

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, JANUARY 13, 2020 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.
  - Request for Withdrawal of Application, Conditional Use Permit No. 2018-21 (Auto Oil Changers)
5. PUBLIC HEARING – Josh Dan  
Conditional Use Permit No. 2019-39: A request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single-family residence for ambulance operations located at 4420 West Myrtle Ave in the R-M-2 (Multi-Family Residential) Zone (APN: 087-060-069).
6. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2019-45: A request by Advanced Career Institute to allow improvements to an existing developed one-acre parcel to facilitate the use of a trade school in the 'I' (Industrial) zone. The project site is located at 1728 N. Kelsey Street, on the east side of Kelsey Street 175 feet north of Elowin Court. (APN: 077-150-022)
7. PUBLIC HEARING – Brandon Smith  
Variance No. 2019-08: A request by Image Point Signs to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) zoning designation. The project site is located at 1645 W. Cameron Avenue, on the south side of Cameron Avenue one-quarter mile east of Mooney Boulevard. (APN: 126-730-030, 031, 032, 042)

8. PUBLIC HEARING – Paul Scheibel

Conditional Use Permit No. 2019-47: A request to convert an 85,500 square-foot retail building into a government office building, to be used by the Tulare County Probation and Health and Human Services Departments. The building is on a 6.3-acre parcel within a 25-acre shopping center in the C-MU (Commercial Mixed Use) Zone District, located on Noble Avenue, approximately 230 feet west of County Center Drive (APN: 095-010-064)

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Introduction of Curtis Cannon, Community Development Department Director
- Joint Planning Commission/City Council Meeting on January 16, 2020
- January 27, 2020 Planning Commission 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, JANUARY 23, 2020 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 27, 2020**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 13, 2020

**PROJECT PLANNER:** Josh Dan, Associate Planner

Phone No.: (559) 713-4003

**SUBJECT: Conditional Use Permit No. 2019-39:** A request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single-family residence for ambulance operations located at 4420 West Myrtle Ave in the R-M-2 (Multi-Family Residential) Zone (APN: 087-060-069).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit (CUP) No. 2019-39, as conditioned, based upon the findings and conditions in Resolution No. 2019-70. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. CUP 2019-39, based on the findings and conditions in Resolution No. 2019-70.

### PROJECT DESCRIPTION AND ANALYSIS

Conditional Use Permit (CUP) No. 2019-39 is a request by American Ambulance of Visalia to permit the renovation of an existing; 1,800 sq. ft., single-family residence at 4420 West Myrtle Ave for ambulance operations (see Exhibit "A"). The site is zoned R-M-2 (Residential Multi-Family with a 3,000 square foot minimum) zone. Ambulance Service is not listed as a "Permitted" or "Conditional" use in the R-M-2 zone; however, the City Planner has determined the use is similar to and not more intense than a fire station, which is a conditionally allowed use in the R-M multi-family residential zone.

The proposed ambulance service facility will house one ambulance and full-time crew with the addition of an additional part-time ambulance and crew at some point in the future. The facility will operate on a 24 hours per day, seven days per week schedule. As such, the existing 1,800 square-foot building will not require internal alterations as the existing bedrooms will serve as living quarters for the ambulance crews. Ambulances will be parked adjacent to the building behind the proposed rolling gate.

The applicant is proposing to widen the existing driveway with asphalt and provide a parking lot area just beyond the gate into the western side and rear yard areas. Per requirements of the Site Plan Review Committee, the applicant is required to erect solid block walls on the east and west property lines to the extent of commercial development with fencing separating the rear parking lot from the rest of the rear yard.

### BACKGROUND INFORMATION

General Plan Land Use Designation: Residential Medium Density

Zoning: R-M-2 (Residential Multi-Family; 3,000 sq.ft. min.)

Surrounding Zoning and Land Use: North: C-MU / Mineral King Plaza Shopping Center

South: W Myrtle Ave.  
R-M-2 (Residential Multi-Family; 3,000 sq.ft. min.)  
East: R-M-2 (Residential Multi-Family; 3,000 sq.ft. min.)  
West: R-M-2 (Residential Multi-Family; 3,000 sq.ft. min.) / Single-Family Homes

Environmental Review: Categorical Exemption No. 2019-81  
Special Districts: None  
Site Plan Review: No. 2019-181

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

Conditional Use Permit No. 2005-36, a request by American Ambulance to allow a Paramedic Ambulance Post in an existing building in the C-DT (Central Business District Retail) zone, located at 636 West Oak Avenue. The Planning Commission approved this project on September 12, 2005.

Conditional Use Permit No. 2009-28, a request by AMR Mobile Life Support Ambulance to allow an ambulance administrative office and crew quarters in a 2,000 sq. ft. building on a 26,000 +/- sq. ft. lot located in the C-S (Service Commercial) zone, located at 2412 East Valley Oaks Drive. The Planning Commission approved this project on June 8, 2009.

Conditional Use Permit No. 2018-07, a request by American Ambulance Visalia to allow an ambulance service on a .75-acre parcel in the I-L (Light Industrial) Zone District. The project site is located at 4743 West Pershing Court. (APN: 085-520-009)

## **PROJECT EVALUATION**

Staff recommends approval of the Conditional Use Permit, based on the project's consistency with the Land Use and Safety Elements of the 2014 General Plan, and with the applicable Zoning Ordinance provisions.

### **General Plan Consistency**

**CUP No. 2019-39** is consistent with and supports General Plan Safety Element Policy S-O-5, which states as follows:

Provide a comprehensive program of safety services including police, fire, and medical response in all parts of the Visalia Planning Area.

The Visalia Fire Department is the first responder to medical emergency calls received through the City's emergency call line (911). American Ambulance of Visalia provides the paramedic ambulance transport to emergency rooms in support of these medical response calls for service. In 2018, the Visalia Fire Department received 15,229 calls for service. Of these calls for service,

10,406 (68%) were for medical response. The applicant has noted that this location is within one mile of six senior care facilities, such as assisted living and skilled nursing facilities which account for a high number of requests for ambulatory service.

### **Zoning Ordinance Consistency**

The use is proposed to be located on an existing, legally established site. The site has access from Myrtle Avenue, a local road. The site is currently developed with a single-family residential home, including paved access and parking, and is served by all municipal utilities and services. The applicant proposes to further upgrade the site by adding a block wall on the east and west property lines, widening the driveway so that ambulances and employee vehicles may be parked beyond a proposed rolling gate in the rear of the property, and lastly, to upgrade landscaping with drought tolerant species.

The existing building is constructed of conventional stucco exterior. No exterior alterations to the building are proposed by this project. The improvements proposed by the applicant will be subject to building permits requiring compliance with all applicable building and fire code requirements for habitable structures.

The City Planner has found the use to be compatible with Zoning Ordinance section 17.16.040.C which conditionally permits the use of police and fire stations in the R-M multi-family residential zone;

C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;

The use is characterized by the continuous presence of an ambulance and crew on the site. The crew maintains work space and living quarters during the course of their 24-hour shift, and turns over the facility to their replacement crew upon shift change. The purpose of the facility is to respond to emergency medical calls and to provide medical transport to patients in the timeliest manner feasible. As stated in the applicant's Operational Statement (Exhibit "C"), the ambulance will typically roll to their destination with emergency lights activated. The nature of the business can be seen as complementary to, and not in conflict with, other allowed uses in the area.

### **Noise**

The applicant states that approximately half of all emergency responses require the use of warning lights and sirens. To reduce the disturbance to the neighboring residents, Condition No. 5 as included, requires that warning lights and sirens will only be activated when reaching a major thoroughfare, such as Chinowth or Linwood.

### **Wall and Fences**

Per Site Plan Review, the project will be required to install a typical block wall along the east and west property lines to the extent of commercial development with fencing separating the rear parking lot from the remainder of the rear yard, which is shared with single and multi-family residential development (as shown in Exhibit "A").

### **Public Comment**

On Tuesday December 31, 2019, staff received a phone call from a neighboring resident, expressing her opposition with the project. The neighbor's property abuts the project site and her

concerns were primarily that the area is zoned residential and the use would be too intensive. She also felt the proposed use would lower property values.

Staff believes that Conditions Nos. 4 & 5 would suffice in addressing the neighbor's concerns.

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-81).

Projects determined to meet this classification are consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances for commercial structures.

The Operational Statement addresses security of controlled medications used in conjunction with emergency medical care. All controlled medications are stored in locked and secure containers in the ambulance. Consequently, when the ambulance and crew depart the location, no controlled medications are left on the site. This security procedure complies with applicable federal regulations for security of controlled medications.

## **RECOMMENDED FINDINGS**

### **Conditional Use Permit No. 2019-39**

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 intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2019-81).

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Conditional Use Permit No. 2019-39**

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-181.

2. That the site be developed in compliance with the site plan shown in Exhibit "A", and floor plan Exhibit "B".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That a concrete block masonry wall not less than seven feet in height shall be located on the east and west property lines to the extent of commercial development.
5. That warning lights and sirens will only be activated when reaching a major thoroughfare.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state and city laws, codes and ordinances be met.

### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. 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
- Categorical Exemption No. 2019-81
- Resolution No. 2019-70 (Conditional Use Permit No. 2019-39)
- Exhibit "A" Site Plan
- Exhibit "B" Floor Plan
- Exhibit "C" Operational Statement
- Site Plan Review 2019-181
- General Plan Land Use Map
- Vicinity / Location Map
- Zoning Map
- Aerial Map

## RELATED PLANS AND POLICIES

### Chapter 17.16 MULTI-FAMILY RESIDENTIAL ZONES

#### Sections:

- 17.16.010 Purpose and intent.
- 17.16.015 Applicability.
- 17.16.020 Permitted uses.
- 17.16.030 Accessory uses.
- 17.16.040 Conditional uses.
- 17.16.050 Site area and configuration.
- 17.16.060 Site area per dwelling unit and per structure.
- 17.16.070 Front yard.
- 17.16.080 Side yards.
- 17.16.090 Rear yard.
- 17.16.100 Height of structures.
- 17.16.110 Off-street parking.
- 17.16.120 Fences, walls and hedges.
- 17.16.130 Trash enclosures.
- 17.16.140 Site plan review.
- 17.16.150 Open space and recreational areas.
- 17.16.160 Screening.
- 17.16.170 Screening fence.
- 17.16.180 Landscaping.
- 17.16.190 Model good neighbor policies.
- 17.16.200 Signs.

#### **17.16.010 Purpose and intent.**

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7290)

#### **17.16.015 Applicability.**

The requirements in this chapter shall apply to all property within R-M zone districts. (Ord. 2017-01 (part), 2017)

#### **17.16.020 Permitted uses.**



In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
  - B. Multi-family dwellings up to eighty (80) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
  - C. Fruit, vegetable and horticultural husbandry;
  - D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
  - E. Temporary subdivision sales offices;
  - F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
  - G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
  - H. Signs subject to the provision of Chapter 17.48;
  - I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
  - J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
  - K. Other uses similar in nature and intensity as determined by the city planner;
  - L. Transitional or supportive housing as defined by California Health and Safety Code Section 50675.2(h) and 53260(c);
  - M. Single-room occupancy (SRO), as follows:
    - 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
    - 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.
- (Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30, 1996: prior code § 7291)

#### **17.16.030 Accessory uses.**

In the R-M multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7292)

#### **17.16.040 Conditional uses.**

In the R-M multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;

D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;

E. Electric distribution substations;

F. Gas regulator stations;

G. Public service pumping stations and/or elevated or underground tanks;

H. Communication equipment buildings;

I. In R-M-2 zone only, mobile home parks;

J. More than eighty (80) units per site in the R-M-2 zone, and within the R-M-3 zone;

K. Boarding houses and residential motels;

L. [Reserved]

M. Senior citizen residential developments;

N. Adult day care in excess of twelve (12) individuals;

O. Planned developments may utilize the provisions of Chapter 17.26;

P. New one-family dwelling, meeting density identified in the general plan land use element designations;

Q. Other uses similar in nature and intensity as determined by the city planner;

R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards;

S. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-1 Zone District.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: amended during 10/97 supplement: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7293)

**17.16.050 Site area and configuration.**

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7294)

**17.16.060 Site area per dwelling unit and per structure.**

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7295)

**17.16.070 Front yard.**

A. The minimum front yard shall be as follows:

<b>Zone</b>	<b>Minimum Front Yard</b>
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. (Ord. 2017-01 (part), 2017: Ord. 2004-20 (part), 2004: Ord. 9717 § 2 (part), 1997: prior code § 7297)

**17.16.080 Side yards.**

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7298)

**17.16.090 Rear yard.**

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

17.16.090

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking. Through the site plan review process, consistency with this section may be determined for permitting purposes subject to the provisions of Section 17.28.050.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7299)

**17.16.100 Height of structures.**

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 2006-07 § 2 (part), 2006: Ord. 9717 § 2 (part), 1997: prior code § 7300)

**17.16.110 Off-street parking.**

Off-street parking shall be subject to the provisions of Chapter 17.34. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7301)

**17.16.120 Fences, walls and hedges.**

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7302)

**17.16.130 Trash enclosures.**

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7303)

**17.16.140 Site plan review.**

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28. (Ord. 2017-01 (part), 2017)

**17.16.150 Open space and recreational areas.**

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7305)

**17.16.160 Screening.**

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7306)

**17.16.170 Screening fence.**

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7307)

**17.16.180 Landscaping.**

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7308)

**17.16.190 Model good neighbor policies.**

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along

the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. (Ord. 2017-01 (part), 2017: Ord. 2006-11 § 1, 2006)

#### **17.16.200 Signs.**

Signs shall be placed in conformance with Chapter 17.48. (Ord. 2017-01 (part), 2017)

#### 17.25.030

### **Chapter 17.38**

#### **CONDITIONAL USE PERMITS**

##### Sections:

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

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

- 17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
  7. Additional technical studies or reports, as required by the Site Plan Review Committee.
  8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.

6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.

7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

9. Fruit/Vegetable stands shall be subject to site plan review.

C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.

D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.



**NOTICE OF EXEMPTION**

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

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

Conditional Use Permit 2019-36

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**PROJECT TITLE**

4420 West Myrtle Ave.

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**PROJECT LOCATION - SPECIFIC**

Visalia

Tulare

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**PROJECT LOCATION - CITY**

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**COUNTY**

A request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single family residence for ambulance operations located at 4420 West Myrtle Ave in the R-M-2 (Multi-Family Residential 3,000 square feet minimum site area per unit) Zone (APN: 087-060-069).

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

City of Visalia

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**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Dave Byl, American Ambulance of Visalia, 2017 East Noble Ave., Visalia, CA 93292

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

COV, Engineering Division, Mike Porter, Project Manager, 315 E. Acequia Ave., Visalia, CA 93291

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

**EXEMPT STATUS:** (Check one)

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

A request to permit the renovation of an existing, 1,800 sq. ft., single family home in the R-M-2 multi-family zone for ambulance operations. The site is developed and is served by all public utilities.

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**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

**CONTACT PERSON**

(559) 713-4003

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**AREA CODE/PHONE**

January 13, 2020

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**DATE**

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**Paul Scheibel, AICP**  
**ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2019-70

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2019-39, A REQUEST BY AMERICAN AMBULANCE OF VISALIA TO PERMIT THE RENOVATION OF AN EXISTING, 1,800 SQ. FT., SINGLE FAMILY RESIDENCE FOR AMBULANCE OPERATIONS. IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET MINIMUM SITE AREA PER UNIT) ZONE. THE SITE IS LOCATED AT 4420 WEST MYRTLE AVENUE (APN: 087-060-069)

**WHEREAS**, Conditional Use Permit No. 2019-39, is a request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single family residence for ambulance operations located at 4420 West Myrtle Ave. in the R-M-2 (Multi-Family Residential) Zone (APN: 087-060-069); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 13, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2019-39, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Conditional Use Permit is consistent with the intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2019-81).

**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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2018-181.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", and floor plan Exhibit "B".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That solid block walls, no shorter than seven (7) feet in height, shall be constructed on the east and west property lines to the extent of commercial development.
5. That warning lights and sirens will only be activated when reaching a major thoroughfare.
6. That any project signage shall be obtained under separate permits.
7. That all applicable federal, state and city laws, codes and ordinances be met.

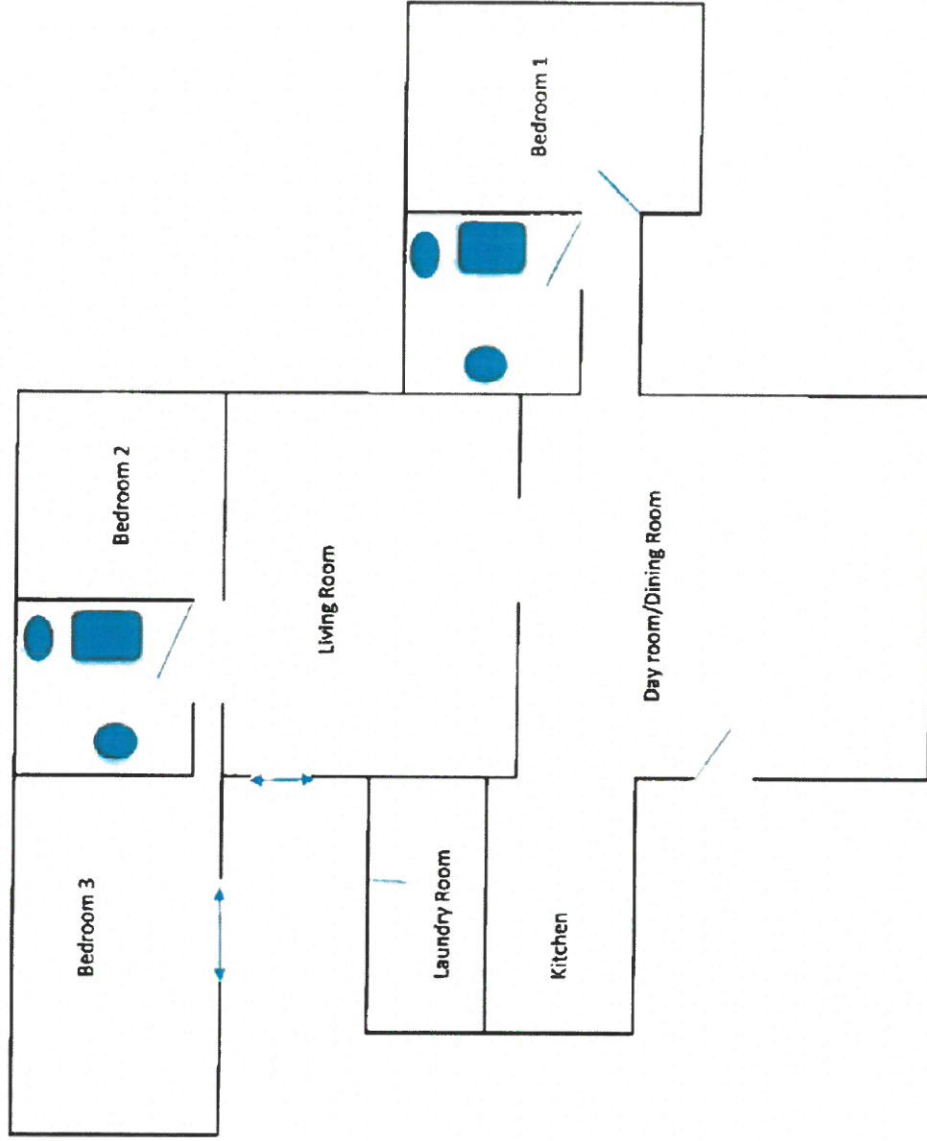


4420 West Myrtle East of Linwood, West of Chinowth South of Noble, North of Cypress

Blue arrows indicate travel patterns of Ambulances and employee vehicles

Orange Arrows indicate direction of gate travel.

Yellow Icons indicate security lights.





November 5, 2019

City of Visalia  
Planning Department

Re: Conditional Use Permit 2019-39

To Whom It May Concern:

Please consider this document as the operational statement of detail regarding the property at 4420 West Myrtle Visalia, Ca 93277.

**Storage of vehicles and equipment:** AAV will use the area North of the existing structure, behind the proposed fence for long term (>8-12hours) parking of employee vehicles and on duty Ambulances. Short term parking shall occur in the area just in front of the structure. Equipment will be stored in the on-duty Ambulances or in the storage room directly north/attached to the existing carport.

**Siren Noise/Emergency Lights-**Approximately 50% of emergency responses require the use of warning lights and siren. To reduce the disturbance to the residents near the proposed address, warning lights will be used during any emergency response requiring lights and siren, however the siren will only be activated when reaching a major thoroughfare, such as Chinowth or Linwood.

The attached property picture includes updated dimensions, routes of travel and designated parking areas. The proposed project also includes the construction of block walls on the east and west sides of the property as per the site plan review.

Please let me know if there are further questions related to this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Byl", written over a circular scribble.

Dave Byl  
Operations Manager  
American Ambulance of Visalia  
[dbyl@aavems.com](mailto:dbyl@aavems.com)  
(559)730-3060

2017 E. NOBLE AVE · VISALIA, CA 93292 559 730 3015 · FAX 559 730 3020

**EXHIBIT "C"**



#3

MEETING DATE: October 2, 2019  
SITE PLAN NO. 19-181  
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
- Conditional Use Permit
- HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 3	DATE: OCTOBER 2, 2019
SITE PLAN NO.:	19-181
PROJECT TITLE:	AMERICAN AMBULANCE STATION EXPANSION
DESCRIPTION:	RENOVATION OF EXISTING SINGLE-FAMILY RESIDENCE FOR AMBULANCE OPERATIONS
APPLICANT:	DAVE BYL - AMERICAN AMBULANCE
PROP OWNER:	DAVE COOPER
LOCATION:	4420 W MYRTLE AVE
APN:	087-060-069

**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; **RECOMMEND NEW DRIVE APPROACH**
- Sidewalk: **5'** width;  parkway width at **ADJACENT TO CURB ON MYRTLE**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:



- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:                    each at
- Written comments required from ditch company                    Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum    Provide                    wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations.    Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove.    A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.    Resubmit with additional information.    Redesign required.

**Additional Comments:**

- 1. Onsite flatwork to comply with City min. surface improvements standards.***
- 2. Parking areas to comply with City parking lot standards.***
- 3. Refer to Planning Dept. conditions, a block wall will be required to be installed.***
- 4. A building permit is required, standard plan check and inspection fees will apply.***
- 5. Applicable impact fees for proposed business type use will be offset by underlying single family dwelling credits.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **19-181**  
Date: **10/2/2019**

**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.)**

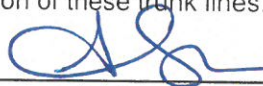
(Fee Schedule Date:**8/3/2019**)  
(Project type for fee rates:**SERV COMM**)

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

<b><u>FEE ITEM</u></b>	<b><u>FEE RATE</u></b>
<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

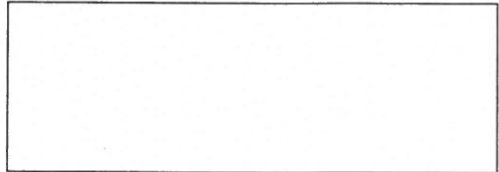
Paul Scheibel, Planning Division (559) 713-4369

Date: October 2, 2019

SITE PLAN NO: 2019-181  
PROJECT TITLE: American Ambulance Station Expansion  
DESCRIPTION: Renovation of existing single-family residence for ambulance Operations  
APPLICANT: Dave Byl – American Ambulance  
PROP. OWNER: Dave Cooper (Sequoia Oak Investments LLC.)  
LOCATION TITLE: 4420 W. Myrtle Ave  
APN TITLE: 087-060-069  
GENERAL PLAN: Medium Density Residential  
EXISTING ZONING: R-M-2

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit



## Project Requirements

- Conditional Use Permit
- Building Permits

## PROJECT SPECIFIC INFORMATION:

1. Ambulance Service is not listed as a "Permitted" or "Conditional" use in the R-M-2 zone. However, the City Planner has determined the use is similar to and no more intense than a fire station which is a Conditionally Allowed use.
2. Solid block walls required on east and west property lines to the extent of commercial development.
3. Provide a detailed Operational Statement of how the facility will be used along with how ambulances will exit the site for calls.
4. The use of lights and sirens may be conditioned related to the site location in a residential area.

Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council. Staff position at this time is to support adding the use as a "Conditional" use in the Light Industrial zone should the applicant choose to submit an application for a Zoning Text Amendment.

**NOTE:** Zoning Text Amendments require the initiation of the City Council or Planning Commission prior to officially accepting an application and setting it for public hearing. Staff would not submit a memo requesting initiation to the City Council without the receipt of a paid application for said zoning text amendment.

## DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

### Minimum Setbacks:

		<b>Building</b>	<b>Landscaping</b>
➤ Front		15 Feet	15 Feet
➤ Side	(per story)	5 Feet	5 Feet*
➤ Street side on corner lot		10 Feet	10 Feet
➤ Rear		25 Feet	25 Feet

**Minimum Site Area:** 3,000 square feet per unit

- Common open space
- Screen 2<sup>nd</sup> story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

**Landscaping:**

1. Any on-site landscaping would need to be brought up to current City Standards.
2. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
3. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

**Parking:**

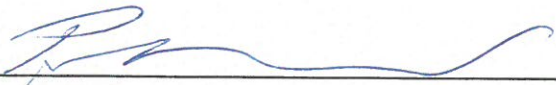
1. Parking shall be provided based on one of the following subject to the applicant providing additional information regarding the proposed use:
  - One space per employee plus one space per service vehicle.

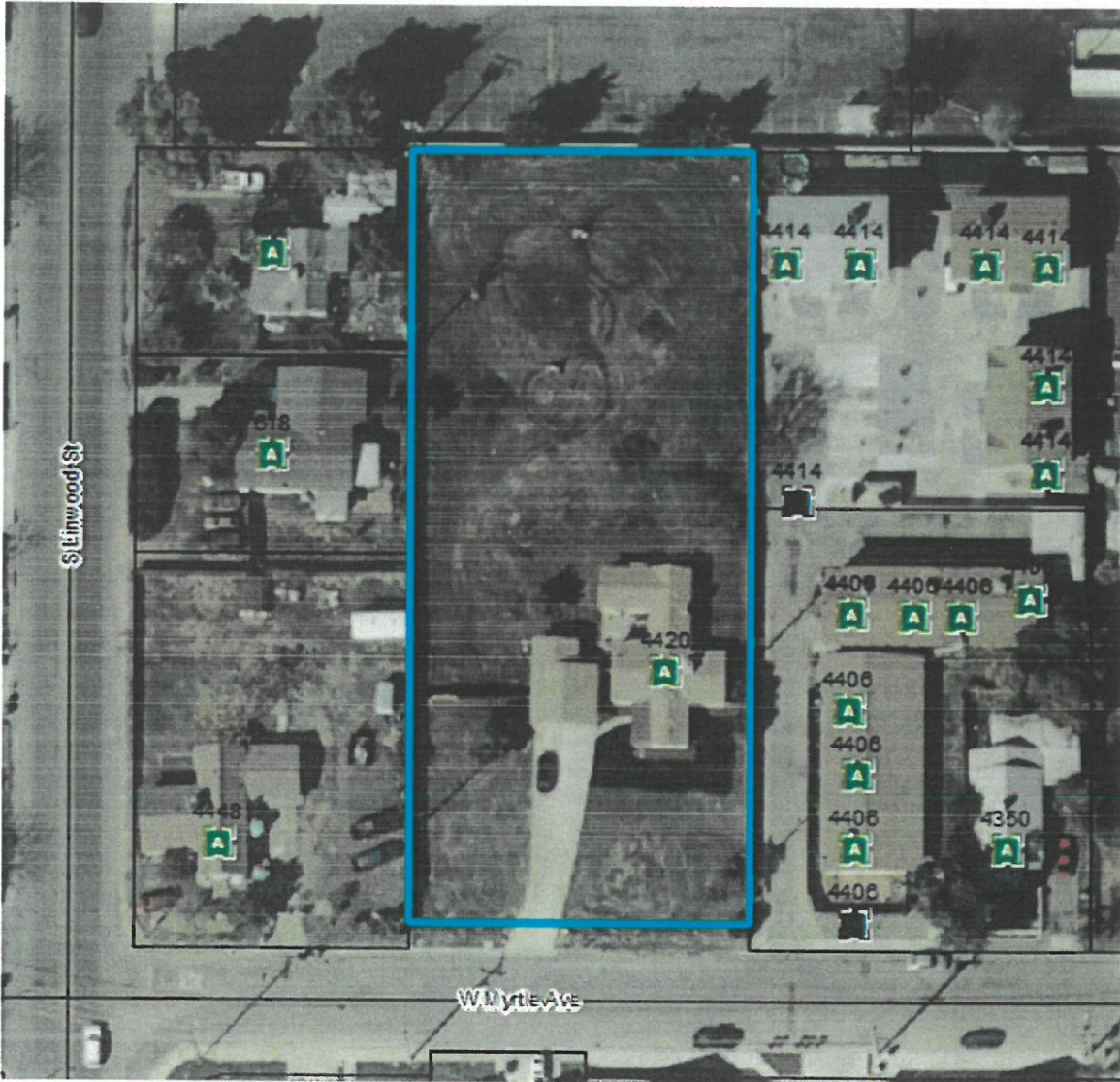
**Fencing and Screening:**

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

**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 



4717101  
AMERICAN AMBULANCE  
4420 W. MYRTLE  
AVE.

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project  
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. **FOR IMPROVEMENTS AND BLOCK WALL.** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ \_\_\_\_\_ per unit collected with building permits.
- Existing address must be changed to be consistent with city address. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: ALL LANDSCAPING SHALL MEET THE MWELD REQUIREMENTS

\_\_\_\_\_

\_\_\_\_\_

V. GARCIA 10/2/19  
Signature



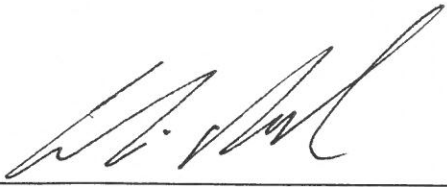
**Site Plan Comments**

Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date	August 22, 2019
Item #	3
Site Plan #	19-181
APN:	087-060-069

- 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.
- **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
- **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 can be obtained at the Visalia Fire Department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.

- Special comments:

A handwritten signature in black ink, appearing to read 'C. Reed', written above a horizontal line.

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Corbin Reed  
Fire Marshal





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

Date : 10-2-19  
 Item: 3  
 Site Plan: 19-181  
 Name: AMR

**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:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 2, 2019

**ITEM NO. 3**

SITE PLAN NO: SPR19-181  
PROJECT TITLE: American Ambulance Station Expansion  
DESCRIPTION: Renovation of Existing Single-family Residence for Ambulance Operations  
APPLICANT: Dave Byl -American Ambulance  
OWNER: Dave Cooper  
APN: 087-060-069  
LOCATION: 4420 W. Myrtle Avenue

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

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

**Additional Comments:**

•

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

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


19181

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

**Comment**

Type of refuse service not indicated. Need more information.

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

**Site Plan Review Comments For:**

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

Date: 10/02/2019  
Item # 3  
Site Plan # 19-181  
Project: American Ambulance  
Description:  
Applicant:  
Location: 4420 W Myrtle  
APN:

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

- No Comments at this time
  
- Fire Hydrants  
Comments-
  
- Services  
Comments-
  
- Mains  
Comments-
  
- Backflow requirements  
Comments- A Backflow device will be required. Please call Lori John at Cal Water (559) 624-1670 to discuss location and inspection.

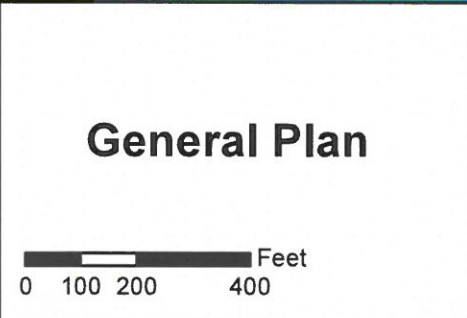
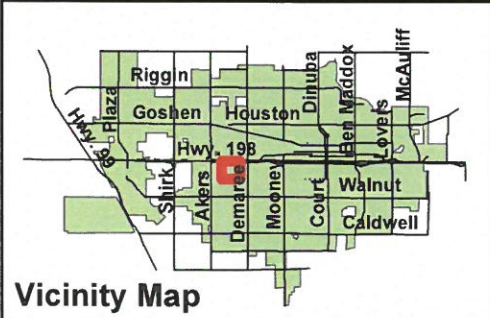
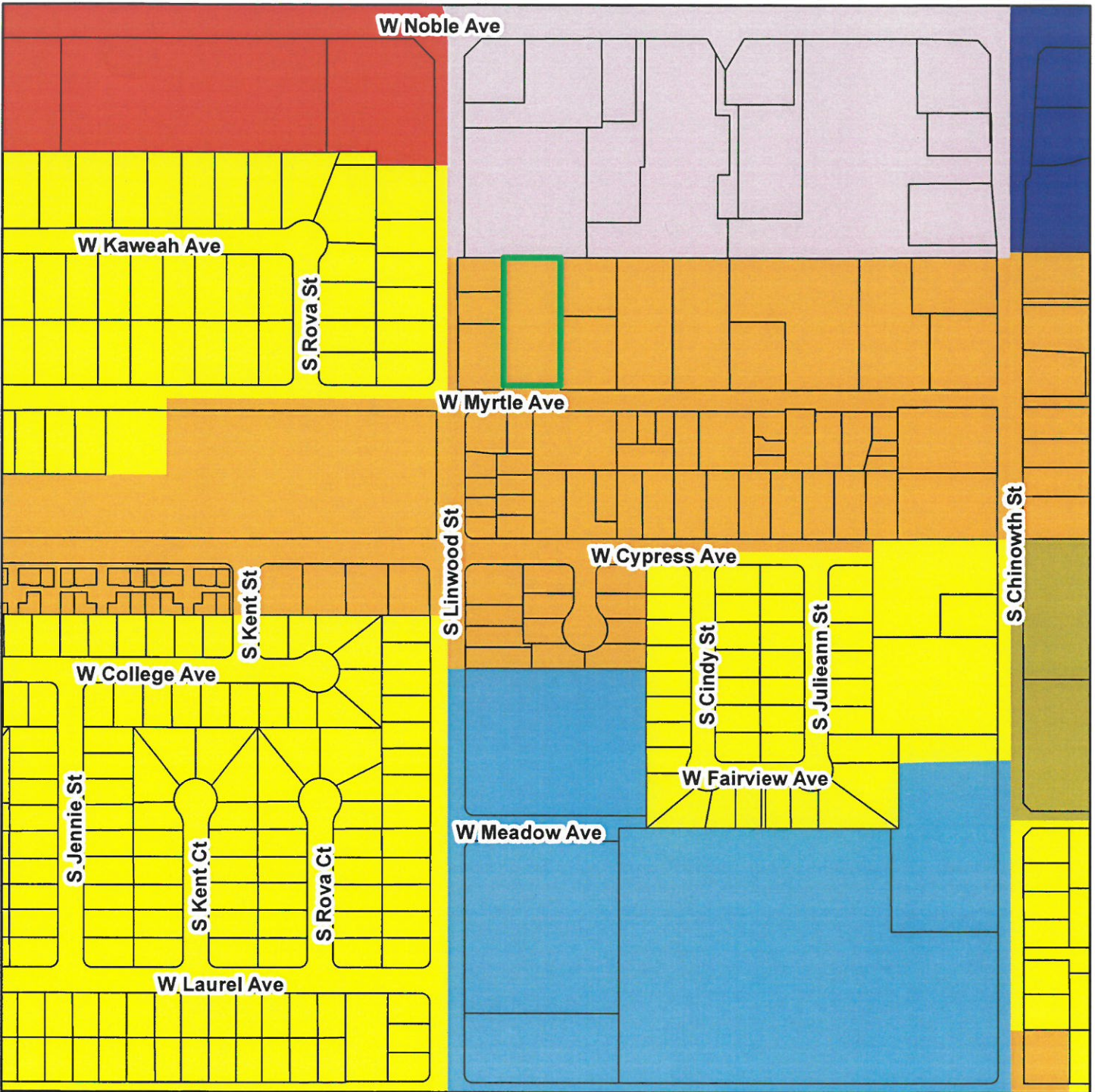
**Additional Comments:**

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Stuart Skoglund  
Superintendent

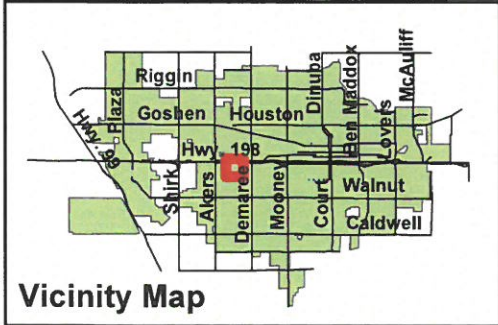
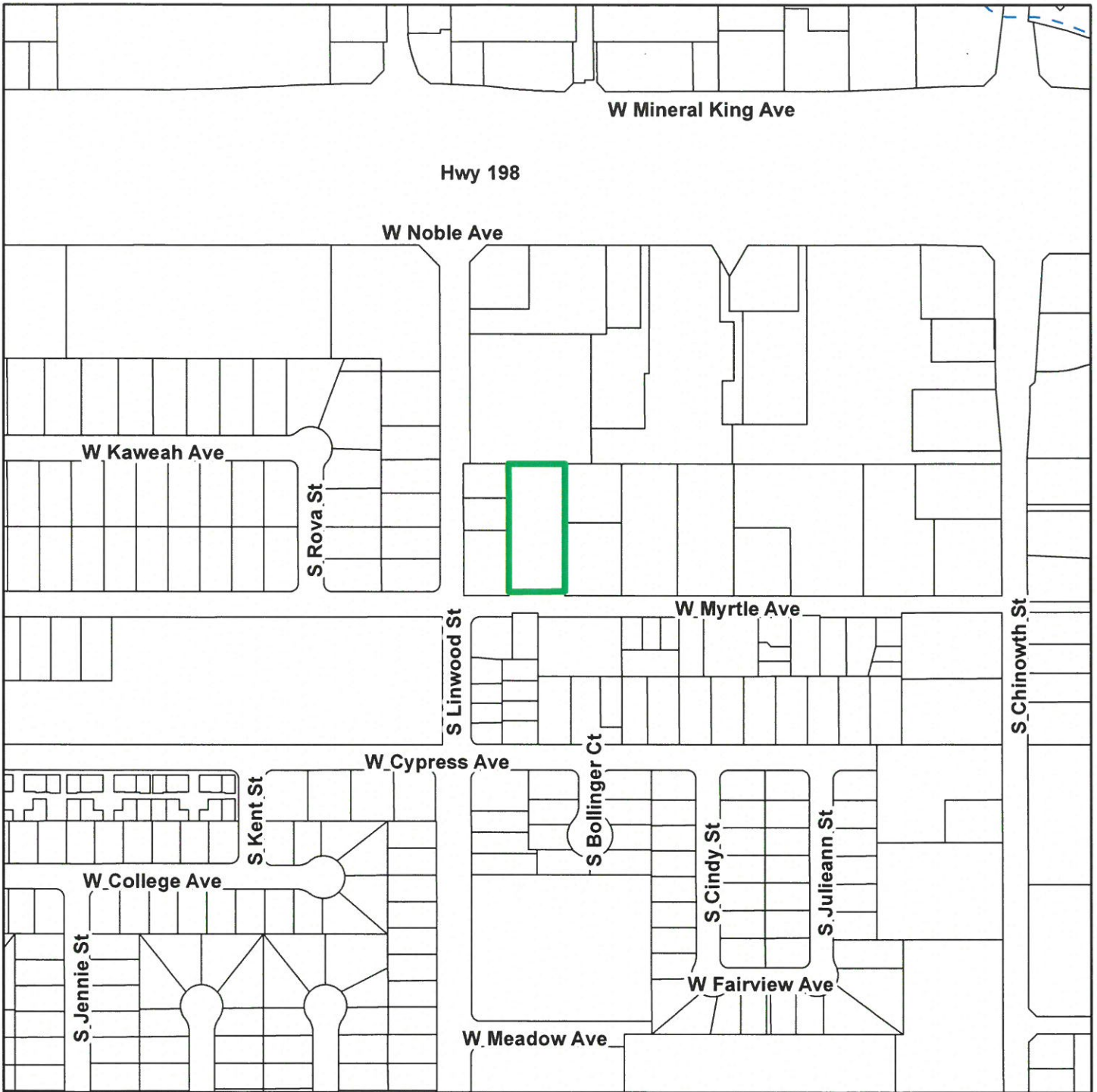
# Conditional Use Permit No. 2019-39

The project site is located at  
 4420 West Myrtle Avenue  
 (APN: 087-060-069)

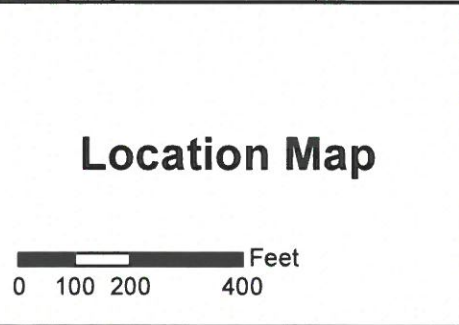


# Conditional Use Permit No. 2019-39

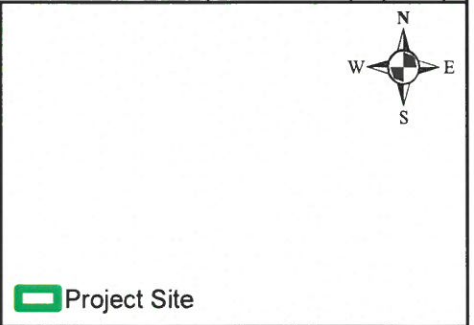
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Vicinity Map



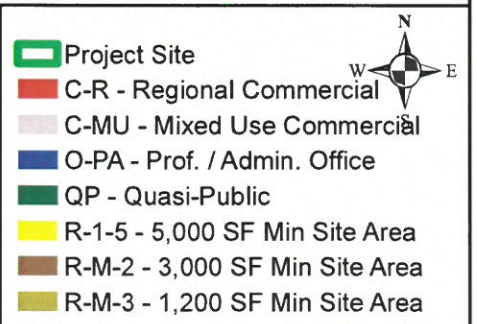
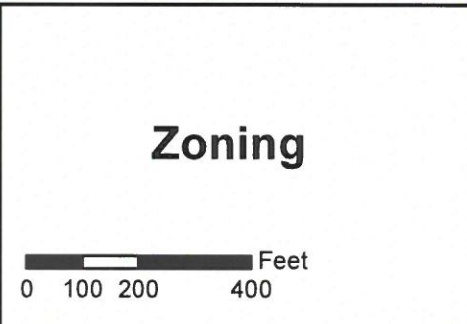
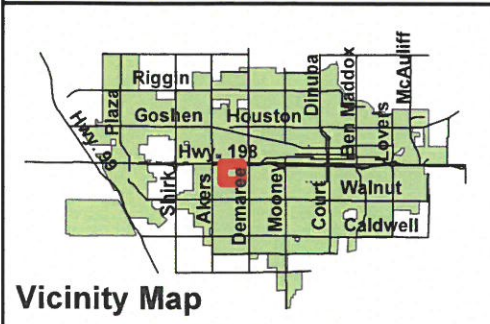
Location Map



Project Site

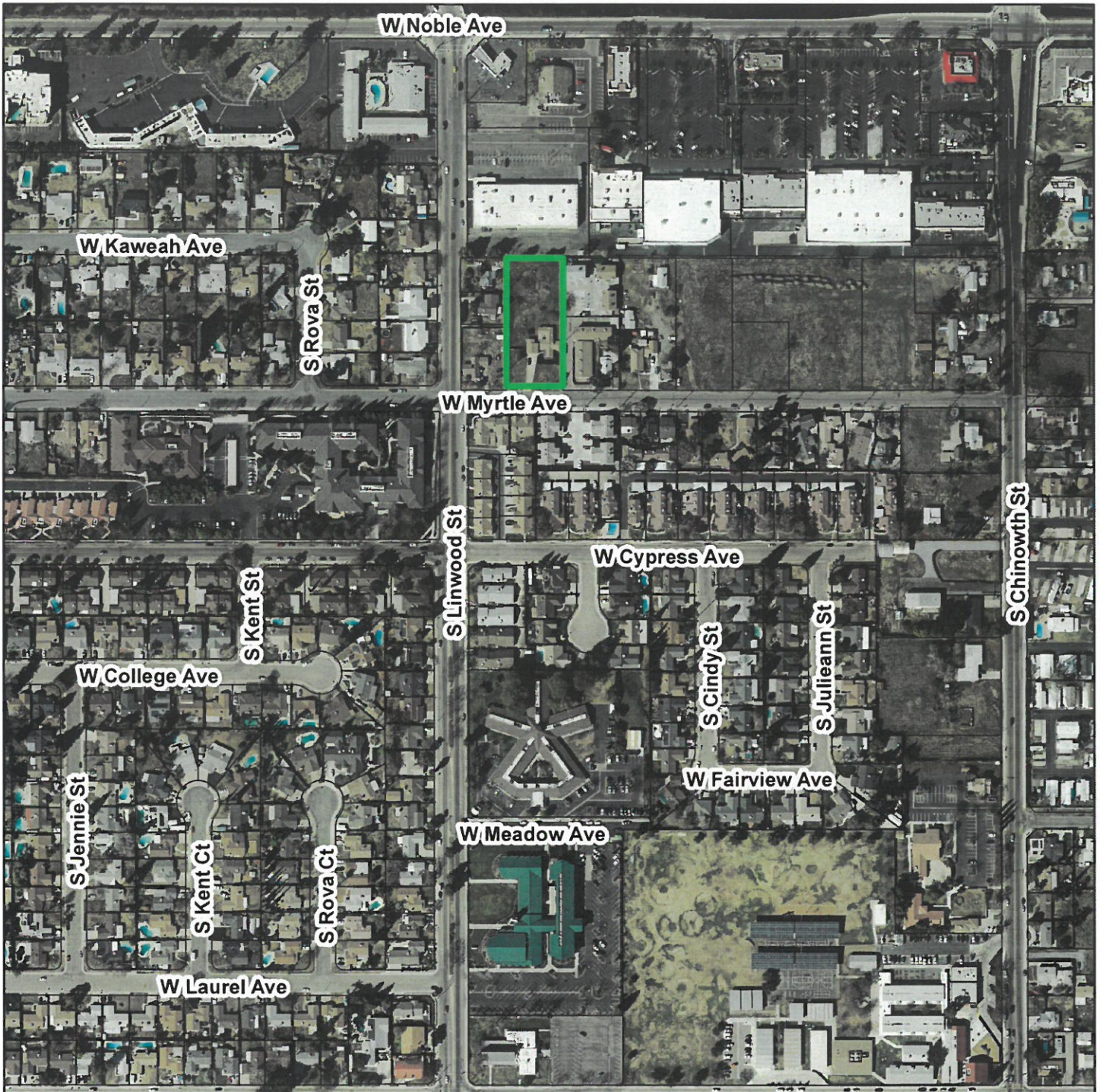
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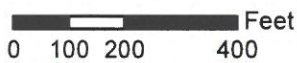
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Vicinity Map

## Aerial



 Project Site