

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

SUBJECT: 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)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2019-47, based on the findings and conditions in Resolution No. 2019-85. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2019-47, based on the findings and conditions in Resolution No. 2019-85.

PROJECT DESCRIPTION

Conditional Use Permit No. 2019-47, is a request to convert the former K-Mart building in the Visalia Marketplace shopping center into office space to be leased to the County of Tulare.

Approximately one-half of the office space (42,500 sq.ft.) will be used by the County Probation Department, and one-fourth (21,000 sq.ft.) will be used by the County Health and Human Services Department. The remaining 23,000 sq.ft. will be improved but will remain un-occupied for future leasable office space for Tulare County use.



The building's existing footprint will not change as a result for the renovation. The north elevation will have renovated entries, including separate entries for both building users. The existing pillars will be embellished with new stone veneer wraps, and the building will be repainted.

The interior renovations will be to convert the commercial finishes to modern open office spaces. The existing mezzanine will be removed in favor of a higher floor to ceiling height. Each public entrance will have an interior lobby area. The County Probation portion of the space will have a secure room for armory use, and a sally port for loading and transporting individuals.

The surrounding land around the building will remain essentially as an integral component of the shopping center parking lot. The former exterior garden sales area will be converted to an employee break patio and a secure parking area for 30 County vehicles.

BACKGROUND INFORMATION

General Plan Land Use Designation:	CMU	Commercial Mixed Use
Zoning:	C-MU	(Commercial Mixed Use)
Surrounding Land Uses and Zoning:	North:	C-MU / Restaurant buildings
	South:	R-M-3/ Apartment Complex
	East:	C-MU / VUSD charter school building
	West:	C-MU/ Vacant parcel
Environmental Review:	Categorical Exemption No. 2019-85	
Special Districts:	None	
Site Plan Review:	2019-175	

RELATED PROJECTS

Conditional Use Permit No. 2012-29: A request by Tulare County to relocate the Department of Mental Health and improve the former 38,452 square foot Fairway Mart building for office uses in the C-N (Neighborhood Commercial) zone. The site is located at 520 East Tulare Avenue. (APN: 097-094-070, 041 & 042). Approved by the Planning Commission on September 13, 2012.

Conditional Use Permit No. 2011-22: A request by Tulare County to relocate the W.I.C Program and improve an existing 7,971 square foot tenant space in the former Fairway Market shopping center site for office uses as a public building pursuant to Visalia Municipal Code (VMC) Section 17.18.050, Line 579. The site is zoned C-SO (Shopping / Office Commercial) and is located at 1819 North Dinuba Boulevard. (APN: 090-270-031). Approved by the Planning Commission on September 26, 2011.

Conditional Use Permit No. 2007-21: A request by The Uhlmann Group, Limited Partnership, to allow a new 21,600 sq.ft. building to be used for a private college (Chapman University) classroom facility within an existing 25-acre shopping center P-CS-O (Planned Shopping/Office Commercial) zone. The site is located at the southwest corner of Noble Ave. and County Center Drive. APNs: 095-010-24/052/053/054/055/056/057). Approved by the Planning Commission on June 25, 2007.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2019-47, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Zoning Matrix allows office uses in the C-MU Zone District. Further, General Plan Land Use Element encourages offices in commercial designations that are located at key activity nodes and along corridors. The project's location satisfies both the requirements of the Zoning Ordinance Use Matrix, and the locational criteria described in the General Plan.

The creative re-use of a former large retail building is consistent with LU-P-45 which starts:

LU-P-45 Promote development of vacant, underdeveloped, and/or re-developable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.

In this case, the project would re-use a vacant building within an underutilized shopping center. It is anticipated that the increase in the full time work force at the shopping center will measurably increase the customer activity for the existing restaurants, grocery, and daily needs services within the shopping center.

Staff has concluded that the proposed government offices re-use of the building will have a beneficial impact on surrounding commercial and residential uses. The addition of this office within an existing shopping center will benefit other businesses within the center. Further, the project location is proximate to residential neighborhoods. This proximity to such services will be a convenience for residents, while reducing the potential for blight conditions that result from a vacant building near an existing neighborhood.

The two uses are conveniently located near the County courthouse, sheriff's headquarters, and other services associated with the proposed government uses within the building. In addition, the shopping center is serviced by public transit, which will enhance accessibility to the proposed use by residents throughout the City and County.

Parking

The building is located within the Visalia Marketplace shopping center. The existing parking ratio for the center is 1 space per 225 sq.ft. of building area. The proposed office use is required to provide one parking space for every 250 sq.ft. of building area. Therefore, the proposed use can be adequately parked with the existing parking in the shopping center. Additionally, the project will not adversely impact available parking for existing businesses in the shopping center because the proposed use requires less parking than that which has been incorporated into the shopping center.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 (Minor New Construction or Alteration of Existing Building) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-85).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - A. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-85).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be operated in substantial compliance with the site plan and elevations shown in Exhibit A (Floor Plans), Exhibit B (Site Plan), and Exhibit C (Elevations) and Operational Statement (Exhibit D).
2. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2019-175.
3. Building signage shall require a separate building permit.
4. 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 shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2019-85
- Exhibit "A" Floor Plans
- Exhibit "B" Site Plan
- Exhibit "C" Elevations
- Exhibit "D" Operational Statement
- Site Plan Review 2019-175 Comments
- Notice of Exemption No. 2019-85
- Vicinity Map
- General Plan/Zoning Map
- Aerial Map

Chapter 17.19 MIXED USE ZONES

Sections:

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

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.

CONDITIONAL USE PERMITS

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

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.
- 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. (Prior code § 7526)

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 which 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. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

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. (Prior code § 7528)

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. (Prior code § 7530)

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 which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

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.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

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 which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

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. (Prior code § 7535)

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. (Prior code § 7536)

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. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

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 upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2019-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2019-47, is 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); 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. 2019-47, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

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

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

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

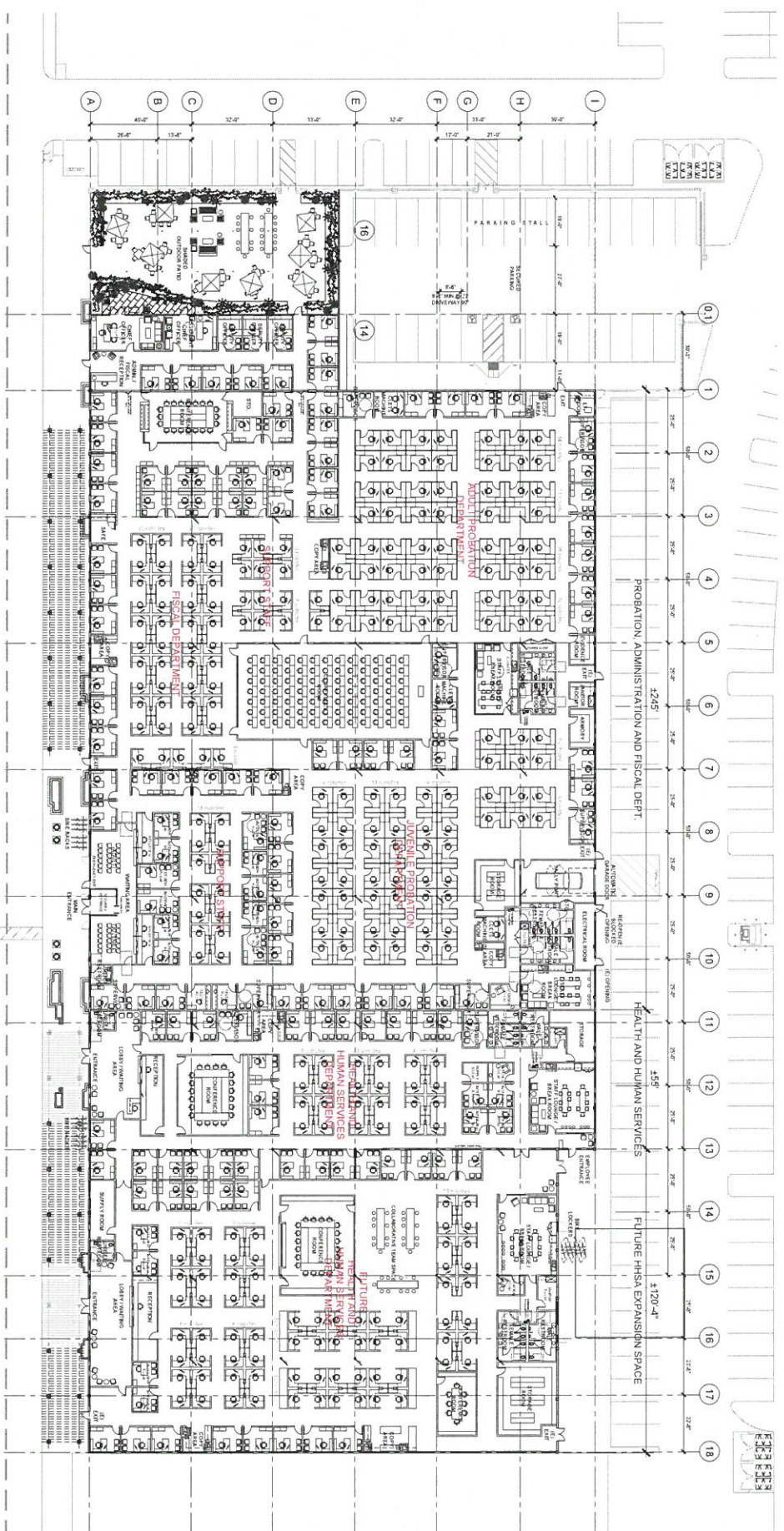
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, or materially injurious to properties or improvements in the vicinity.

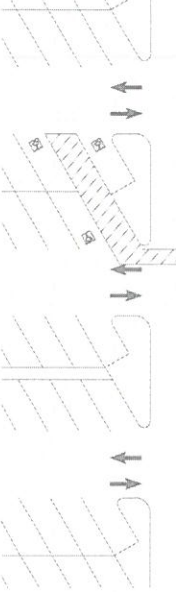
3. That the project is considered Categorically Exempt under Section 15301, Class 1 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-85). Projects determined to meet this classification are new construction or conversion of small structures.

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 use be operated in substantial compliance with the site plan and elevations shown in Exhibit A (Floor Plans), Exhibit B (Site Plan), and Exhibit C (Elevations) and Operational Statement (Exhibit D).
2. That the Conditional Use Permit be developed consistent with the comments and conditions of Site Plan Review No. 2019-175.
3. Building signage shall require a separate building permit.
4. That all applicable federal, state and city laws, codes and ordinances be met.



PROJECT DATA			
PROVISIONS TO BE MAINTAINED ON EXISTING	TO BE REMOVED	TO BE ADDED	TO BE RELOCATED
<ul style="list-style-type: none"> EXISTING ELEVATOR EXISTING STAIR EXISTING MECHANICAL ROOM EXISTING ELECTRICAL ROOM EXISTING TELEPHONE ROOM EXISTING JANETRY EXISTING RESTROOM EXISTING STORAGE ROOM EXISTING OFFICE EXISTING CONFERENCE ROOM EXISTING RECEPTION EXISTING WAITING AREA EXISTING LOBBY EXISTING CORRIDOR EXISTING ENTRY EXISTING EXTERIOR EXISTING LANDSCAPE EXISTING SIGNAGE EXISTING PARKING EXISTING DRIVEWAY EXISTING DRIVE EXISTING SIDEWALK EXISTING CURB EXISTING STREET LIGHT EXISTING UTILITY EXISTING FENCE EXISTING WALL EXISTING WINDOW EXISTING DOOR EXISTING ROOF EXISTING FOUNDATION EXISTING STRUCTURE EXISTING MATERIAL EXISTING FINISH EXISTING EQUIPMENT EXISTING FURNITURE EXISTING FIXTURE EXISTING APPLIANCE EXISTING MISC. 	<ul style="list-style-type: none"> NEW ELEVATOR NEW STAIR NEW MECHANICAL ROOM NEW ELECTRICAL ROOM NEW TELEPHONE ROOM NEW JANETRY NEW RESTROOM NEW STORAGE ROOM NEW OFFICE NEW CONFERENCE ROOM NEW RECEPTION NEW WAITING AREA NEW LOBBY NEW CORRIDOR NEW ENTRY NEW EXTERIOR NEW LANDSCAPE NEW SIGNAGE NEW PARKING NEW DRIVEWAY NEW DRIVE NEW SIDEWALK NEW CURB NEW STREET LIGHT NEW UTILITY NEW FENCE NEW WALL NEW WINDOW NEW DOOR NEW ROOF NEW FOUNDATION NEW STRUCTURE NEW MATERIAL NEW FINISH NEW EQUIPMENT NEW FURNITURE NEW FIXTURE NEW APPLIANCE NEW MISC. 	<ul style="list-style-type: none"> NEW ELEVATOR NEW STAIR NEW MECHANICAL ROOM NEW ELECTRICAL ROOM NEW TELEPHONE ROOM NEW JANETRY NEW RESTROOM NEW STORAGE ROOM NEW OFFICE NEW CONFERENCE ROOM NEW RECEPTION NEW WAITING AREA NEW LOBBY NEW CORRIDOR NEW ENTRY NEW EXTERIOR NEW LANDSCAPE NEW SIGNAGE NEW PARKING NEW DRIVEWAY NEW DRIVE NEW SIDEWALK NEW CURB NEW STREET LIGHT NEW UTILITY NEW FENCE NEW WALL NEW WINDOW NEW DOOR NEW ROOF NEW FOUNDATION NEW STRUCTURE NEW MATERIAL NEW FINISH NEW EQUIPMENT NEW FURNITURE NEW FIXTURE NEW APPLIANCE NEW MISC. 	<ul style="list-style-type: none"> EXISTING ELEVATOR EXISTING STAIR EXISTING MECHANICAL ROOM EXISTING ELECTRICAL ROOM EXISTING TELEPHONE ROOM EXISTING JANETRY EXISTING RESTROOM EXISTING STORAGE ROOM EXISTING OFFICE EXISTING CONFERENCE ROOM EXISTING RECEPTION EXISTING WAITING AREA EXISTING LOBBY EXISTING CORRIDOR EXISTING ENTRY EXISTING EXTERIOR EXISTING LANDSCAPE EXISTING SIGNAGE EXISTING PARKING EXISTING DRIVEWAY EXISTING DRIVE EXISTING SIDEWALK EXISTING CURB EXISTING STREET LIGHT EXISTING UTILITY EXISTING FENCE EXISTING WALL EXISTING WINDOW EXISTING DOOR EXISTING ROOF EXISTING FOUNDATION EXISTING STRUCTURE EXISTING MATERIAL EXISTING FINISH EXISTING EQUIPMENT EXISTING FURNITURE EXISTING FIXTURE EXISTING APPLIANCE EXISTING MISC.

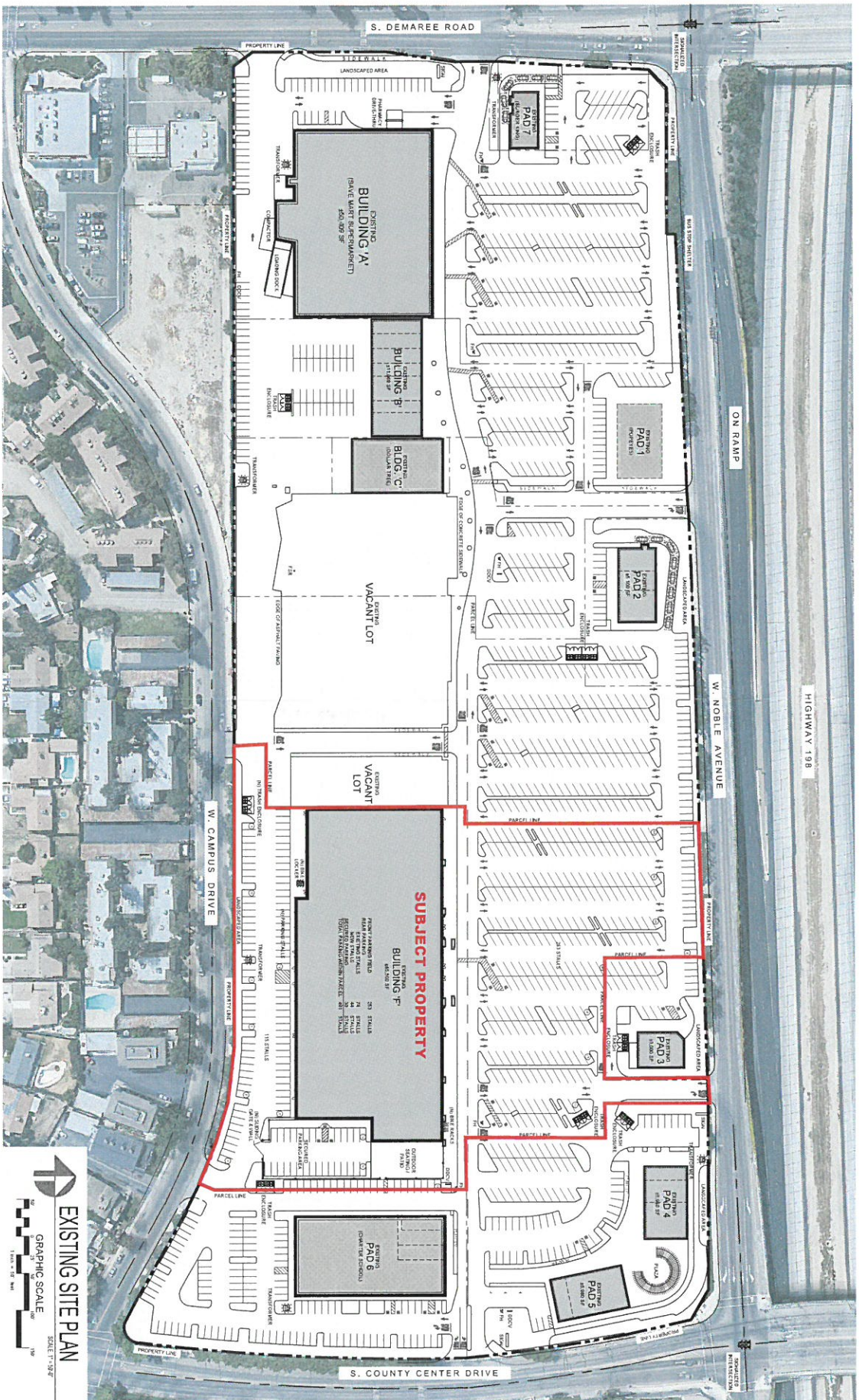


PROPOSED FLOOR PLAN
 GRAPHIC SCALE
 SCALE: 1/8" = 1'-0"
 PRELIMINARY SUBJECT TO CHANGE.

3247 W. Noble Avenue
 Visalia, California
 Center Drive Partners, L.P.
 195 South C Street, Suite 200, Visalia, California 93270

Mckently Malak
 ARCHITECTS
 2200 W. Noble Avenue, Suite 200
 Visalia, California 93270
 TEL: 582.500.5348 FAX: 582.500.2997

FLOOR PLAN
 12/26/2018
 181717MVA
FP-09



3247 W Noble Ave
 Visalia, California
 Center Drive Partners, L.P.

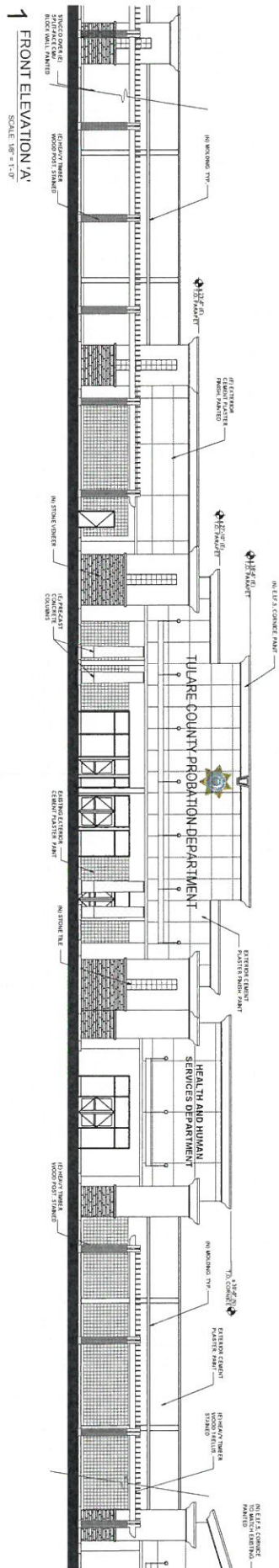
LEGAL DESCRIPTION:
 PARCEL 7 OF PARCEL MAP NO. 4955, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGE 60 OF PARCEL MAPS, TULARE COUNTY RECORDS.
 APN: 095-0101-064

EXISTING SITE PLAN
 GRAPHIC SCALE
 SCALE: 1" = 50'

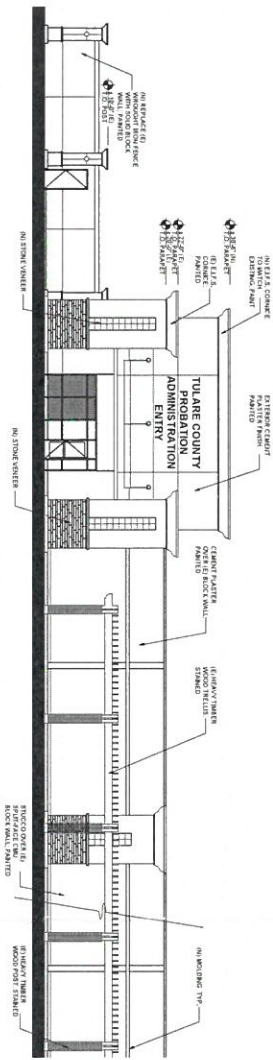
Mckently Malak ARCHITECTS
 25 N. High, 4th Fl., Suite 120
 Pasadena, California 91103-2448
 TEL: (626) 592-0248 FAX: (626) 592-1287

SITE PLAN
 10.09.2019 191717M/A
 SP-01

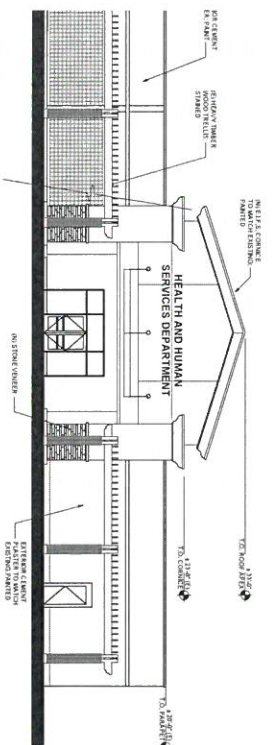
EXHIBIT B



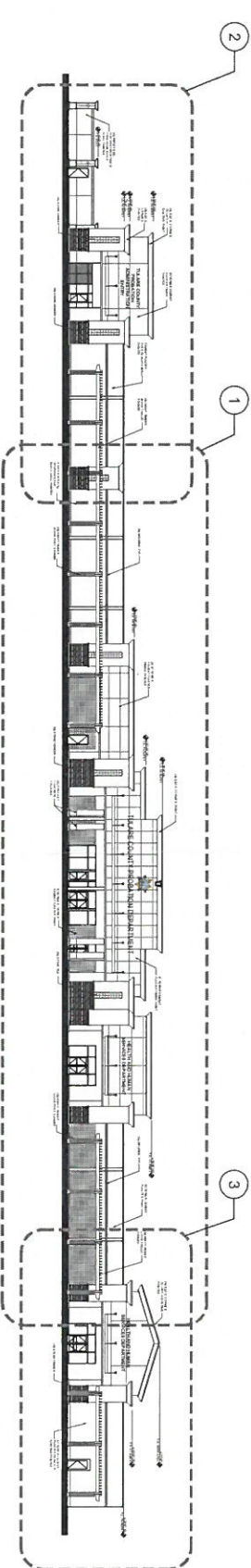
1 FRONT ELEVATION 'A'
SCALE 1/8" = 1'-0"



2 FRONT ELEVATION 'B'
SCALE 1/8" = 1'-0"



3 FRONT ELEVATION 'C'
SCALE 1/8" = 1'-0"



4 FRONT ELEVATION - OVERALL
SCALE 1/8" = 1'-0"

3247 Mineral King Avenue
Visalia, California
Paynter Realty Investments, Inc.
195 South Central, Suite 200, Visalia, California 93278

EXHIBIT C

Mckentley Malak ARCHITECTS
32 N. HUNTER STREET, SUITE 200
VISALIA, CALIFORNIA 93278
TEL: 583.5248 FAX: 583.5247

PROPOSED ELEVATION
CLM 2019 19171VA
EL-01

Center Drive Office Operational Statement

The Center Drive Office project proposes to fill and remodel an existing 85,500 square foot building on 6.29 acres within the Visalia Marketplace at 3247 W Noble Ave. 52,200 square feet of the office space will be for the use of the Tulare County Probation Department and 33,300 square feet of office space will be for the use of the Tulare County Health and Human Services Department. The offices will be open to the public Monday-Friday from 8:00 AM- 6:00 PM, and open to employees the entire year, with up to 420 employees working in the building at any given time. The project is proposing a secured parking lot of 30 parking stalls adjacent to the building along with an outdoor patio for office staff. The front of the building will be modified to architecturally match the design of the rest of the shopping center. The sides of the building will not be modified other than being painted to match with the rest of the building color. All existing landscaping in the shopping center that is a part of this building parcel will remain. This infill development would provide for the addition of new jobs to the community, is an adaptive re-use of an existing building and parking lot, and would help promote new business for the existing retail stores in the Visalia Marketplace.



#2

MEETING DATE: October 16, 2019
SITE PLAN NO. 19-175 Resubmittal
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- Conditional Use Permit
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: OCTOBER 16, 2019

SITE PLAN NO.: 19-175 RESUBMITTAL
PROJECT TITLE: CENTER DRIVE OFFICES
DESCRIPTION: REMODEL OF APPROXIMATELY 85,500 SF BUILDING
APPLICANT: CENTER DRIVE PARTNERS, LP
PROP OWNER: KIM JAY DYONG
LOCATION: 3247 W NOBLE AVE
APN: 095-010-064

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **AS NECESSARY FOR PROPOSED PARKING LOT IMPROVEMENTS**
- Drive approach size: Use radius return;
- Sidewalk: **4' MIN** width; _____ parkway width at **PROVIDE ACCESSIBILITY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit.
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 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. Proposed change of use from retail to office space of existing building will incur development impact fees. Refer to page 3 for applicable fees and estimate. Credit will be applied for previous retail use & demo of existing mezzanine. Provide square footage of mezzanine space to be demolished.***
- 2. Comply with City parking lot standards for proposed new parking areas. Refer to Fire Dept. comments for fire lane width requirements.***
- 3. The existing building currently shares a single trash enclosure. The change in use will require an additional enclosure to be installed. The proposed new location of trash enclosure will be sufficient however the enclosure should shift to the west as to not be directly facing new parking stalls. The enclosure shall comply with City 24' standards and have a concrete apron and metal locking gates (refer to City refuse standards). Refer to further comments by the Solid Waste Dept. Revise accordingly.***
- 4. The outdoor patio area will not incur additional impact fees as proposed.***
- 5. A building permit is required, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-175 RESUBMITTAL**

Date: **10/16/2019**

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:**GOV OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **RETAIL + INFILL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	$\$28,691 - (\$14,878 \text{CR}) = \$13,413 / 1\text{KSF}$ $\$13,413 \times 85.5 \times 0.75 \text{ (25\%INFILL)} =$ $\$860,109$
	IF GEN OFFICE, THEN TIF OFFSET
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	$\$99 / 1\text{KSF} \times 85.5 = \$8,465$ TREATMENT PLANT FEE: $\$236 / 1\text{KSF} \times 85.5 = \$20,178$ (RETAIL CREDIT: $\\$85 / 1\text{KSF} \times 85.5$ = $\\$7,011$) TOTAL ESTIMATED = $\\$21,632$
<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 16, 2019

SITE PLAN NO: 2019-175 B
PROJECT: Center Drive Offices
DESCRIPTION: REMODEL OF APPROXIMATELY 85,500 SF BUILDING
APPLICANT: CENTER DRIVE PARTNERS, LP
PROP. OWNER: KIM JAY DYONG
LOCATION TITLE: 3247 W. NOBLE AVE.
APN TITLE: 095-010-064
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU (MIXED USE COMMERCIAL)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- Conditional Use Permit if user is a governmental agency.
- Building Permit will be required.
- Additional information as needed

PROJECT SPECIFIC INFORMATION: October 16, 2019

1. Requires a Conditional Use Permit.

Staff initial finding is that the proposed use IS CONSISTENT with the City General Plan. Should any discretionary action be required, approval by the City Council and/or Planning Commission constitutes the final determination of consistency.

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

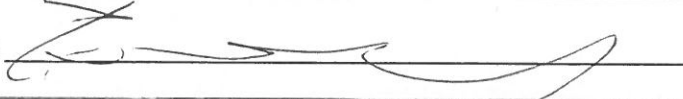
The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

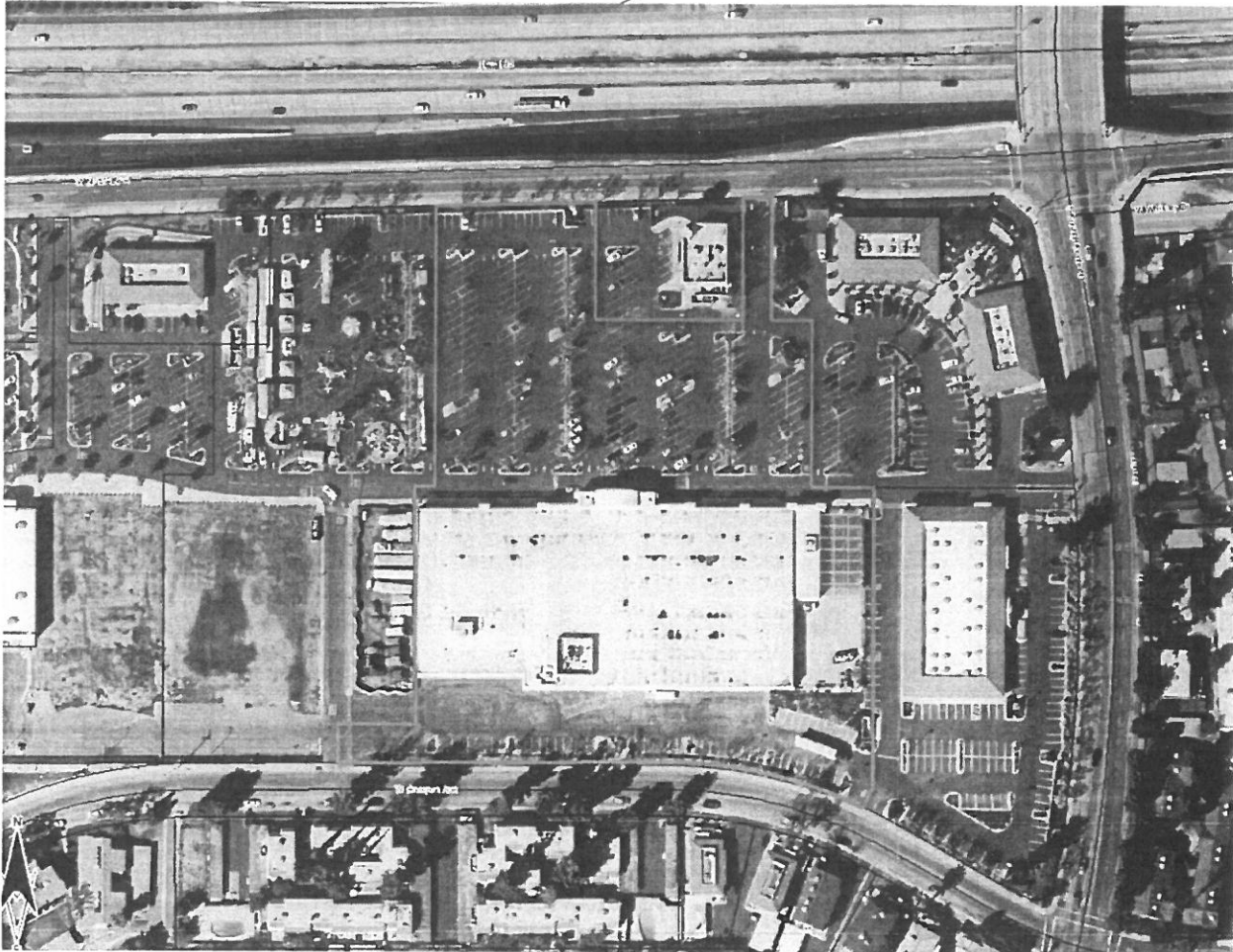
- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards 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.

The provisions of Chapter 17.58 shall also be met, if applicable.

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 



City of Visalia
Building: Site Plan
Review Comments

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

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

Additional comments: SEE PREVIOUS COMMENTS.

VAL GARCIA 10/16/19
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 16, 2019
Item #	2
Site Plan #	19-175 Resubmittal
APN:	095-010-064

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.
- **Special comments:**

Corbin Reed
Fire Marshal

SPR - 19-175

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 or 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:
- ADDITIONAL LIGHTING

Landscaping Concerns:
- LOW BEARING BUSHES / PREVENT TRANSIENT ISSUES.

Traffic Concerns:

Surveillance Issues:
- ADDITIONAL SURVEILLANCE FOR IDENTIFICATION PURPOSES.

Line of Sight Issues:

Other Concerns: - LOCKING TRASH DUMPSTERS

K. GRANT A20

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 16, 2019

ITEM NO. 2	RESUBMITTAL
SITE PLAN NO:	SPR 19-175
PROJECT TITLE:	Center Drive Offices
DESCRIPTION:	Remodel of Approximately 85,500 sq ft Office Building
APPLICANT:	Center Drive Partners, LP
OWNER:	Kim Jay Kyong
APN:	095-010-064
LOCATION:	3247 W. Noble Ave

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

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

Additional Comments:

•



Leslie Blair

Site Plan Review Comments For:

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

Date: 10/16/2019
Item # 2
Site Plan # 19-175
Project: Center Drive Offices
Description:
Applicant:
Location: 3247 W Noble
APN:

The following comments are applicable when checked:

No Comments at this time

Fire Hydrants
Comments-

Services
Comments-

Mains
Comments-

Backflow requirements
Comments-

Additional Comments:

Stuart Skoglund
Superintendent

19175

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment**
Must have an R-3 or R-4 enclosure and will have to be designed and located for a STAB service (DIRECT ACCESS). Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them closing. Prior business was on roll off compactor service. Existing enclosure at the back Southwest corner has always been used by PAD 6.

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

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



NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. CUP 2019-47

PROJECT TITLE

South side of Noble Ave., Approximately 230 feet west of County Center Dr. (APN: 095-010-064)

PROJECT LOCATION

Visalia, CA

Tulare

PROJECT LOCATION - CITY

COUNTY

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

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Paul Scheibel, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4369
paul.scheibel@visalia.city

NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT

Paynter Realty and Investments, Inc. , Attn: Jim Sanders, 195 So. C Street, Ste. 200, Tustin CA 92780, (714) 731-8892, janders@paynterrealty.com

NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT

Paynter Realty and Investments, Inc. , Attn: Jim Sanders, 195 So. C Street, Ste. 200, Tustin CA 92780, (714) 731-8892, janders@paynterrealty.com

NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15268
- Categorical Exemption - State type and Section number:
- Statutory Exemptions- State code number: 15301

Per CEQA Section 15301, the proposed project is a Categorically Exempt as the conversion of an existing structure to another allowed use

REASON FOR PROJECT EXEMPTION

Paul Scheibel, AICP, Principal Planner/
Environmental Coordinator

(559) 713-4369

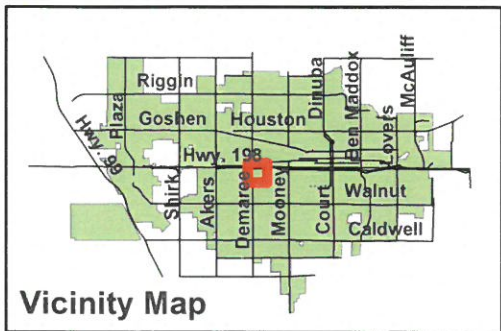
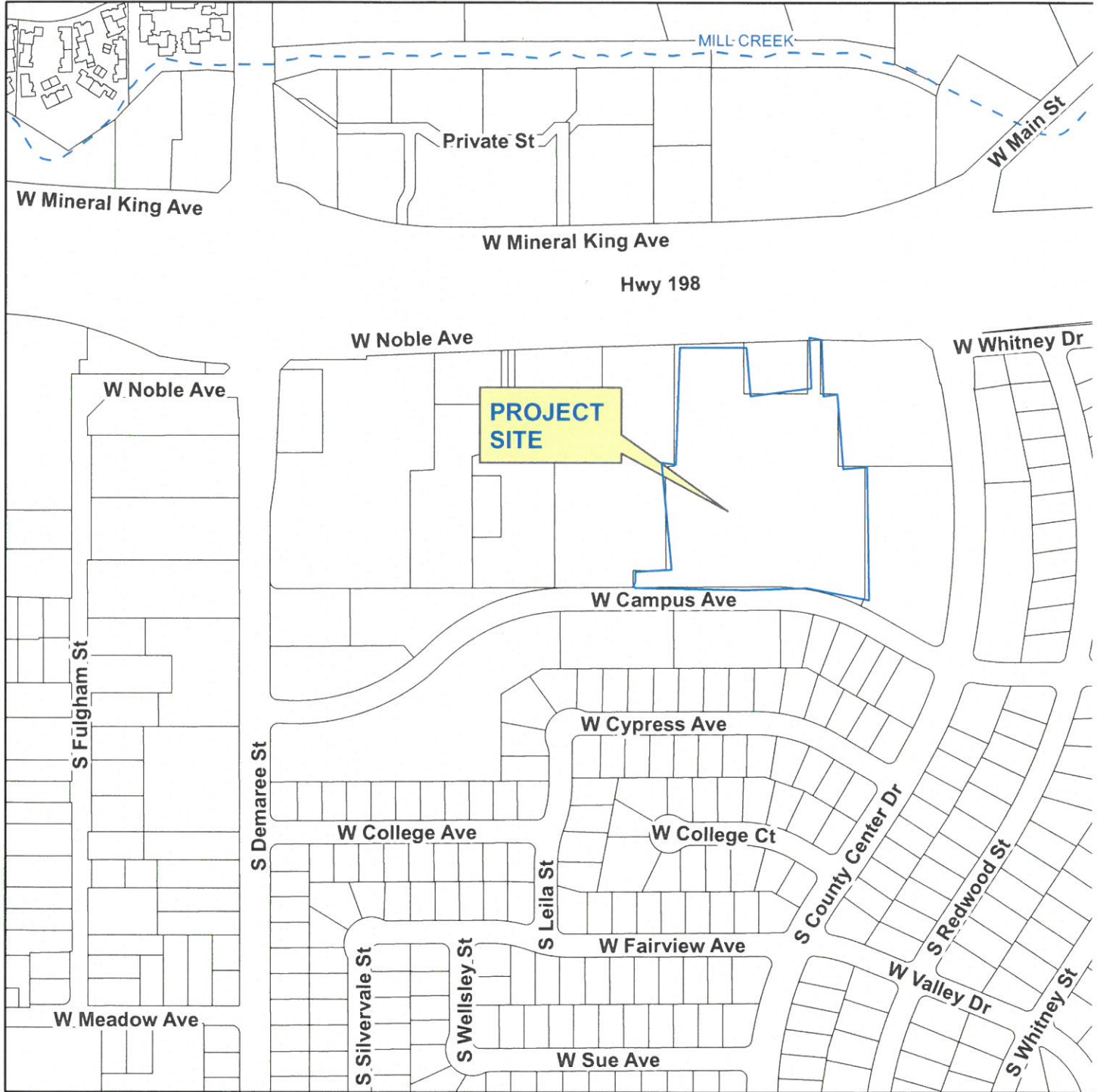
CONTACT PERSON

AREA CODE/PHONE

DATE

Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR

CONDITIONAL USE PERMIT NO. CUP 2019-47

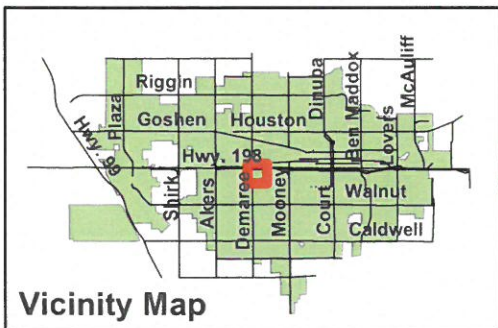
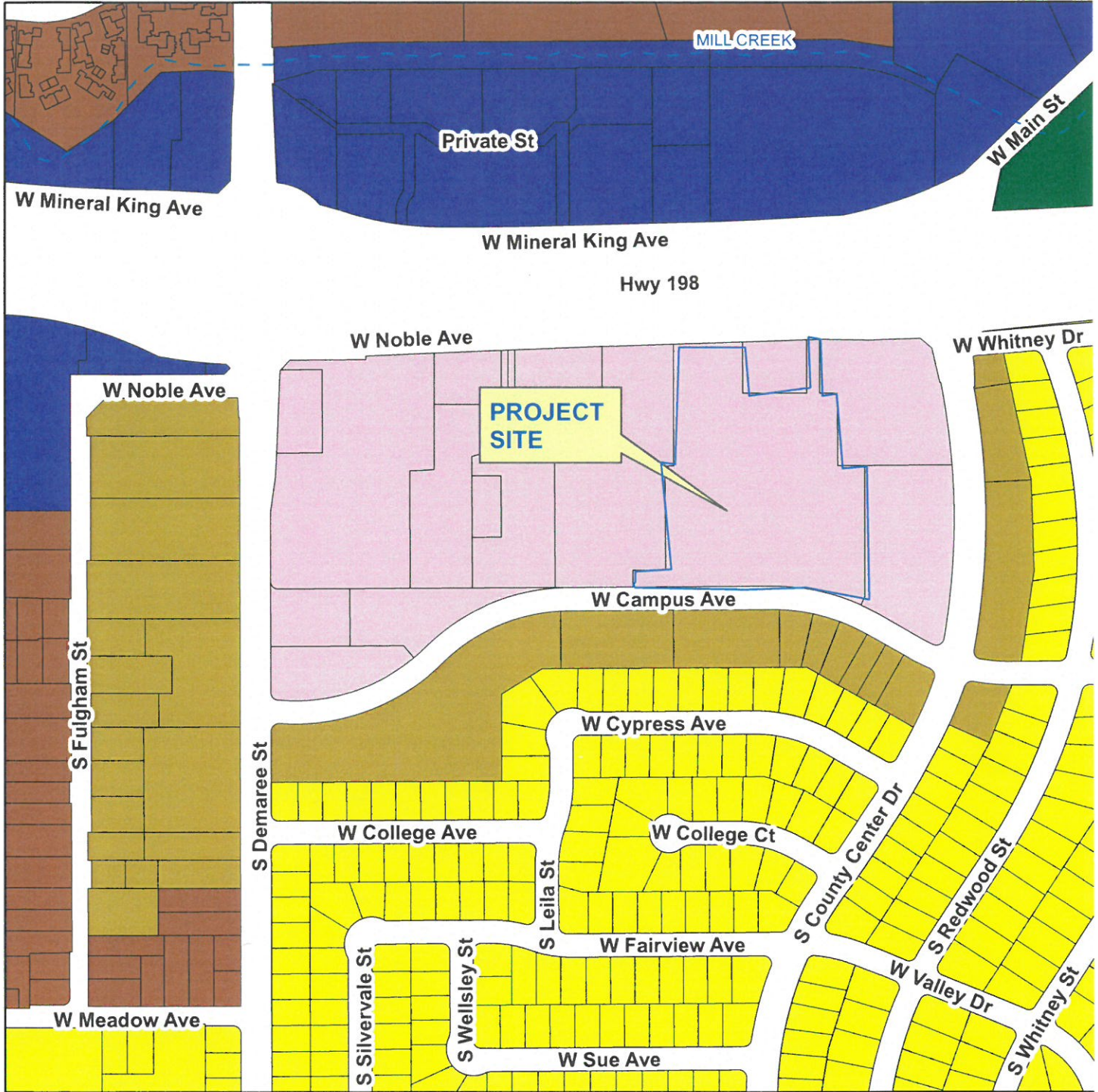


VICINITY MAP



— WATERWAYS
 + RAILROADS
 ■ CITY LIMITS

CONDITIONAL USE PERMIT NO. CUP 2019-47

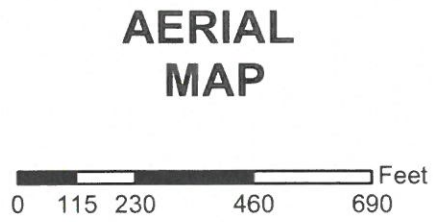
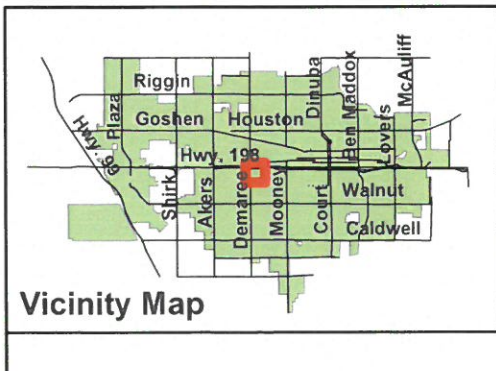


GENERAL PLAN/ ZONING MAP



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

CONDITIONAL USE PERMIT NO. CUP 2019-47



- WATERWAYS
- RAILROADS
- CITY LIMITS