

PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, JUNE 22, 2020 AT 7:00 P.M., VISALIA CONVENTION CENTER, 303 E. 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
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.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Paul Bernal
Variance No. 2020-03: A request by Western Milling to allow a variance from the standard 75-foot height limit in the Industrial zone to facilitate a 150-foot tall dry material storage bin with bucket elevators. The site is located at 1111 N. Miller Park Court (APN: 073-160-034 & 073-190-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-26.
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2020-11: A request by Valley Oak SPCA to allow development of a new 20,000 sq. ft. facility consisting of an animal shelter, adoption center, veterinary clinic, and future 5,000 sq. ft. pet boarding and grooming facility on 1.9 acres in the Industrial zone. The project site is located on the north and west sides of Nevada Court approximately 100 feet north of N. Placer Ave. (APNs: 089-100-048, 049, 050, 051, and 052). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-29.

7. PUBLIC HEARING – Cristobal Carrillo

- Zoning Text Amendment No. 2019-13: A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix Line A22) to establish “Car Sales – New & Used” as a conditional use in the C-R (Regional Commercial) District, Citywide. A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.
- Conditional Use Permit No. 2019-42: A request by CarMax to allow a used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District. The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway. (APN: 126-960-001) A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.

8. PUBLIC HEARING – Josh Dan

Conditional Use Permit No. 2020-15: A request by City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district. The site is located on the south side of East Tulare Avenue between South Lovers Lane and S Vista Street (APN: 000-012-814) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-27.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting Monday, July 13, 2020 will be held at the Convention Center.

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, JULY 02, 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 JULY 13, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 22, 2020

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2020-15: A request by the City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential 1,500 square feet minimum site area) zone. The site is located on the south side of East Tulare Avenue between South Lovers Lane and South Vista Street (APN: 000-012-814).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-15, as conditioned, based upon the findings and conditions in Resolution No. 2020-32. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Noise Ordinances.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-15, based on the findings and conditions in Resolution No. 2020-32.

PROJECT DESCRIPTION

The City of Visalia Fire Department has submitted Conditional Use Permit (CUP) No. 2020-15, to establish a new fire station (Station No. 56) (see Exhibit "A"). The City of Visalia has identified the need to move fire equipment and personnel from the current Fire Station 56 which is shared with the Cal Fire site. The proposed site will provide a fire station in relative proximity (1/2 mile) to the current operating location at the northeast corner of South Lovers Lane and East Walnut Avenue, and continue to provide adequate response times in the south and east sides of the City.

The project includes the construction of a 6,844 square foot building on 1.25-acres of property. The fire station will be oriented in a north/south alignment with direct access to Tulare Avenue. The balance of the site (see Exhibit "A"), includes six parking spaces reserved for fire department personal, two visitor parking spaces, a seven-foot block wall along the south, east and west property lines, security fencing, two flashing fire station traffic signs along Tulare Avenue, sidewalks and landscaping.

The new fire station is designed for two fire engines (see Exhibit "B"), visitor lobby, offices, dining, and sleeping accommodations for fire personal. The exterior elevations denote cement plaster siding, accented with dark bronze metal panel trim, and incorporated Coronado stone veneer along the Tulare Avenue building façade (see Exhibit "C").

Due to visibility concerns, the site's only street frontage, Tulare Avenue, will not have street trees installed. The additional landscape areas (see Exhibit "D") will be subject to complying with the Water Efficient Landscape Ordinance (WELO).

The fire station will operate 24 hours a day, 365 days a week, which is consistent with other City fire stations. Three on-duty firefighters will be stationed at the facility, with an additional three firefighters present during shift changes. Daily activities for fire personnel include responding to emergency calls, maintaining property, yard care, and fire equipment maintenance. Given the fire station's proximity to residential development, the Battalion Chief has noted, per the operational statement (see Exhibit "E"), during late night and early morning hours, fire personnel will only use sirens when absolutely necessary in an effort to reduce noise impacts to the surrounding sensitive land uses.



Pending CUP approval, the Fire Department anticipates completion of Fire Station No. 56 by December 2021.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density (RLD)
Zoning:	R-1-5 – Single-Family Residential 1,5000 sq. ft. min. site area
Surrounding Land Use and Zoning:	North: Tulare Avenue, O-PA (Professional / Administrative Office) South: R-1-5 (Single-Family Residential) / Active Orchard East: R-1-5 (Single-Family Residential) / Active Orchard West: O-PA / R-M-2 (Professional / Administrative Office & Multi-Family Residential)
Environmental Review:	Categorical Exemption No. 2020-27
Special Districts & Design District:	N/A
Site Plan Review No:	2019-238

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The items identified below represent Fire Station projects approved in Visalia.

Conditional Use Permit No. 2014-22, approved by the Planning Commission on August 25, 2014, was a request by the City of Visalia Fire Department to construct a new 7,031 square foot Fire Station (Fire Station 53) and related infrastructure on 1.25 acres on the southeast corner of West Walnut Avenue and South Atwood Street (5025 West Walnut Avenue) (APN: N/A).

Conditional Use Permit No. 2007-28, approved by the Planning Commission on July 23, 2007, was a request by the City of Visalia Fire Department to construct a new 11,700 sq. ft. fire station with training facilities at the southeast corner of North Shirk Street and West Ferguson Avenue.

Conditional Use Permit No. 9334, approved by the City Council on January 17, 1994, was a request by the City of Visalia Fire Department to construct a new 7,440 square foot fire station (Fire Station 54) located at 440 West Ferguson Avenue.

Conditional Use Permit No. 9335, approved by the City Council on January 17, 1994, was a request by the City of Visalia Fire Department to construct a new 5,374 square foot fire station (Fire Station 52) located at 2224 West Monte Vista Avenue.

PROJECT EVALUATION

Staff supports the conditional use permit based on the project's consistency with the General Plan, Zoning and Noise Ordinance policies for approval of a conditional use permit.

Land Use Compatibility

The R-1-5 zone lists 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, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers as a conditionally permitted use.

The site abuts a collector road along the north property line. To the west of the proposed fire station site is the United States Postal Service post office, which would not be impacted by the project. To the north, across Tulare Avenue, is vacant land, which is not impacted by daily operations. Lands to the east and south are comprised of a currently active orchard, which will not be impacted by the project. To reduce visual and noise impacts to potential future residential development south and east of the fire station, a minimum seven-foot high block wall will be constructed along the south, east, and west property lines. The block walls will shield the proposed activities from direct view of the adjacent properties and additionally alleviate noise issues when feasible. As stated in the operational statement, during late night and early morning hours fire personnel will only use sirens when absolutely necessary (see Exhibit "E").

General Plan Consistency

Staff supports the proposed CUP based on the project's consistency with the Land Use Element of the General Plan and the Zoning Ordinance. Staff concludes the development of a fire station on the 1.25-acre site addresses the community's need of providing emergency services within appropriate response times to the southeast area of the City.

Staff's recommendation to support the approval of the fire station is based on the City's requirement to provide essential emergency facilities to the community.

Access and Circulation

Tulare Avenue (collector) is the only means of ingress and egress for fire department personal and fire department vehicles. Flashing fire station traffic signage will be installed along Tulare Avenue in both directions (see Exhibit "A"). These signs flash during a fire response to warn motorists that fire trucks are pulling out onto Tulare Avenue.

Wall and Fences

The site will have a typical block wall along the south, east, and west property lines. A combination of decorative metal fencing and a wall will be erected along the north frontage of the property as depicted on Exhibit "A".

Environmental Review

This project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for In-fill Development Projects that are consistent applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations (Categorical Exemption No. 2020-27).

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 findings of Zoning Ordinance Section 17.38.110:
 - 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 City of Visalia has identified the need to provide a fire station and will no longer occupy a portion of the Cal Fire site. To continue achieving adequate response times, the fire department determined the project site is centrally located, the site has access to major streets, and the proposed location will continue to help in responding to emergency calls within appropriate response times.
 - 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. The site is bordered by a collector along the north side. To the west is a United States Postal Service post office, which would not be impacted by the project. To the north, east and south are vacant and active orchard lands, which will not be impacted by daily operations. To reduce visual and noise impacts to abutting properties and possible future development near the fire station, a minimum seven-foot high block wall will be constructed along the south, east and west property lines. The wall will shield proposed activities from the direct view of neighboring properties. In addition, to alleviate noise issues when feasible, during late night and early morning hours fire personnel will only use sirens when absolutely necessary.
3. That the project is Categorical Exempt under Section 15332 of the Guidelines for the

Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-27).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-238.
2. That the site be developed in substantial compliance with the site plan, floor plan, elevations, and landscape plans shown in Exhibits "A", "B", "C" and "D".
3. That the fire station and training facilities be operated in substantial compliance with the operational statement in Exhibit "E".
4. That the seven-foot block shall be constructed along the south, east, and west property lines as depicted on Exhibit "A".
5. That testing of emergency equipment shall occur during daylight hours, and be conducted indoors, to the maximum extent feasible.
6. That landscape and irrigation plans be submitted as a part of the building permit package and shall comply with the Water Efficient Landscape Ordinance.
7. That all other federal and state laws and city codes and ordinances be complied with.

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, 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.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2020-32
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Landscape Plan
- Exhibit "E" –Operational Statement
- Site Plan Review Comments 2019-238
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Conditional Use Permits

(Section 17.38)

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)

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 2020-15

PROJECT TITLE

Located on the south side of East Tulare Avenue between South Lovers Lane and South Vista Street (APN: 000-012-814).

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential 1,500 square feet minimum site area) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

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

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

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

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15332
- Statutory Exemptions- State code number:

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner
CONTACT PERSON

(559) 713-4003
AREA CODE/PHONE

June 22, 2020

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2020-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-15, A REQUEST BY THE CITY OF VISALIA TO CONSTRUCT A NEW 6,844 SQUARE FOOT FIRE STATION (FIRE STATION 56) AND RELATED INFRASTRUCTURE ON 1.25 ACRES IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL 1,500 SQUARE FEET MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF EAST TULARE AVENUE BETWEEN SOUTH LOVERS LANE AND SOUTH VISTA STREET (APN: 000-012-814)

WHEREAS, Conditional Use Permit No. 2020-15, is a request by the City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential 1,500 square foot minimum site area) zone. The site is located on the south side of East Tulare Avenue between South Lovers Lane and South Vista Street (APN: 000-012-814); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 22, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2020-15, 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 15332.

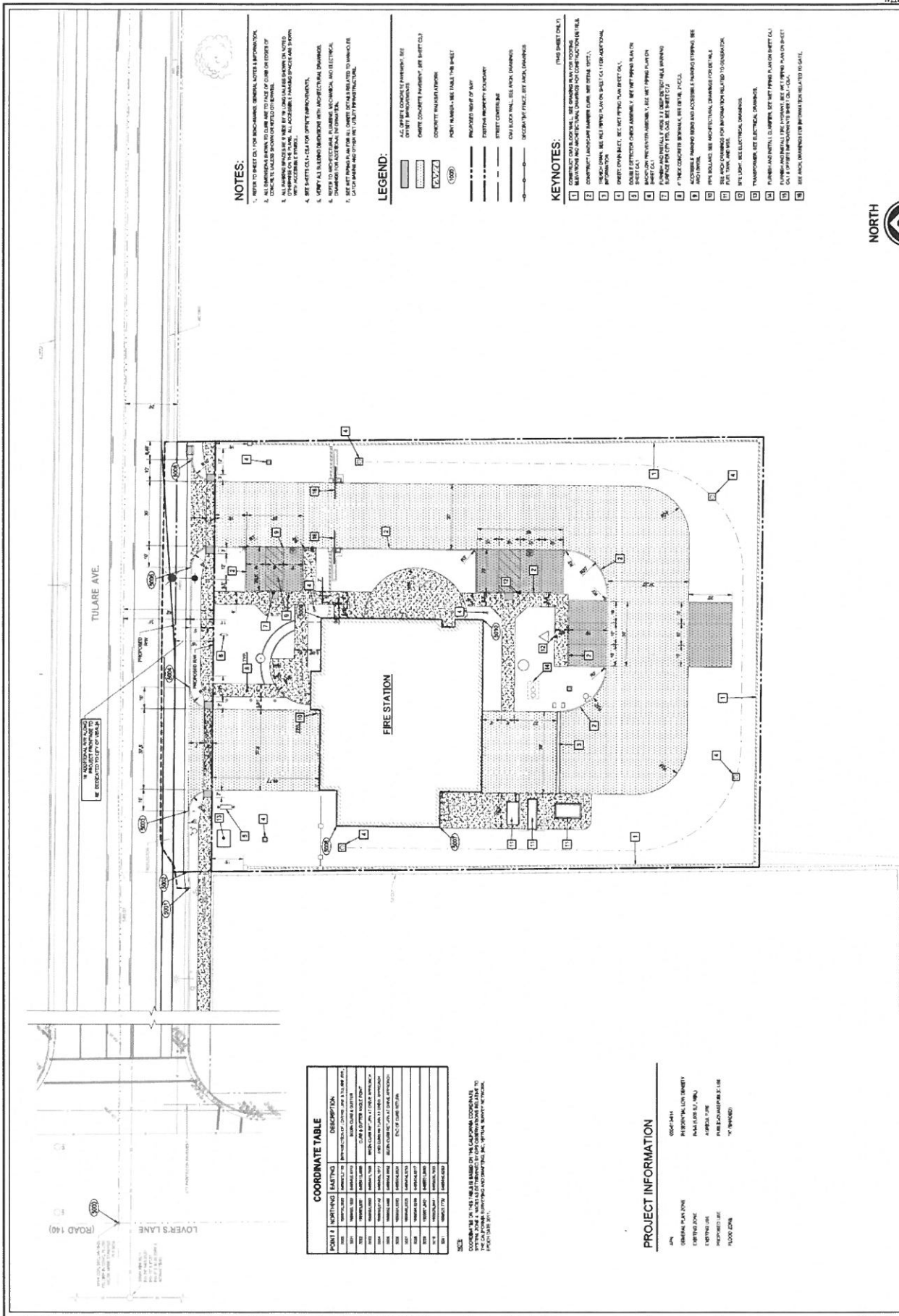
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

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:
 - 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 City of Visalia has identified the need to provide a fire station and will no longer occupy a portion of the Cal Fire site. To continue achieving adequate response times, the fire department determined the project site is centrally located, the site has access to major streets, and the proposed location will continue to help in responding to emergency calls within appropriate response times.

- 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. The site is bordered by a collector along the north side. To the west is a United States Postal Service post office, which would not be impacted by the project. To the north, east and south are vacant and active orchard lands, which will not be impacted by daily operations. To reduce visual and noise impacts to abutting properties and possible future development near the fire station, a minimum seven-foot high block wall will be constructed along the south, east and west property lines. The wall will shield proposed activities from the direct view of neighboring properties. In addition, to alleviate noise issues when feasible, during late night and early morning hours fire personnel will only use sirens when absolutely necessary.
3. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-27).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2019-238.
2. That the site be developed in substantial compliance with the site plan, floor plan, elevations, and landscape plans shown in Exhibits "A", "B", "C" and "D".
3. That the fire station and training facilities be operated in substantial compliance with the operational statement in Exhibit "E".
4. That the seven-foot block shall be constructed along the south, east, and west property lines as depicted on Exhibit "A".
5. That testing of emergency equipment shall occur during daylight hours, and be conducted indoors, to the maximum extent feasible.
6. That landscape and irrigation plans be submitted as a part of the building permit package and shall comply with the Water Efficient Landscape Ordinance.
7. That all other federal and state laws and city codes and ordinances be complied with.



NOTES:

1. REFER TO SHEET 01 FOR DIMENSIONS, GENERAL NOTES & IMPROVEMENTS.
2. CONCRETE SHALL BE 3000 PSI WITH 4% FIBER.
3. ALL FINISHES AND SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES.
4. VERIFY ALL BUILDING REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
5. REFER TO ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
7. ALL FINISHES AND SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES.

LEGEND:

- AC CURVED CONCRETE FURNISHMENT SET
- CONCRETE FURNISHMENT SET
- CONCRETE FURNISHMENT SET (SEE SHEET 02)
- CONCRETE FURNISHMENT SET
- POUR NUMBER SEE TYPED TAG SHEET
- PROPOSED HEIGHT OF FOOT
- EXISTING PROPERTY BOUNDARY
- STREET CONTROL LINE
- ON-SITE BLOCK WALL, SEE WORK DRAWINGS
- EXCEPT BY PRICE, SET BACK, DIMENSIONS

KEYNOTES:

1. THIS SHEET ONLY.
2. CONCRETE SHALL BE 3000 PSI WITH 4% FIBER.
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COORDINATE TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
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PROJECT INFORMATION

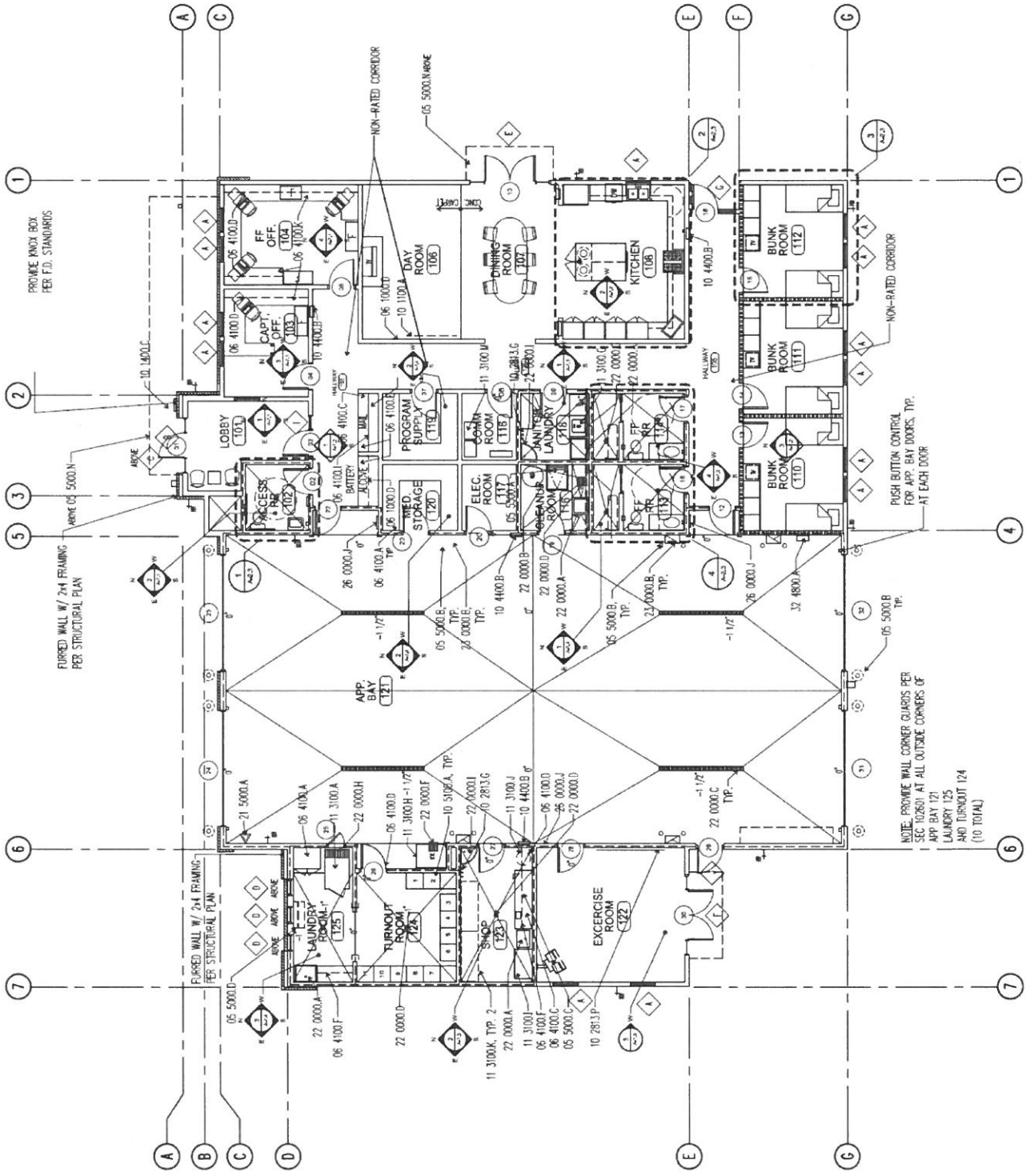
DATE: 08/14/2024
 PROJECT: FIRE STATION
 CLIENT: CITY OF LOS ANGELES
 DRAWING NO.: 10000.00
 PROJECT NO.: 10000.00
 PROJECT NO.: 10000.00
 PROJECT NO.: 10000.00



NORTH

SITE DIMENSION PLAN AND HORIZONTAL CONTROL PLAN

EXHIBIT "A"



SCALE: 1/8" = 1'-0"

ARCHITECTURAL FLOOR PLAN - FIRE STATION

1

NOTE: PROVIDE WALL CORNER GUARDS PER SEC 10260 AT ALL OUTSIDE CORNERS OF APP. BAY 121 LAUNDRY 125 AND TURNOUT 124 (10 TOTAL)

PUSH BUTTON CONTROL FOR APP. BAY DOORS, TYP. AT EACH DOOR

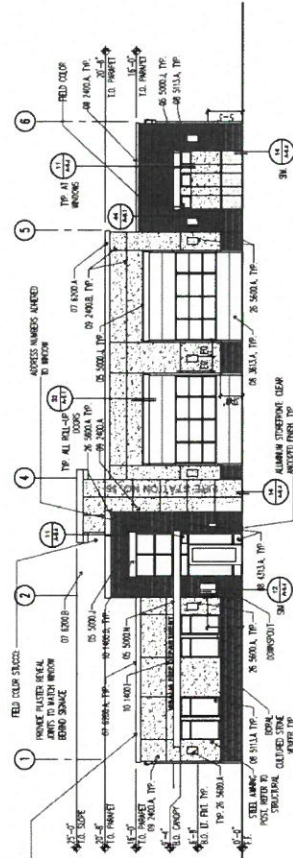
FURRED WALL W/ 2x4 FRAMING PER STRUCTURAL PLAN

PROVIDE INOX BOX PER F.D. STANDARDS



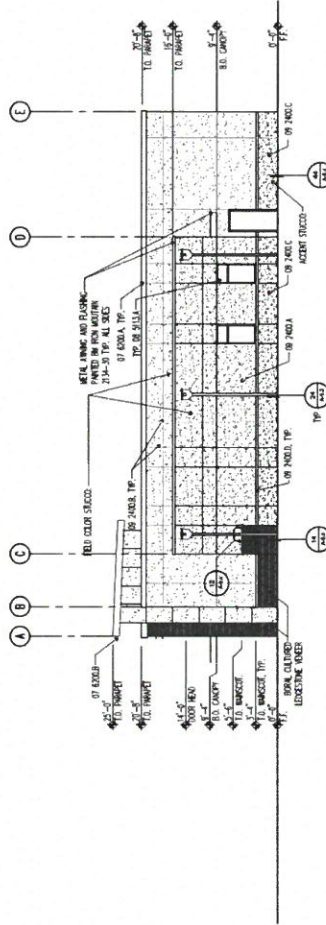
NOTES

1. ALL FINISHES TO MATCH INTERIOR UNLESS NOTED OTHERWISE.



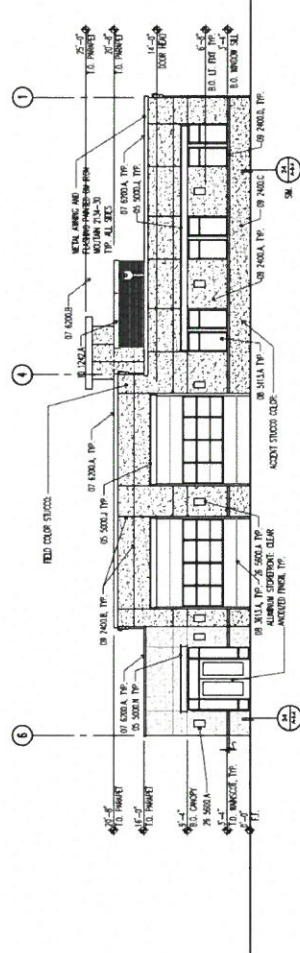
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

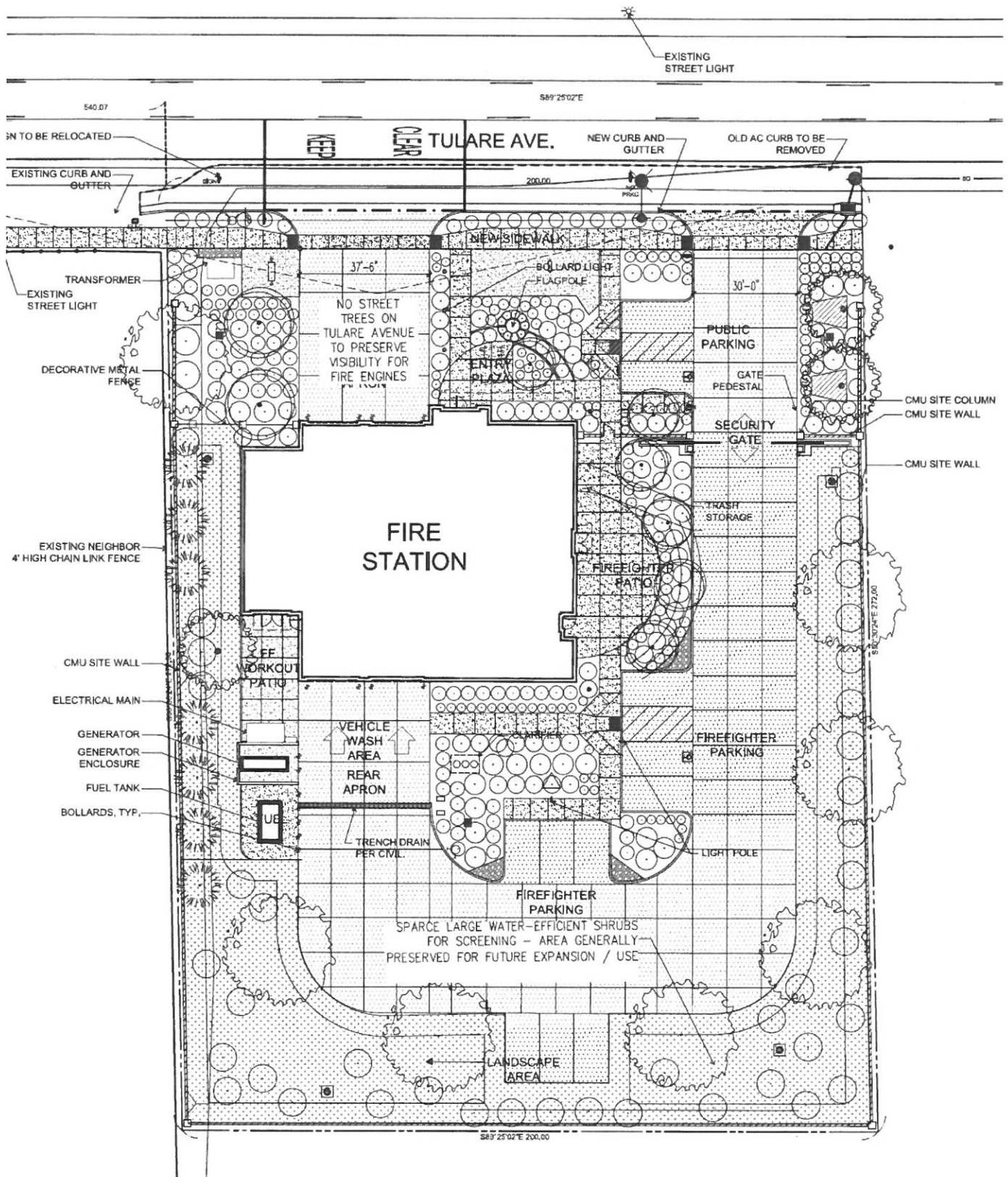


Exhibit "D"

To: Visalia Planning Department

From: Battalion Chief Doyle Sewell, City of Visalia Fire Dept.

Re: Operational Statement Fire Station 56

The new fire station (56) located east of Lovers Lane/Tulare Avenue is scheduled for completion in December 2021.

Fire Station

- Hours- 24 hours, 365 days a year.
- Three people on duty per day.
- Activities will include responding to emergency calls. During late night and early morning hours fire personnel will only use sirens when absolutely necessary.
- Checking out of emergency equipment.
- Activities related to maintaining property, yard care, wash vehicles, etc.

Above all, it is the intention of the fire department to be a good neighbor. If you have any question please contact me at 713-4412.

Mike Porter,
Civil Engineer
City of Visalia

Exhibit "E"

Proximity to Current Station



EXHIBIT "F"



January 23, 2020

City of Visalia
Attn: Mike Porter
315 E. Acequia Ave
Visalia, CA 93291

Site Plan Review No. 2019-238:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **December 18, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Paul Bernal', is written over a large, stylized blue oval graphic.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#12

MEETING DATE: December 18, 2019

SITE PLAN NO. 19-238

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

CUP _____

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
 713-

ITEM NO: 12 DATE: DECEMBER 18, 2019

SITE PLAN NO.: 19-238
 PROJECT TITLE: VISALIA FIRE STATION 56
 DESCRIPTION: FIRE STATION WITH 2 APPARATUS BAYS, 3 DORM ROOMS, LIVING, OFFICE AND SUPPORT SPACE

APPLICANT: MIKE PORTER
 PROP OWNER: VISALIA CITY OF
 LOCATION: SE CORNER, EAST OF LOVERS LANE
 APN: 000-012-814

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **TULARE AVE**
- Drive approach size: Use radius return; **REFER TO CITY COMMERCIAL STDS**
- Sidewalk: **6'** width; **5'** parkway width at **TULARE AVE**
- 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; **GRANT DEED FOR RIGHT-OF-WAY ON TULARE**
- City Encroachment Permit Required. **FOR ALL WORK REQUIRED 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. **TULARE**
- Traffic indexes per city standards: **REFER TO CITY COLLECTOR STREET STANDARDS**

- Install street striping as required by the City Engineer. **NEW STRIPING PATTERN ON TULARE**
- 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: **1** each at **300' INTERVALS**
- 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. New fire station project will be required to improve Tulare Ave. across project frontage. Install curb, gutter, sidewalk, pavement, striping, street lighting, parkway landscaping, and utilities as required by the City Engineer.**
- 2. Additional sidewalk construction across adjacent vacant parcel connecting new fire station development to existing post office is highly recommended by City staff.**
- 3. Provide accessibility from public sidewalk to station office. Provide accessible stalls onsite as required by Building Dept.**
- 4. Extend City storm and sewer utilities to project limits. Additional design considerations will be required to address storm water runoff. Further coordinate with City Engineer.**
- 5. Restriping of Tulare Ave will be required to allow for new section of street widening.**
- 6. Block walls are required, refer to Planning Dept. comments.**
- 7. Additional work will be necessary to reconfigure proper storm drain and sewer main alignments in Tulare Ave. Further coordination with City Engineer is required.**
- 8. New project will incur development impact fees, refer to page 3 for applicable fees.**
- 9. A building permit is required, standard plan check and inspection fees will apply.**
- 10. A street light is required at the east end of the parcel on Tulare Ave. Refer to City collector street lighting standards. Redesign accordingly. Provide electrical plan.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-238**
Date: **12/18/2019**

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.)

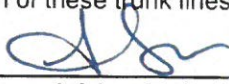
(Fee Schedule Date:**8/3/2019**)
(Project type for fee rates:**SERV COMM**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC X 1.25 = \$1,650
<input checked="" type="checkbox"/> Transportation Impact Fee	\$2,078/1KSF X 6.84 = \$14,214
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$26/1KSF X 6.84 = \$178 TREATMENT PLANT FEE: \$44/EMPLOYEE PER 8HR SHIFT
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,809/AC X 1.25 = \$7,261
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,265/AC X 1.25 = \$5,331
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,600/AC X 1.25 = \$4,500
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC X 1.25 = \$2,420
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$568/1KSF X 6.84 = \$3,885
<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: December 18, 2019

SITE PLAN NO: 2019-238
 PROJECT: Visalia Fire Station 56
 DESCRIPTION: FIRE STATION W/ 2 APPARATUS BAYS, 3 DORM ROOMS, LIVING, OFFICE AND SUPPORT SPACE.
 APPLICANT: MIKE PORTER
 PROP. OWNER: CITY OF VISALIA
 LOCATION TITLE: SE CORNER OF LOVERS LANE
 APN TITLE: 000-012-814
 GENERAL PLAN: RLD (Residential Low Density)
 ZONING: R-1-5 (Residential 5,000sqft minimum)

Rule 9510 - This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District - see District web-site for information.

Planning Division Recommendation:

- Revise and Proceed - CUP
- Resubmit

Project Requirements

- Conditional Use Permit required for public and quasi-public uses in the R-1-5 zone.
- Apply for building permits.

PROJECT SPECIFIC INFORMATION: December 18, 2019

1. CUP required
2. Extend sidewalk west to connect to existing sidewalk
3. Provide 7-ft. tall solid walls on all three non-street sides. Terminate walls at proposed building front setback.
4. Comply with all codes and ordinances.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot (long side of lot)	10 Feet	10 Feet
➤ Street side on corner to garage door	22 Feet	22 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)


Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

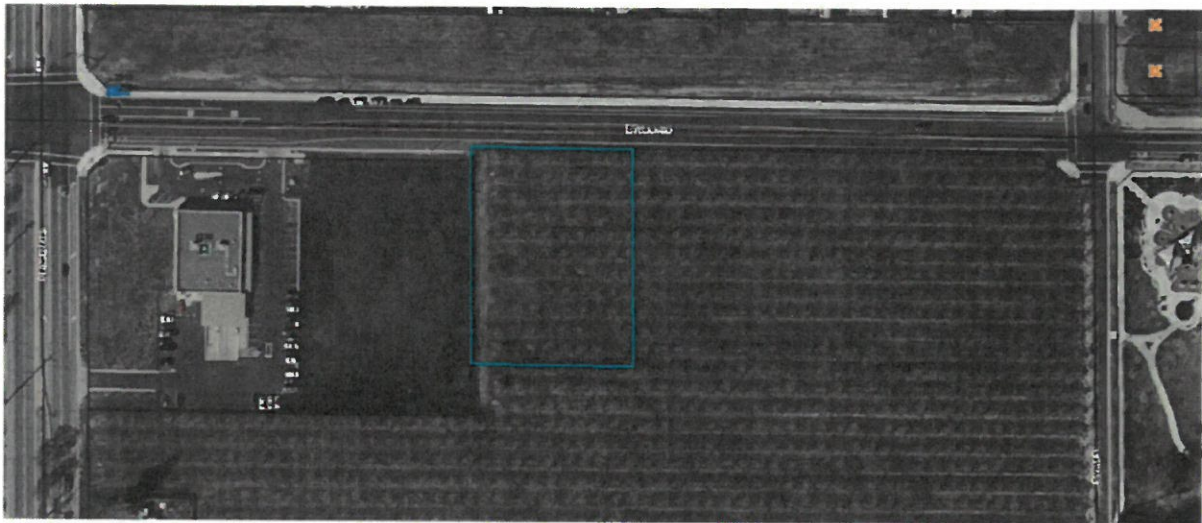
Reverse Corner Lots: No structure in the 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Conditional Uses:

B. 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;

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 



SPR 19238
VISALIA FIRE STATION 56
000012814

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~~. **BETWEEN OCCUPANCIES**
- 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. (VERIFY)
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments:

**PROVIDE VAN ACCESSIBLE PARKING
STALL IN EMPLOYEE PARKING AREA.
LANDSCAPING SHALL MEET THE MVELO
REQUIREMENTS.**

VAL GARCIA 12/18/19
Signature

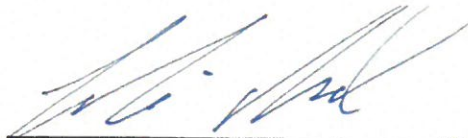


Site Plan Comments

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

Date	December 16, 2019
Item #	12
Site Plan #	238
APN:	000012814

- 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.
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2016 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. 2016 CFC 912.4.1
- **Special comments:**



Corbin Reed
Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 18, 2019

ITEM NO: 12

SITE PLAN NO: SPR19238

PROJECT TITLE: Visalia Fire Station 56

DESCRIPTION: Fire Station with 2 Apparatus Bays, 3 Dorm Rooms, Living, Office and Support Space.

APPLICANT: Mike Porter

OWNER: VISALIA CITY OF

APN: 000012814

LOCATION: SE Corner, East of Lovers Lane

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:

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Leslie Blair

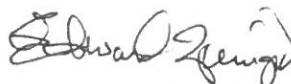
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA, 93291
713 - 4500

19238

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** Be sure to have enclosure gates open 180 degrees and are able to clear all curbing when opening. All gates must be equipped with chain bolts to secure them closing.

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: 12/18/2019

Item # 12

Site Plan # 19-238

Project: Visalia Fire Station 56

Description:

Applicant:

Location: Tulare Ave east of Lovers Lane

APN:

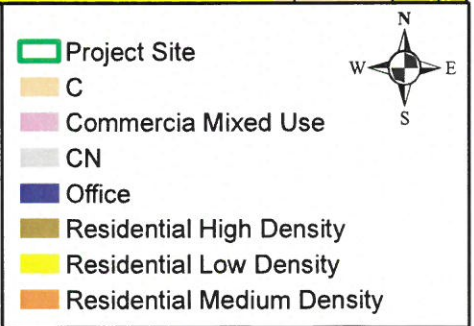
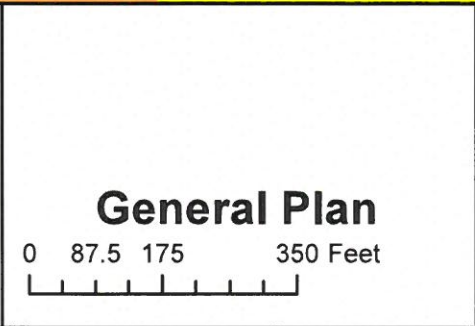
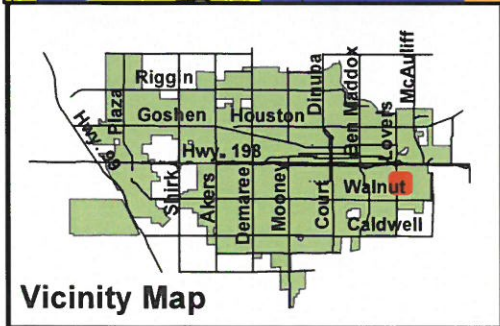
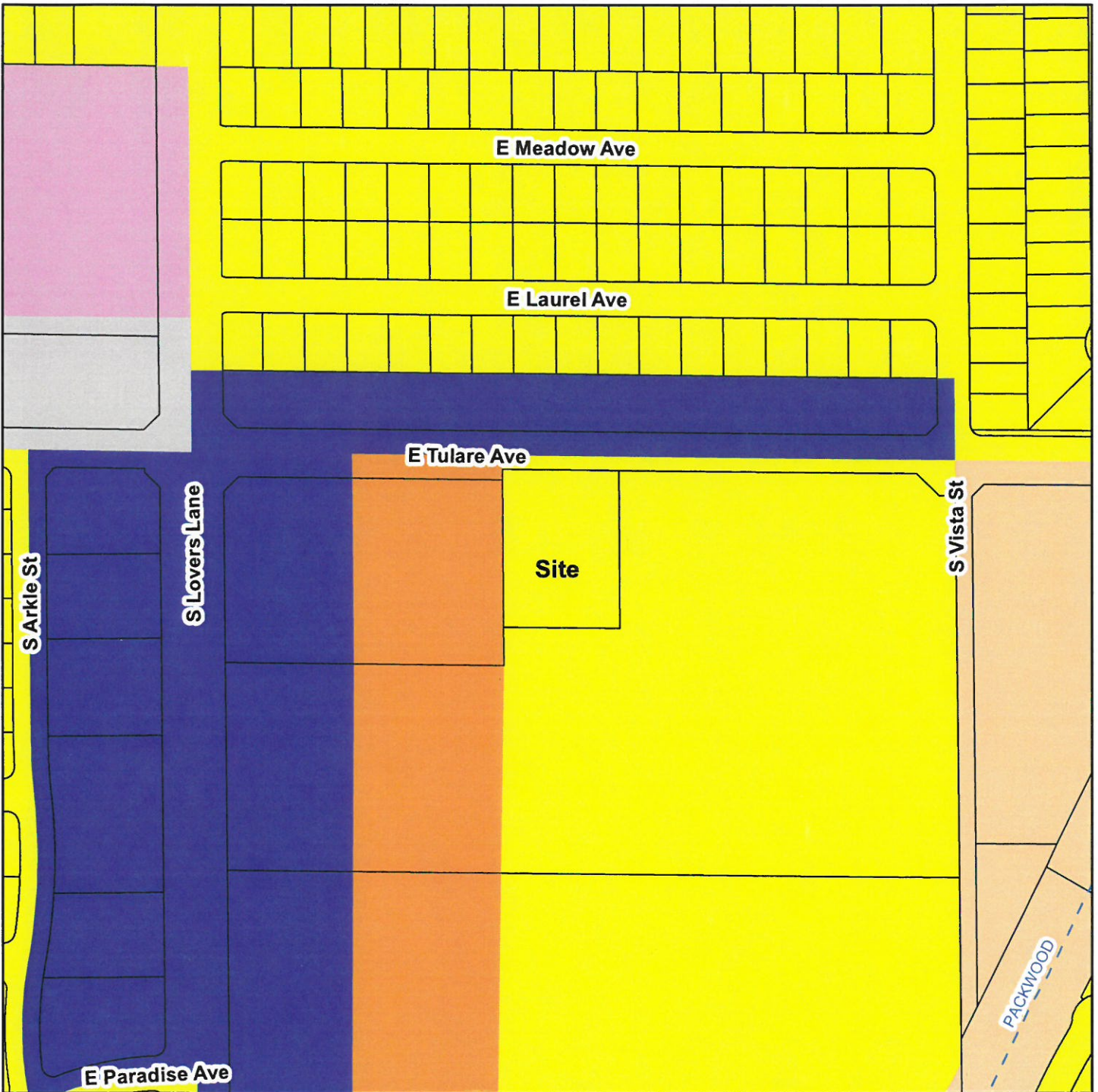
The following comments are applicable when checked:

- No comments at this time
- Fire Hydrants
Comments- Hydrants will be installed wherever the fire department wants them.
- Services
Comments- Services can be installed wherever they're needed.
- Mains
Comments- There's no main that fronts this property. Please call Sedelia Sanchez at Cal Water (559) 624-1621 to start the water process very soon. Main will need to be installed.
- Backflow requirements
Comments- Backflow devices will be required on all domestic, irrigation, and fire services. Please call Lori John at Cal Water (559) 624-1670 for information regarding installation and inspection.

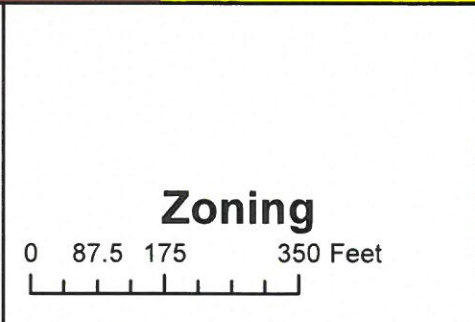
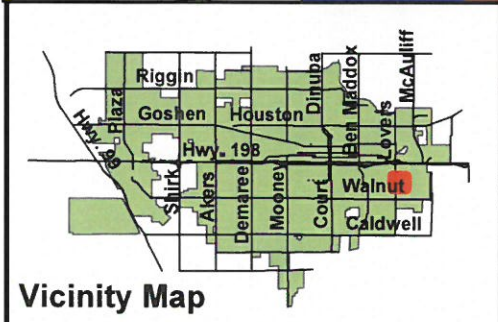
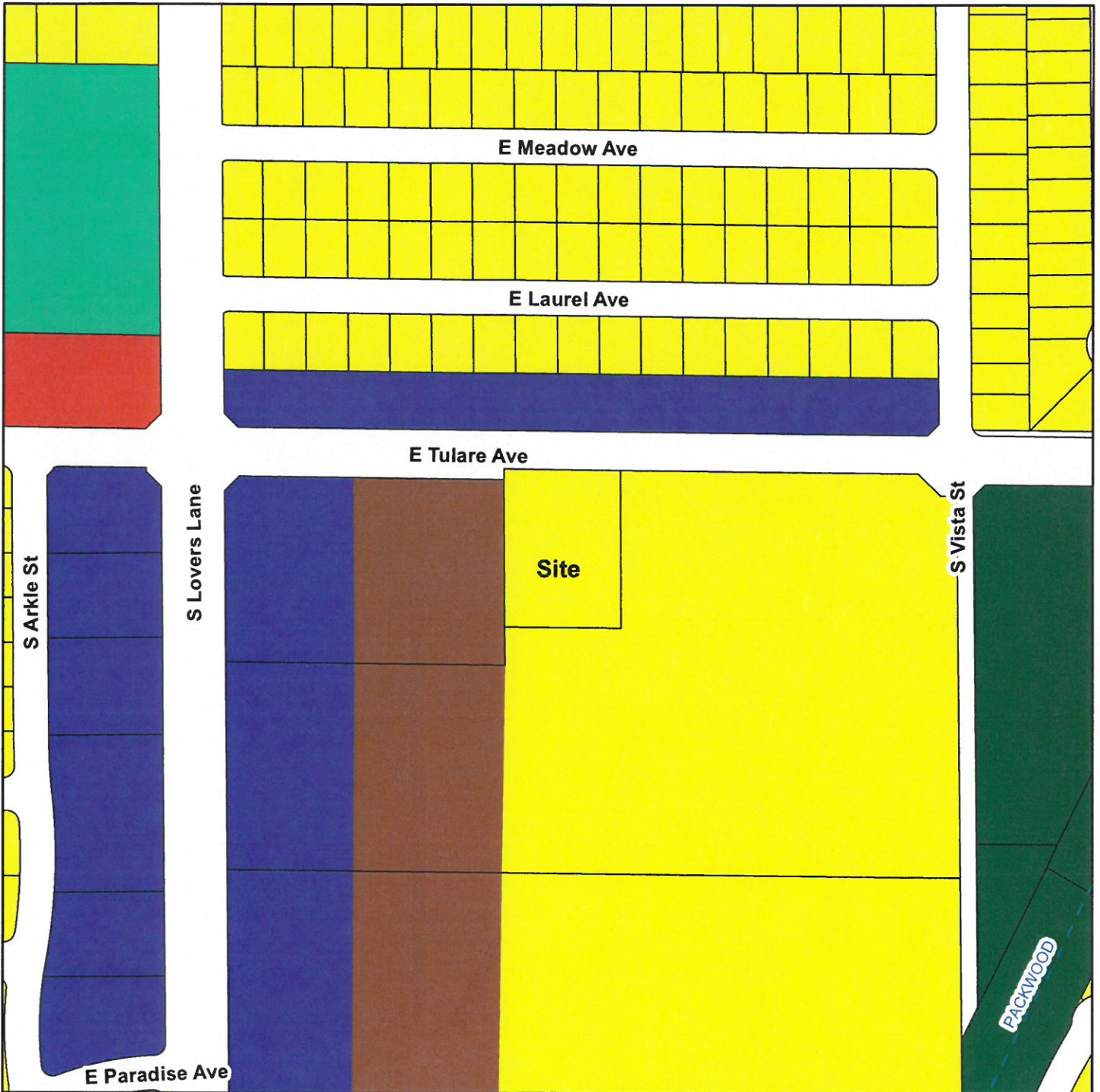
Additional Comments:

Stuart Skoglund
Superintendent

Conditional Use Permit 2020-15
 The project site is located on the south side of
 E. Tulare Ave. between S. Lovers Ln. and S Vista St.
 (APN: 000-012-814)

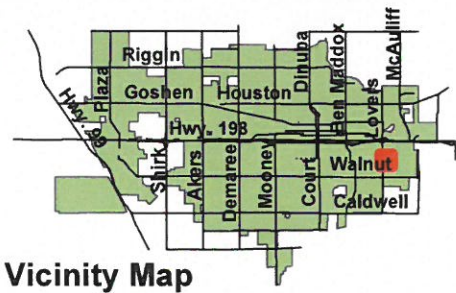


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- Project Site
- C-MU
- C-N - Neighborhood Commercial
- O-PA - Prof. / Admin. Office
- QP - Quasi-Public
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area

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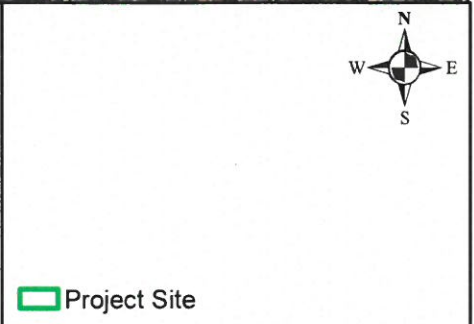
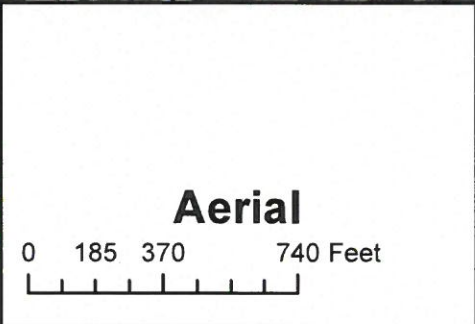
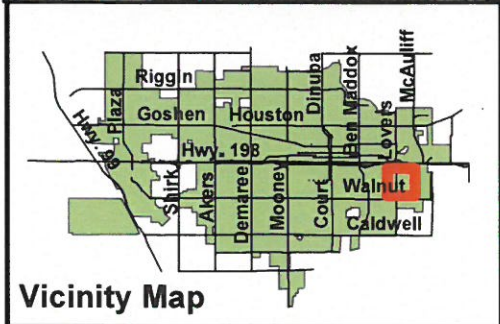
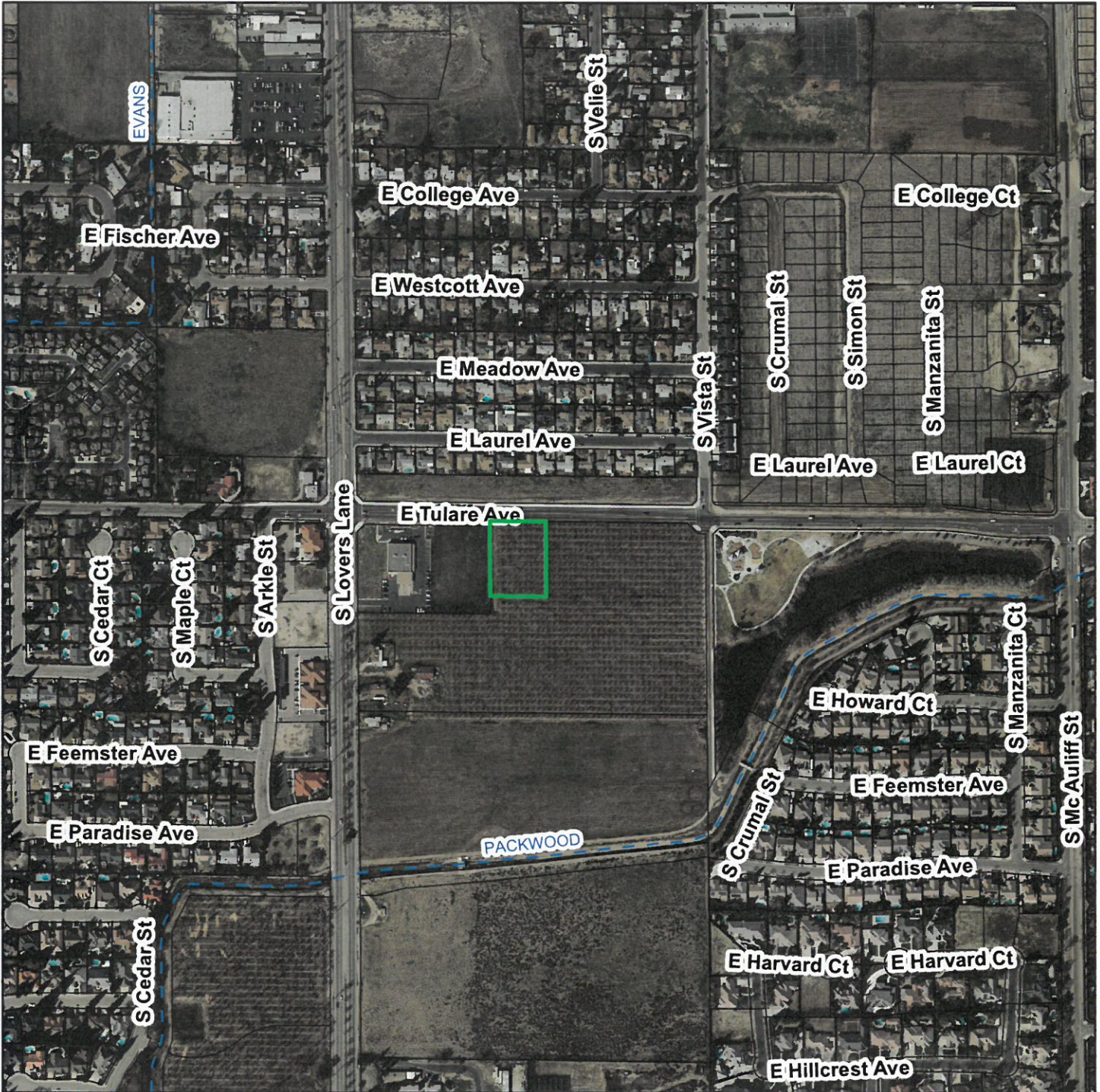


Vicinity Map



 Project Site

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