Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL GARCIA 10/9/19  
Signature



**Site Plan Comments**

Visalia Fire Department  
Corbin Reed, Fire Marshal

420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date	October 9, 2019
Item #	5
Site Plan #	<b>Error! Reference source not found.</b>
APN:	000-020-016

SPR#19-182  
APN: 100-020-016

- 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
- 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
- **Special comments:** MAINTAIN FIRE LANES (20' MINIMUM)

---

Corbin Reed  
Fire Marshal

SPR-19-182

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: ADD ADDITIONAL LIGHTING, ESPECIALLY TO THE WEST SIDE DUE TO TRANSIENTS.

Landscaping Concerns: LOW BEARING, OR NO BUSHES DUE TO TRANSIENT ISSUES.

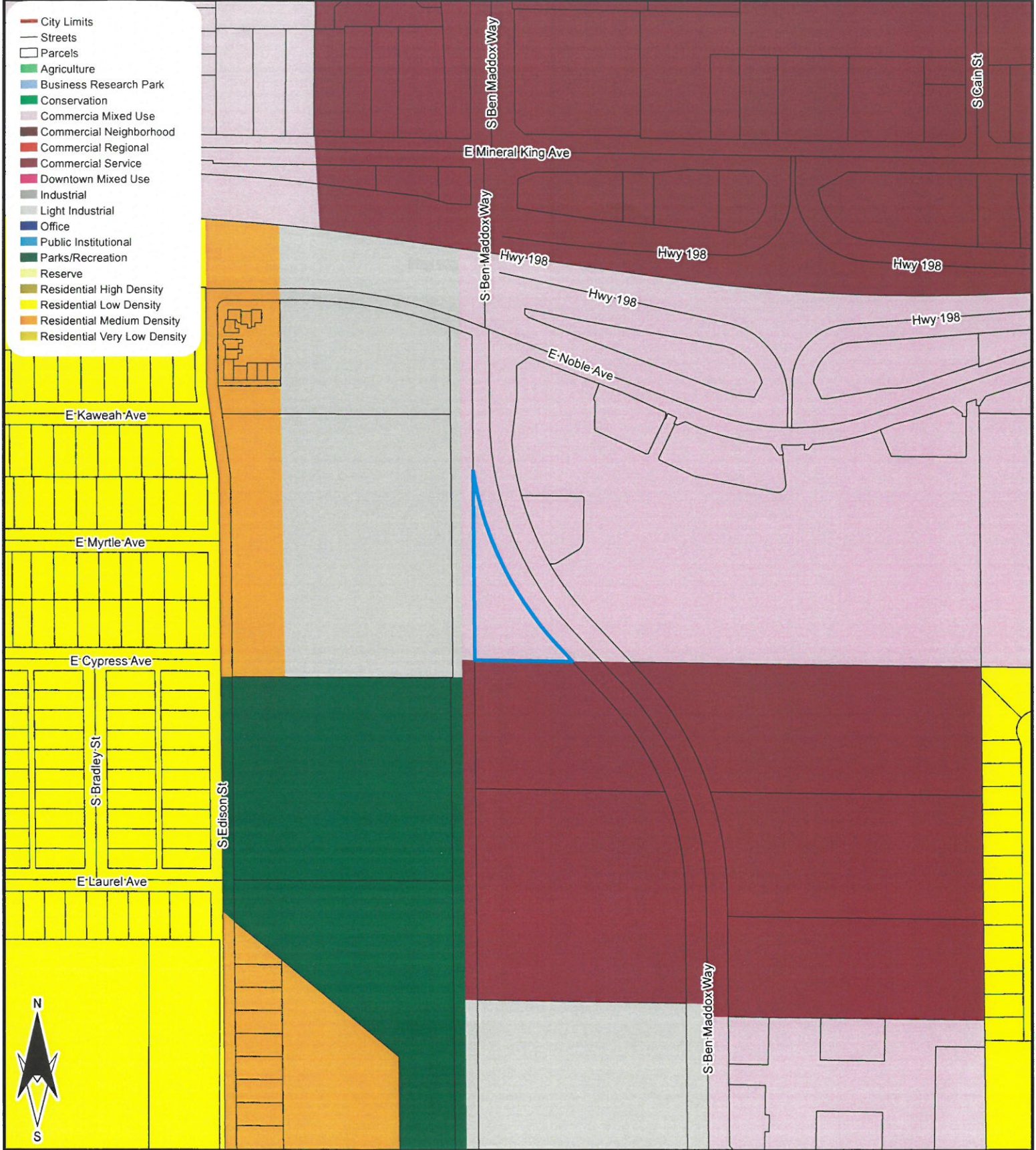
Traffic Concerns:  
\_\_\_\_\_

Surveillance Issues: ADD. SURVEILLANCE DUE TO HEAVY TRANSIENT ISSUES / CRIME PREVENTION / ID AND COOPERATE WITH LAW ENFORCEMENT FOR SURVEILLANCE FOOTAGE.

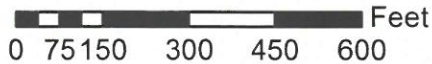
Line of Sight Issues:  
\_\_\_\_\_

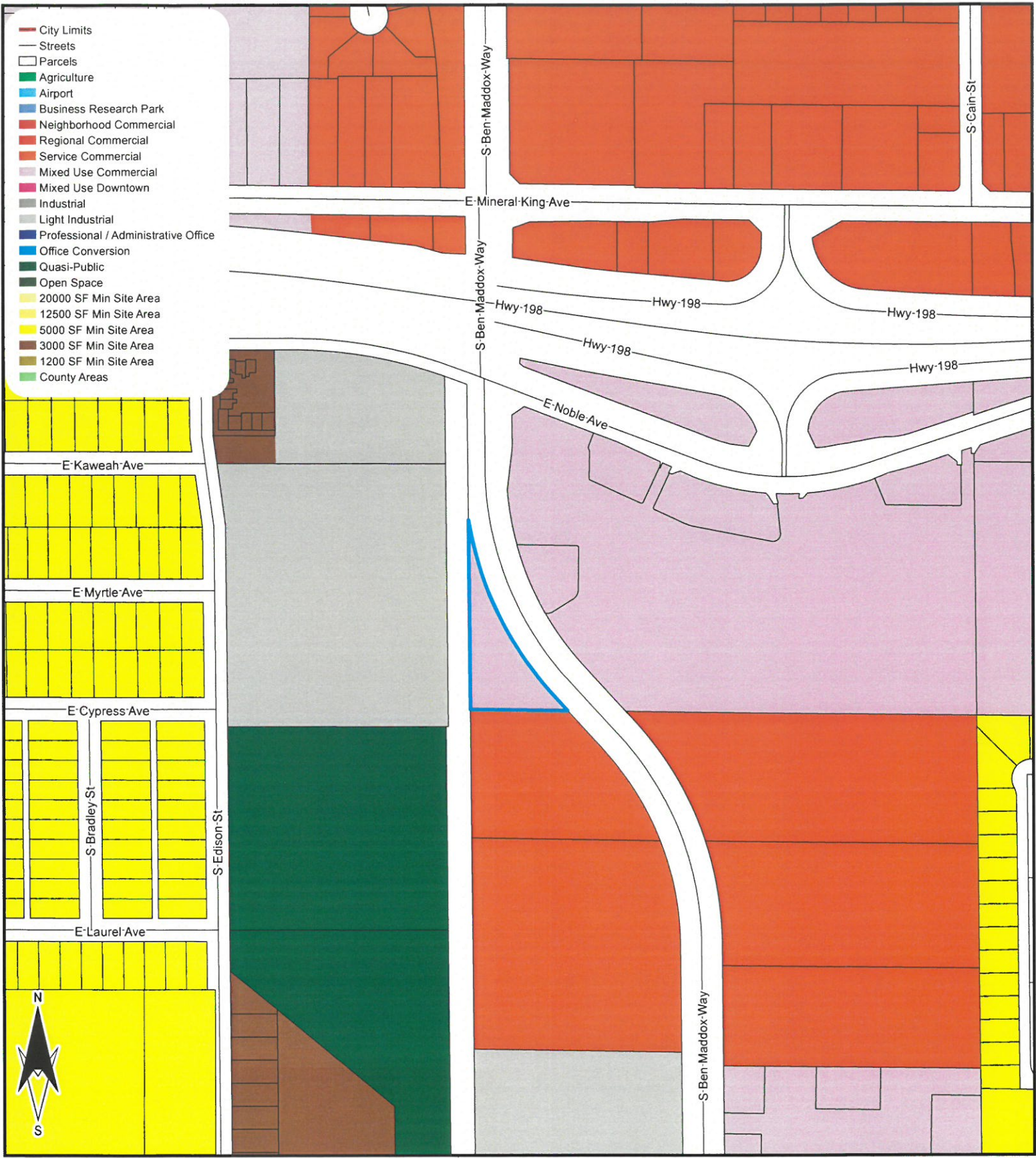
Other Concerns:  
\_\_\_\_\_

K. GRANT A20

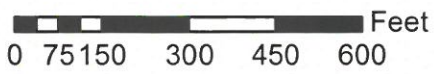


# General Plan Land Use Map





# Zoning Map





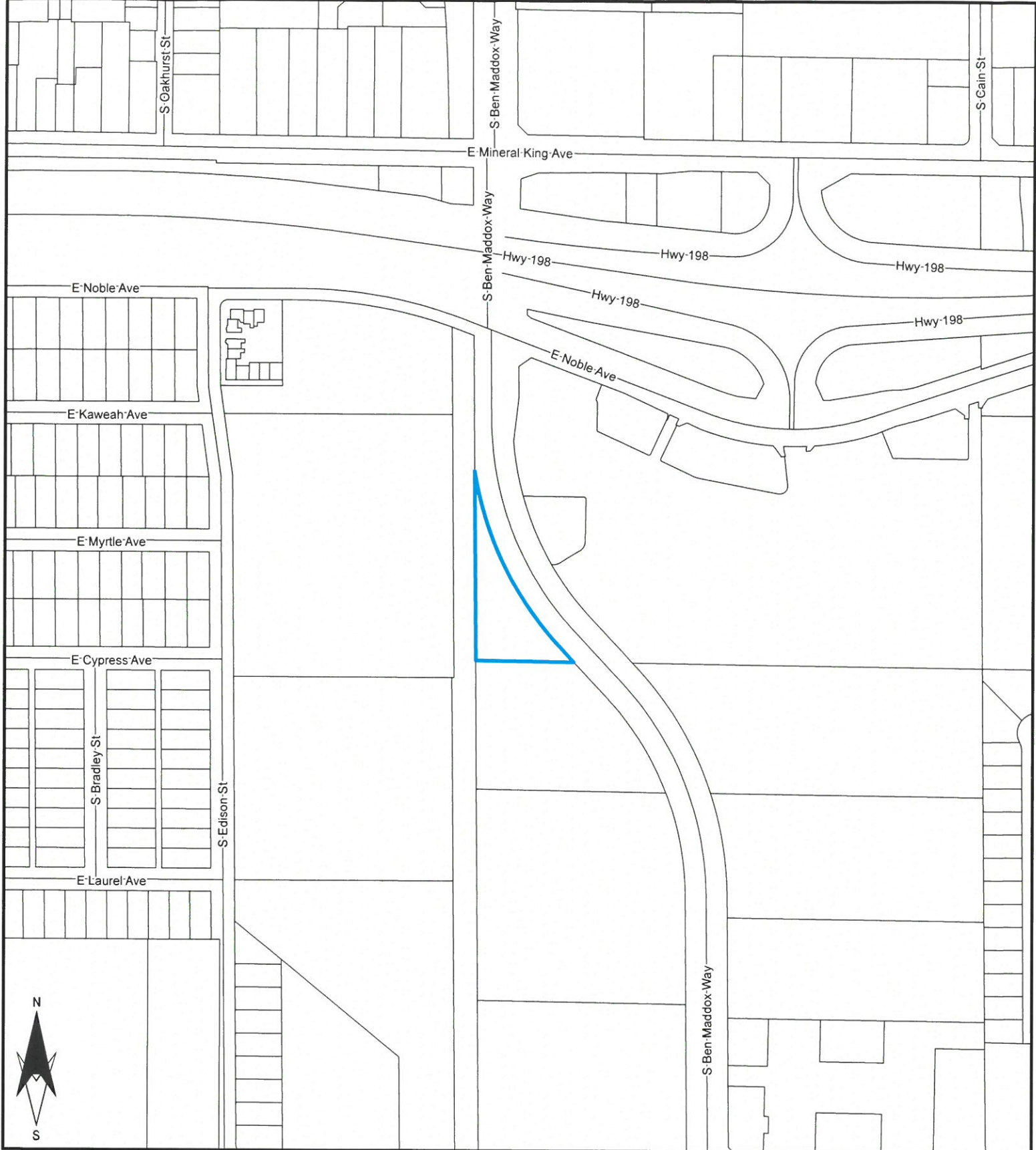
- City Limits
- Streets
- Parcels

0 25 50 100 150 200 Feet

# Aerial Map







- City Limits
- Streets
- Parcels

# Location Map

