

PLANNING COMMISSION AGENDA

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

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

MONDAY JULY 27, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE. 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 – Josh Dan, Associate Planner
Variance No. 2020-04: A request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape required in the Commercial Mixed-Use zone to optimize business viability from the roadway. The site is located at 1312 & 1318 S. Mooney Blvd. (APN: 096-321-009 & 096-321-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(i)(3), Categorical Exemption No. 2020-41.
6. PUBLIC HEARING – Josh Dan, Associate Planner
 - Tentative Parcel Map No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to divide 3.02 acres into three parcels, located in the R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District. The proposed parcels measure 6,284 sq. ft., 8,130 sq. ft., and 118,130 sq. ft. respectively. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315,

Categorical Exemption No. 2020-42.

- Conditional Use Permit No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to allow Single-Family Residential homes on the two smaller R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District parcels created by the requested Tentative Parcel Map. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-42.
7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-13: A request by Carrie Blue and Julie Lovero to establish an adult day program facility within an existing building in the D-MU (Downtown Mixed Use) Zone. The site is located at 823 W. Center Avenue. (APN: 093-191-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-24.
 8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-10: A request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located north of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-22.
 9. PUBLIC HEARING – Brandon Smith, Senior Planner
Zoning Text Amendment No. 2020-02: A request by the City of Visalia to amend portions of Visalia Municipal Code Title 17 (Zoning Ordinance) as to: a) implement programs contained in the City of Visalia 2020-2023 Housing Element, and b) correct and update portions of the Zoning Ordinance that pertain to housing and residential uses. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. A previously prepared Program Environmental Impact Report and Negative Declaration adequately analyzed and addresses the project, and would recommend that the City Council adopt Environmental Document No. 2020-40 for this project.
 10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - Next Planning Commission Meeting Monday, August 10, 2020.
 - GPA/COZ for Hillsdale Southland approved by Council on July 20, 2020

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, AUGUST 6, 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, AUGUST 10, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 27, 2020

PROJECT PLANNER: Josh Dan, Associate Planner
Phone: (559) 713-4003;
E-mail: Josh.Dan@Visalia.City

SUBJECT: Variance No. 2020-04: A request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape buffer required in the Commercial Mixed-Use zone to optimize business viability from the roadway. The site is located at 1312 & 1318 S. Mooney Blvd. (APN: 096-321-009 & 096-321-008).

STAFF RECOMMENDATION

Staff recommends approval of Variance No. 2020-04 based upon the findings and conditions in Resolution No. 2020-34. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

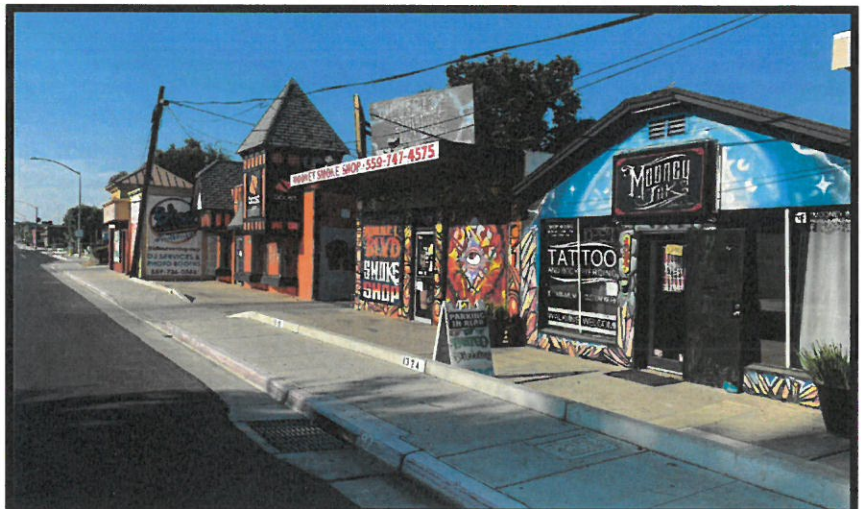
I move to approve Variance No. 2020-04 based on the findings and conditions in Resolution No. 2020-34.

PROJECT DESCRIPTION

Variance No. 2020-04 is a request for the reduction of the 15-foot front yard building and landscape setback for a project site within the C-MU Zone. The applicant is proposing to redevelop two parcels located at 1312 and 1318 South Mooney Boulevard. The existing buildings will be demolished and a new 5,250 square foot building will be constructed for a new Sherwin Williams Paint store. Construction of the proposed commercial building and redevelopment of the site requires the applicant place the proposed building 29-feet back from Mooney Boulevard.

The applicant, at Site Plan Review, proposed to merge the two parcels, demolish the older buildings on site, and construct a new shell building. The prospective user, Sherwin Williams Paint store, is a permitted use in the C-MU zone.

Initially the applicant considered the placement of the proposed building to match the existing buildings on parcels north and south of the project site, which are either on property line or within 10 feet of the property line along Mooney Boulevard. Placement of the new building was addressed at Site Plan Review (SPR). The applicant was informed by staff that the proposed building requires a fifteen (15) foot front yard setback along Mooney



Boulevard. During the SPR process, correspondence from the California Department of Transportation (Caltrans) was provided requesting an irrevocable offer of dedication (IOD) of fourteen (14) feet along Mooney Boulevard (see Exhibits “A” and “C”). Based on the IOD requirement, the site requires a 29 foot front yard setback along Mooney Boulevard. The 29-foot accounts for both the 14 foot IOD and the 15 foot front yard setback requirement per the C-MU zone.

As a result of the required 29 foot front yard setback, the applicant submitted a Variance application seeking approval of a 20 foot front yard setback in the interim. The proposed 20 foot setback accounts for the IOD and still allows the site to retain a six foot front yard/landscape setback along Mooney Boulevard after Caltrans proceeds with their future street widening project. The applicant has prepared responses to the five required variance findings to support their variance request. The applicant’s findings are included as Exhibit “B”. The applicant’s findings cite the width of the project site, lack of landscape setbacks on nearby properties, and placement of additional landscaping outside of setback areas as justifications for approval of the variance request.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: C-MU – Wedding and Events (Bridal Retail) South: C-MU – Sequoia Lodge (Motel) East: R-M-3 (Multi-Family Residential, 1,200 sq. ft./ unit minimum site area) / Apartments West: C-MU – S. Mooney Blvd. / Jewelers & iRepair
Environmental Review	Categorical Exemption No. 2020-41
Special Districts:	None
Site Plan Review	2020-058 & 2020-080

RELATED PROJECTS

Variance No. 2017-01: A request by West End Partners, LLC to allow a reduction to the minimum landscape setbacks for a new retail building with drive-thru in the C-R (Regional Retail Commercial) Zone, located at 2032 S. Mooney Blvd. The Planning Commission approved the proposal on February 27, 2017.

Variance No. 2019-06: A request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) Zone, located at 708, 718, & 728 S. Mooney Avenue. The Planning Commission approved the proposal on July 8, 2019.

PROJECT EVALUATION

Staff supports the requested variance based on the project’s consistency with past approvals of similar variance request.

Building and Landscape Setbacks

The Visalia Municipal Code requires a 15 foot building and landscape setback for C-MU zoned sites along Mooney Boulevard. The applicant is proposing a 20 foot setback along Mooney Boulevard in the interim, rather than 29-feet. The reduction is proposed in order to accommodate Caltrans IOD requirement, and to still allow the proposed building to optimize business visibility from Mooney Boulevard. The new building compiles with all remaining building and landscaping setbacks, and no other development standard deviations are proposed at this time. It is not known when Caltrans will act on the IOD, but until such time, the applicant is required to landscape and maintain the 20 foot landscape area as stated in Condition No. 4.

Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding below. The applicant's responses to the variance findings are also included in Exhibit "B".

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Applicant's Findings:

- As mentioned above, the site is directly flanked by buildings to the north and south and these buildings are located on or close to the existing ROW line. The 15-feet of front setback with the addition of 14-feet of ROW reserve would push the proposed building approximately 29-feet further back than the existing developments. The full 29-feet would severely restrict visibility from vehicles traveling along S. Mooney and limit time to recognize the store, decide to make a turning movement into the site and safely execute the turning movement.
- These special circumstances would result in practical difficulty so that the strict application of the front setback requirement combined with the Caltrans Irrevocable Offer of Dedication of 14 feet of right-of-way denies the site the same visibility privileges as the adjoining properties.
- If granted, the requested setback variance of 6-feet off the 14-feet of ROW reserve will provide total of 20-feet from the current ROW. This will not alter the essential character of the immediate neighborhood. In fact, granting the variance will help strike a balance between retaining the existing essential character of this section of the S. Mooney commercial corridor (buildings close to the ROW) while allowing space for potential future ROW improvements.
- Granting of the variance will help address a significant objective of the Zoning Ordinance to promote the goals and policies of The General Plan. The General Plan promotes infill development and revitalization of the S. Mooney Corridor with new commercial development opportunities.

Staff Analysis:

Staff concurs with the applicant. The site is adjacent to buildings on either side (north and south) and placement of the proposed building to the full 29 feet behind current property line would severely limit the proposed building's visibility to persons traveling along S. Mooney Boulevard. In addition, placing the building further back limits the ability for Solid

Waste vehicles to service the trash enclosure at the rear of the site due to the required back-up space needed to accommodate on-site vehicular movements for solid waste trucks.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

Applicant's Findings:

- Infill development typically presents unique challenges when small lots and buildings are involved. In this case, the proposed site (1312 S. Mooney and 1318 S. Mooney) includes very small and shallow buildings that are not good candidates for restoration and repurposing, so demo and new rebuild is proposed – triggering the Caltrans Irrevocable Offer of Dedication of 14-feet of ROW. The particular mid-block section of S. Mooney is uniquely flanked by buildings on the north and south that appear to have little to no setback from the existing ROW. These existing structures combined with the narrow width of the site would severely limit store visibility from vehicles traveling along S. Mooney Boulevard if the building is pushed 29-feet back off the Boulevard.
- Confluent is not aware of other developments along this section of S. Mooney where 14-feet of ROW reserve was required on a narrow lot between two sites with buildings placed right on the existing ROW.

Staff Analysis:

Staff concurs with the applicant. Caltrans has requested additional right-of-way via an Irrevocable Offer of Dedication (IOD) of other sites along S. Mooney Blvd.; however, none of the other sites have incurred the strict application of landscaping setback, further concealing their building between two existing structures which are on or within ten (10) feet of property line. Furthermore, location of the proposed building would have less of an impact on the multi-family residential to the rear (east) of the project site.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Applicant's Findings:

- Other sites will have superior visibility and related accessibility with the strict application of the front setback regulation– two of the most important criteria for commercial development.
- Again, Confluent is not aware of other developments along this section of S. Mooney where 14-feet of ROW reserve was required on a narrow lot between two sites with buildings placed right on the existing ROW.

Staff Analysis:

Staff concurs with the applicant. The current buildings neighboring the subject property and buildings currently on site all benefit from placement of buildings on or within ten (10) feet of property line. The strict or literal interpretation of the code as mentioned would place a hardship of limited visibility on the new building which is not currently evident to the existing sites. Nonetheless, the Planning Commission recently approved reductions to landscaped setbacks for sites along Mooney Blvd. Specifically the Dunkin' Donuts on the southeast corner of Mooney Blvd. and Walnut Avenue obtained a Variance for the reduction of front, side, and rear landscaped setbacks.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Applicant's Findings:

- The 6-foot front setback combined with the 14-feet of ROW reserve will provide a net of 20-feet of functional front setback if/when Caltrans is able to improve S. Mooney.
- If the improvements do occur, at least 6-feet of front setback would still be provided. Due to the unique situation discussed above, this does not represent a special privilege, but a thoughtful and safe compromise between standards and economic development opportunity.

Staff Analysis:

Staff concurs with the applicant. There are a large number of properties located along the Mooney Blvd. corridor which contain reduced or nonexistent landscape setbacks along their street frontages. The end product of the proposal will still result in landscape setbacks that are greater than other properties in the same area and zone. Additionally, the proposal will landscape and maintain the 14-foot IOD until such time that Caltrans wishes to act on their request.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Applicant's Findings:

- The 6-foot front setback combined with the 14-feet of ROW reserve will provide a net of 20-feet of functional front setback if/when Caltrans is able to improve S. Mooney. If the improvements do occur, at least 6-feet of front setback will be provided – still providing ample buffer between the building and sidewalk.
- The purpose of the variance is to make the paint store more visible and therefore more accessible to customers. This will promote better exposure of the store resulting in safer turning movements for vehicles, cyclists and pedestrians.

Staff Analysis:

Staff concurs with the applicant. The variance will not be detrimental to the public as the variance will still provide adequate setback of the building and should Caltrans act on their IOD, the building would still retain six (6) feet of landscaped setback from the back of the sidewalk. Even with the proposed variance, the proposed setbacks will be greater than what exists on many sites along the Mooney Blvd. corridor at present.

Environmental Review

The project is considered Categorical Exempt under Section 15301(i)(3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-41).

RECOMMENDED FINDINGS

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Staff concurs that the site, currently flanked by existing buildings on either side (north and south), does not lend itself to offer optimal placement of the proposed building to the full 29 feet behind current property line as it would severely limit the proposed building's visibility from S. Mooney Blvd. In addition, placing the building further back limits the ability for Solid Waste vehicles to service the trash enclosure at the rear of the site due to the required back-up space needed to accommodate on-site vehicular movements for solid waste trucks.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

By requesting an Irrevocable Offer of Dedication (IOD) on this parcel, Caltrans has required the applicant to place the new building further back than neighboring buildings or other buildings along S. Mooney Blvd. which will prohibit the new building from being readily visible from the road way.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Currently, buildings neighboring the subject property and buildings currently on site all benefit from placement on or within ten (10) feet of the front property line placing a hardship of limited visibility on the new building which is not currently evident to the existing sites.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

There are a large number of properties located along the Mooney Blvd. corridor which contain reduced or nonexistent landscape setbacks along their street frontages. The end product of the proposal will still result in landscape setbacks that are greater than other properties in the same area and zone.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The variance will not be detrimental to the public as the variance will still provide adequate setback of the building and should Caltrans act on their IOD, the building would still retain six (6) feet of landscaped setback from the back of the sidewalk. Even with the proposed variance, the proposed setbacks will be greater than what exists on many sites along the Mooney Blvd. corridor at present.

6. That the project is considered Categorical Exempt under Section 15301(i)(3) of the Guidelines for Implementation of California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-41).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2020-04 shall be developed consistent with the site plan included as Exhibit "A".
2. That the use be operated in substantial compliance with the comments from the approved Site Plan Review Nos. 2020-058 and 2020-080.
3. That the 20 foot setback area be landscaped and maintained at all times until such time Caltrans acts on developing the 14 foot IOD area.
4. That the monument sign shall be permitted within five feet of the front property line (i.e., Mooney Boulevard) as depicted per Exhibit "A". However, when Caltrans proceeds with developing and improving the 14 foot IOD area, the monument sign shall be relocated at the cost of the property owner, and shall be subject to all sign standards as required per Section 17.48 (Signs) of the Visalia Municipal Code.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2020-34
- Exhibit "A" – Site Plan
- Exhibit "B" – Variance Findings
- Exhibit "C" – Caltrans SPR Comments (IOD)
- Categorical Exemption No. 2020-41
- Site Plan Review Item Nos. 2020-058 and 2020-080 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

ZONING ORDINANCE, TITLE 17 OF VISALIA MUNICIPAL CODE

EXCERPT FROM CHAPTER 17.19: MIXED USE ZONES

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.

CHAPTER 17.42: VARIANCES

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

17.42.020 [Reserved]

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards

pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

17.42.040 [Reserved]

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
 3. Address and legal description of the property;
 4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
 5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
 6. Additional information as required by the historic preservation advisory board;
 7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application.

17.42.100 [Reserved]

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, 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 on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2020-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2020-04, A REQUEST BY CONFLUENT DEVELOPMENT, ON BEHALF OF SHERWIN WILLIAMS, TO ALLOW A VARIANCE FROM THE STANDARD 15-FOOT LANDSCAPE BUFFER REQUIREMENT IN THE COMMERCIAL MIXED-USE ZONE TO OPTIMIZE BUSINESS VIABILITY FROM THE ROADWAY. THE SITE IS LOCATED AT 1312 AND 1318 SOUTH MOONEY BOULEVARD (APN: 096-321-009 AND 096-321-008)

WHEREAS, Variance No. 2020-04, is a request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape buffer required in the Commercial Mixed-Use zone to optimize business viability from the roadway. The site is located at 1312 & 1318 S. Mooney Blvd. (APN: 096-321-009 & 096-321-008); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 27, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2020-04, as conditioned by staff, to be in accordance with Chapter 17.42.080 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(i)(3).

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 strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Staff concurs that the site, currently flanked by existing buildings on either side (north and south), does not lend itself to offer optimal placement of the proposed building to the full 29 feet behind current property line as it would severely limit the proposed building's visibility from S. Mooney Blvd. In addition, placing the building further back limits the ability for Solid Waste vehicles to service the trash enclosure at the rear of the site due to the required back-up space needed to accommodate on-site vehicular movements for solid waste trucks.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

By requesting an Irrevocable Offer of Dedication (IOD) on this parcel, Caltrans has required the applicant to place the new building further back than neighboring buildings or other buildings along S. Mooney Blvd. which will prohibit the new building from being readily visible from the road way.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Currently, buildings neighboring the subject property and buildings currently on site all benefit from placement on or within ten (10) feet of the front property line placing a hardship of limited visibility on the new building which is not currently evident to the existing sites.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

There are a large number of properties located along the Mooney Blvd. corridor which contain reduced or nonexistent landscape setbacks along their street frontages. The end product of the proposal will still result in landscape setbacks that are greater than other properties in the same area and zone.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

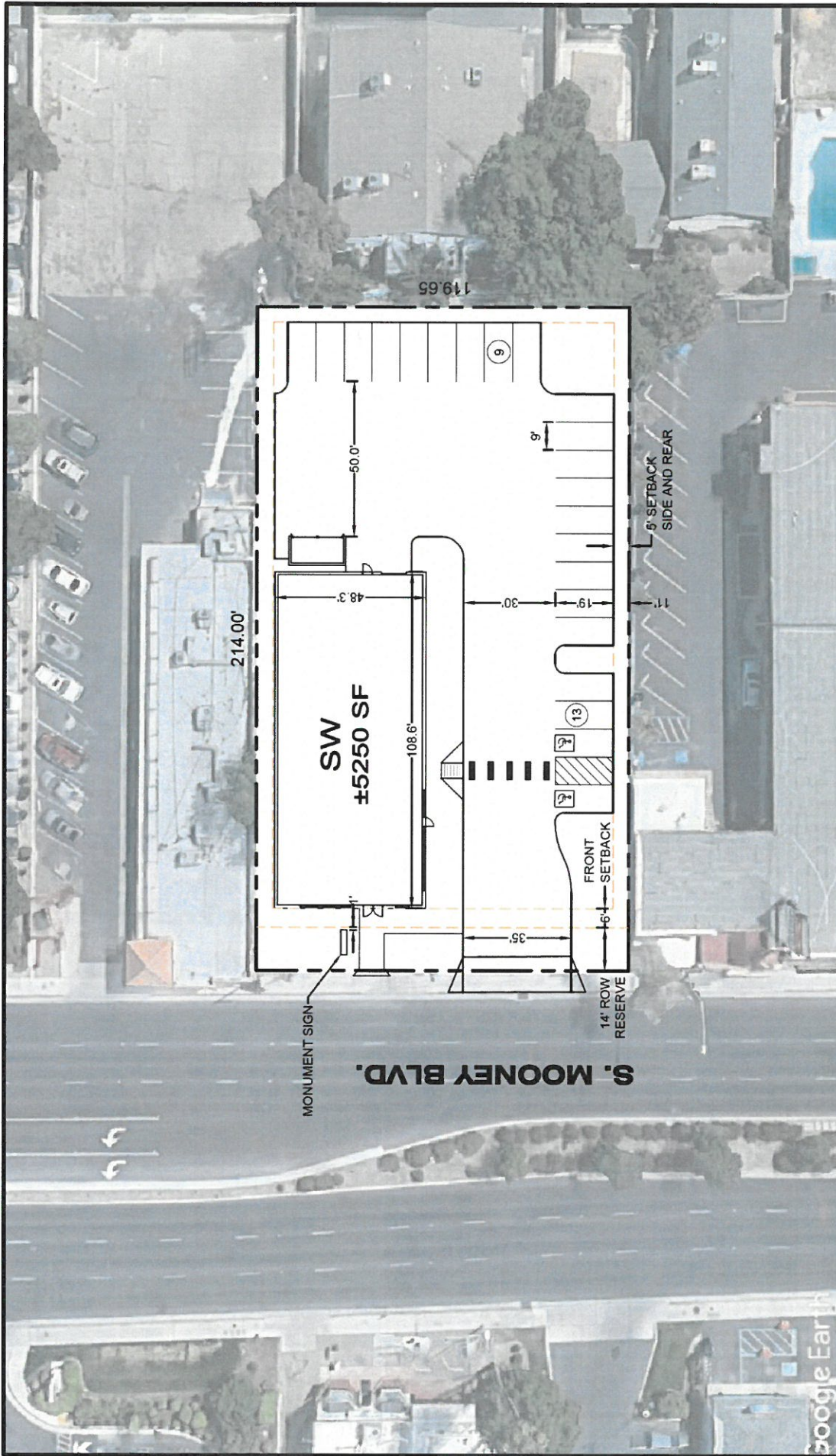
The variance will not be detrimental to the public as the variance will still provide adequate setback of the building and should Caltrans act on their IOD, the building would still retain six (6) feet of landscaped setback from the back of the sidewalk. Even with the proposed variance, the proposed setbacks will be greater than what exists on many sites along the Mooney Blvd. corridor at present.

6. That the project is considered Categorically Exempt under Section 15301(i)(3) of the Guidelines for Implementation of California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-41).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Variance on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.42.080 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2020-04 shall be developed consistent with the site plan included as Exhibit "A".
2. That the use be operated in substantial compliance with the comments from the approved Site Plan Review Nos. 2020-058 and 2020-080.
3. That the 20 foot setback area be landscaped and maintained at all times until such time Caltrans acts on developing the 14 foot IOD area.
4. That the monument sign shall be permitted within five feet of the front property line (i.e., Mooney Boulevard) as depicted per Exhibit "A". However, when Caltrans proceeds with developing and improving the 14 foot IOD area, the monument sign shall be relocated at the cost of the property owner, and shall be subject to all sign standards as required per Section 17.48 (Signs) of the Visalia Municipal Code.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

EXHIBIT "A"



CONCEPT PLAN A8
 1312 & 1318 S. MOONEY BLVD.
 VISALIA, CALIFORNIA
 SCALE: 1" = 30'
 DATE: 05/26/2020



* SITE/BASE INFORMATION IS CONCEPTUAL
 AND HAS NOT BEEN VERIFIED OR FINALIZED

Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com



May 29, 2020

Cristobal Carrillo
Associate Planner
City of Visalia
Community Development Dept., Planning Division
315 E. Acequia Ave.
Visalia, CA 93291

**Confluent Development – Proposed Development: 1312 and 1318 S. Mooney Boulevard
Zoning Variance Justification Narrative**

Dear Cristobal:

On behalf of Confluent Development, LLC, we are pleased to submit the enclosed City of Visalia Variance Application and the following justification narrative for a proposed redevelopment of 1312 and 1318 S. Mooney Boulevard.

Background

My company, Confluent Development, is under contract to purchase each property (1312 and 1318 S. Mooney Boulevard) in order to redevelopment the site for a 5,250 SF Sherwin Williams paint store. Confluent Development (Confluent) and Sherwin Williams (Sherwin) are very interested in investing in the community and are excited about the opportunity. Please note that while Sherwin likes the site location along S. Mooney, it is concerned about store visibility because the site is flanked by buildings on the north and south that appear to have little to no setback from the existing ROW. These existing structures may severely limit store exposure from vehicles traveling along S. Mooney Boulevard if the building is pushed too far back off the Boulevard. Hence, the original Concept Plan (please see Exhibit 1 - Concept Plan A5) placed the paint store building as close to the S. Mooney ROW as possible while still meeting the required 15-foot setback. This Concept Plan was presented to City staff at an April 8, 2020 Site Plan Review meeting. Staff subsequently provided a Site Plan Review Permit on April 13, 2020 (please see Exhibit 2 - SPR 20-058 Comments R&P 04.08.20) with authorization to proceed to building permit.

On May 6, 2020, Caltrans provided their Site Plan Review comments for Concept Plan A5 [please see Exhibit 3 - TUL-63-7.43 (SPR 20058 New Paint Store)]. In their comments, Caltrans stated that this segment of SR 63 (S. Mooney Boulevard) is ultimately planned to be a 6-lane facility and is requiring the following: "an Irrevocable Offer of Dedication to Caltrans for 14 feet of right-of-way is needed to accommodate the ultimate configuration for SR 63." Please note that since S. Mooney is already a 6-lane arterial, the ultimate improvements would likely include a 6-foot wide bike lane and sidewalk improvements, not additional vehicle lanes. Please refer to Exhibit 4 - 6 Lane Arterial - City of Visalia profile. The addition of this 14-foot of ROW reserve together with the 15-foot front building setback would push the building 29-feet from the

current ROW. This would severely restrict store visibility creating an unworkable condition for Sherwin Williams.

In response to the Caltrans comments and Sherwin Williams visibility criteria, Confluent submitted a revised Conceptual Site Plan (please see Exhibit 5 – Concept Plan A7) to the City and attended an additional Site Plan Review meeting on May 20, 2020. Concept Plan A7 proposed a 5-foot front building setback off the 14-feet of ROW reserve for a net of 19-feet from the current ROW. At the Site Plan Review meeting, staff stated that they would support a 6-foot front building setback off the 14-feet of ROW reserve for a net of 20-feet from the current ROW. The proposed 6-foot front setback would require a Variance Application requesting approval from the Planning Commission. Confluent and Sherwin Williams have agreed to pursue the variance request and have placed the project on hold until the setback issue is resolved.

Variance Justification

Confluent respectfully requests the City of Visalia Planning Commission to grant a variance for the 6-foot front building setback [please see Exhibit 6- Concept Plan A8 (Proposed Variance)] based on the following justification:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.
 - As mentioned above, the site is directly flanked by buildings to the north and south and these buildings are located on or close to the existing ROW line. The 15-feet of front setback with the addition of 14-feet of ROW reserve would push the proposed building approximately 29-feet further back than the existing developments. The full 29-feet would severely restrict visibility from vehicles traveling along S. Mooney and limit time to recognize the store, decide to make a turning movement into the site and safely execute the turning movement.
 - These special circumstances would result in practical difficulty so that the strict application of the front setback requirement combined with the Caltrans Irrevocable Offer of Dedication of 14 feet of right-of-way denies the site the same visibility privileges as the adjoining properties .
 - If granted, the requested setback variance of 6-feet off the 14-feet of ROW reserve will provide total of 20-feet from the current ROW. This will not alter the essential character of the immediate neighborhood. In fact, granting the variance will help strike a balance between retaining the existing essential character of this section of the S. Mooney commercial corridor (buildings close to the ROW) while allowing space for potential future ROW improvements.
 - Granting of the variance will help address a significant objective of the Zoning Ordinance to promote the goals and policies of The General Plan. The General Plan promotes infill development and revitalization of the S. Mooney Corridor with new commercial development opportunities.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone;
 - Infill development typically presents unique challenges when small lots and buildings are involved. In this case, the proposed site (1312 S. Mooney and 1318 S. Mooney) includes very small and shallow buildings that are not good candidates for restoration and repurposing, so demo and new rebuild is proposed – triggering the Caltrans Irrevocable Offer of Dedication of 14-feet of ROW. The particular mid-block section of S. Mooney is uniquely flanked by buildings on the north and south that appear to have little to no setback from the existing ROW. These existing structures combined with the narrow width of the site would severely limit store visibility from vehicles traveling along S. Mooney Boulevard if the building is pushed 29-feet back off the Boulevard.
 - Confluent is not aware of other developments along this section of S. Mooney where 14-feet of ROW reserve was required on a narrow lot between two sites with buildings placed right on the existing ROW.
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
 - Other sites will have superior visibility and related accessibility with the strict application of the front setback regulation— two of the most important criteria for commercial development.
 - Again, Confluent is not aware of other developments along this section of S. Mooney where 14-feet of ROW reserve was required on a narrow lot between two sites with buildings placed right on the existing ROW.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
 - The 6-foot front setback combined with the 14-feet of ROW reserve will provide a net of 20-feet of functional front setback if/when Caltrans is able to improve S. Mooney.
 - If the improvements do occur, at least 6-feet of front setback would still be provided. Due to the unique situation discussed above, this does not represent a special privilege, but a thoughtful and safe compromise between standards and economic development opportunity.
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
 - The 6-foot front setback combined with the 14-feet of ROW reserve will provide a net of 20-feet of functional front setback if/when Caltrans is able to improve S. Mooney. If

EXHIBIT "B"

the improvements do occur, at least 6-feet of front setback will be provided – still providing ample buffer between the building and sidewalk.

- The purpose of the variance is to make the paint store more visible and therefore more accessible to customers. This will promote better exposure of the store resulting in safer turning movements for vehicles, cyclists and pedestrians.

Please confirm that this application, narrative and attachments fulfill the requirements for the Variance Application. We continue to be excited about this opportunity and look forward to working with staff and the Planning Commission through the variance request.

If you have questions, comments or need further information, please contact me at 303-919-4282 or gmeeter@confluentdev.com.

Respectfully,



Greg Meeter, AICP
Senior Director of Real Estate Entitlements

DEPARTMENT OF TRANSPORTATION

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life

May 21, 2020

06-TUL-63-7.43
SPR 20080
PAINT STORE
AGENDA: 05/20/2020
REF: SPR 20058

SENT VIA EMAIL

Ms. Susan Currier, Sr. Administrative Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 20080 (previously SPR 20058) proposing to demolish 2 buildings and replace with a new 5,250 square foot (sq. ft.) building. The project site is located 1312 and 1318 S. Mooney Blvd., approximately 350 feet south of Tulare Avenue on the east side of State Route (SR) 63.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. SR 63 in the vicinity of the project is a divided six-lane conventional highway with a posted speed limit of 40 mph.
2. The site plan has been updated to comply with Caltrans comments under SPR 20058:
 - The site plan shows a 35-foot-wide driveway.
 - The storm drain inlet is re-located outside of the functional area of the proposed new driveway.
 - An Irrevocable Offer of Dedication to Caltrans for 14 feet of right-of-way is shown on the site plan to accommodate the ultimate configuration of SR 63.

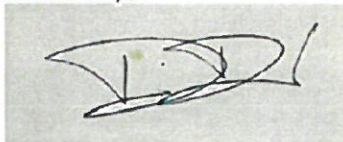
EXHIBIT "C"

Ms. Susan Currier – SPR 20080
May 21, 2020
Page 2

3. A minimum of a 6-foot sidewalk (10-foot preferred), measured from the back of the curb is required. A 10-foot sidewalk is desirable since the Project is located along a major arterial in central business district.
4. It is recommended that the existing raised curb at the back of the sidewalk be eliminated. Vertical drop-offs and any conflicts with pedestrians entering or leaving the store should be avoided.
5. An encroachment permit must be obtained for all proposed activities (construction of a driveway) for placement of encroachments within, under or over the State highway rights-of-way. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
6. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. **Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule this meeting. Please review the permit application checklist at: <https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmId=TR0402&distpath=MAOTO&brapath=PERM>**

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

copy via email: Kacey Held, P.E. - Barghausen Consulting Engineers, Inc.

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

Variance No. 2020-04

PROJECT TITLE

The project site is located along S. Mooney Blvd. south of W. Tulare Ave (APN: 096-321-009 & 096-321-008).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Variance No. 2019-04 is a request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape buffer required in the Commercial Mixed-Use zone to optimize business visibility from the roadway.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4003, Email: josh.dan@visalia.city

NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT

Confluent Development, LLC, 2240 Blake Street, Suite 200, Denver, CO 80205, 303-919-4282

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Confluent Development, LLC, 2240 Blake Street, Suite 200, Denver, CO 80205, 303-919-4282

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15301(i)(3)**
- Statutory Exemptions- State code number:

This project involves the construction of a new commercial building meeting the conditions described in Section 15301(i)(3).

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

DATE

ENVIRONMENTAL COORDINATOR
Brandon Smith, AICP



June 10, 2020

gmeeter@confluentdev.com

Site Plan Review No. 20-080:

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 **May 20, 2020**. 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, light blue circular stamp or watermark.

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

Attachment(s):

- Site Plan Review Comments



#1

MEETING DATE: **May 20, 2020**

SITE PLAN NO. **20-080**

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

Variance

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1	DATE: MAY 20, 2020
SITE PLAN NO.:	20-080
PROJECT TITLE:	SHERWIN WILLIAMS PAINT STORE
DESCRIPTION:	DEMO THE EXISTING STRUCTURES AT 1312 & 1318 S MOONEY BLVD & REPLACE WITH A 5,250 SF SHERWIN WILLIAMS PAINT STORE. THIS WOULD INCLUDE CONSOLIDATION TO CREATE ONE LOT
APPLICANT:	GREG MEETER
PROP OWNER:	CHEN FENG YU LIVING TRUST
LOCATION:	1312, 1318 S MOONEY BLVD
APN:	096-321-008, 009

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter **ONSITE PER DESIGN**
 - Drive approach size: Use radius return; **REFER TO CALTRANS STANDARDS**
 - Sidewalk: _____ width; _____ parkway width at **REFER TO CALTRANS REQUIREMENTS**
 - 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; **IOD REQUIRED PER CALTRANS**
 - City Encroachment Permit Required. FOR ANY WORK WITHIN 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; **MOONEY BLVD.**
 - 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. **REFER TO CALTRANS REQUIREMENTS FOR STORM WATER DRAINAGE TO MOONEY**
 - 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. **EXISTING OVERHEAD UTILITIES ON MOONEY BLVD**
- 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 new retail building will incur development impact fees. Credit will be applied for the demo of existing retail buildings. Refer to page 3 for applicable fees and estimate.**
- 2. Parking lot design and layout shall comply with City parking lot standards.**
- 3. Frontage improvements and requirements will be under Caltrans jurisdiction. Refer to Caltrans comments. IOD grant deed to be processed through Caltrans concurrent with project.**
- 4. There are overhead utilities extending across project frontage. New development will need to underground these utilities as part of site improvement. Coordinate with City & Caltrans.**
- 5. Refer to Solid Waste Dept. comments for an acceptable enclosure location. Revise accordingly.**
- 6. Per City records, a sanitary sewer main runs along the east parcel boundaries. Project shall connect to City sewer.**
- 7. All storm water run-off will need to be approved with Caltrans. Typical drainage design should be directed towards Mooney Blvd.**
- 8. A building permit is required. Standard plan check and inspection fees will apply.**
- 9. Further entitlements required by Planning Dept.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-080**
Date: **5/20/2020**

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: **RETAIL**)

Existing uses may qualify for credits on Development Impact Fees. **RETAIL 5,133 SF + INFILL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$11,158.50/1KSF X 0.18 = \$2,009
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$26/1KSF X 0.18 = \$5
	TREATMENT PLANT FEE:
	\$56/1KSF X 0.18 = \$10
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$568/1KSF X 0.18 = \$102
<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

Cristobal Carrillo, Planning Division, 559-713-4443

Date: May 20, 2020

SITE PLAN NO: 2020-080
PROJECT TITLE: Sherwin Williams Paint Store
DESCRIPTION: Demo the existing structures at 1312 & 1318 S. Mooney Blvd., replace with a 5,250 SF paint store. This would include a lot consolidation to create one lot.
APPLICANT: Greg Meeter
PROP. OWNER: Claude Mary J., Chen Feng Yu (TR)
LOCATION TITLE: 1312, 1318 S. Mooney Blvd.
APN TITLE: 096-321-008, 009
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU (Commercial Mixed Use)

Rule 9510 - This project is 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
 Resubmit

Project Requirements

- Variance
- Lot Line Adjustment
- Building Permit
- Additional information as needed

PROJECT SPECIFIC INFORMATION: May 20, 2020

1. Paint stores are permitted by right in the CMU zone.
2. Caltrans will require a 14 ft. of right of way dedication along Mooney Blvd. Per the site plan, a 19 ft. front yard is proposed, which will leave a 5 ft. front yard setback upon taking of the right-of-way. Staff will require a front yard setback of 20 feet, which will leave a minimum 6 ft. front yard upon the right-of-way taking. A Variance will be required to in order to permit the reduced front yard setback.
3. A Lot Line Adjustment is required to merge the two existing parcels. This shall be completed prior to Building Permit issuance.
4. Parking: one (1) parking space for each three hundred (300) square feet of building area.
5. Monument sign shall be setback five (5) feet from front property line and meet all other requirements of VMC 17.48.110 C. Signage shall require a separate Building Permit submittal. Setbacks shall be confirmed on the site plan. At the time of Caltrans right-of-way taking, the applicant shall be responsible to relocate the monument sign if located within the right-of-way taking area.
6. The height of the building shall not exceed 50 feet.
7. If not currently in place, a seven foot tall block wall shall be installed along the eastern property boundary adjacent to residential areas.
8. A landscape and irrigation plan shall be submitted with the Building Permit package. Landscaping shall comprise a minimum 10% of the parking lot.
9. If the parking area is illuminated, lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
10. The Building Permit submittal shall note the location of the proposed off-street loading area for the facility.
11. Refer to Solid Waste comments for relocation of the trash enclosure.
12. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: April 8, 2020 (Under SPR No. 2020-058)

1. Paint stores are permitted by right in the CMU zone.
2. A Lot Line Adjustment is required to merge the two existing parcels.
3. Parking: one (1) parking space for each three hundred (300) square feet of building area.
4. Monument sign shall be setback five (5) feet from front property line and meet all other requirements of VMC 17.48.110 C.
5. Meet all other codes and ordinances.

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

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide off-street loading facility.

12. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
13. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
6. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

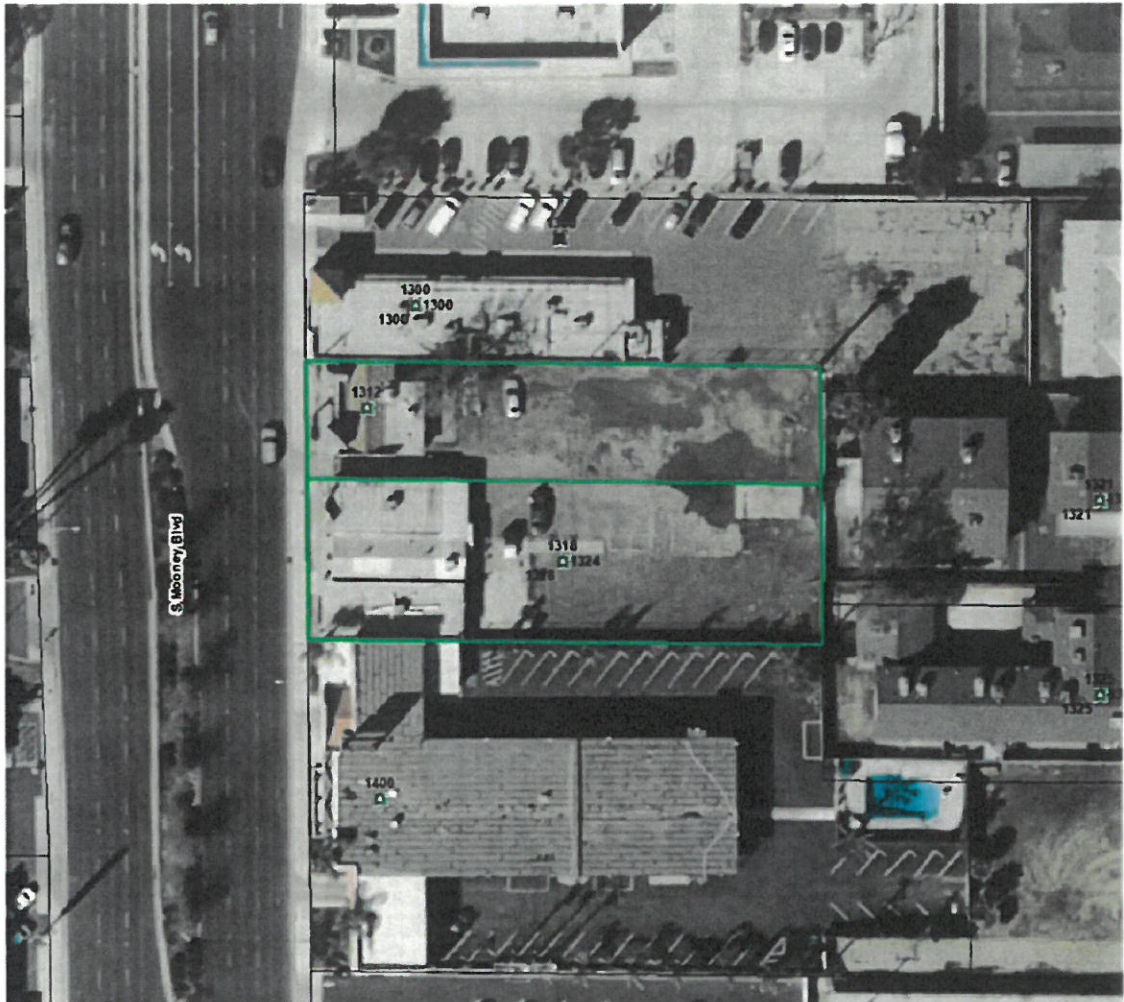
Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

SPR 20080
SHERWIN WILLIAMS PAINT
STORE
13129 & 13189 MOONEY
BLVD.

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. PROVIDES 1 HR RATED CONSTRUCTION LESS THAN 10 FEET TO PROPERTY LINE.
- 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.
- 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 ACCESSIBLE ROUTE TO TRASH ENCLOSURE. PROVIDE FUTURE EV PARKING AND CLEAN-AIR PARKING SPACES. ALL NEW LANDSCAPING SHALL MEET THE MWEL0 REQUIREMENTS. PROVIDE AN ACCESSIBLE ROUTE TO ALL EXIT DOORS. FIRE SPANKLERS REQUIRED FOR HIGH FILE STORAGE.
VALGARCIA 5/20/20



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	May 19, 2020
Item #	1
Site Plan #	20080
APN:	096321008, 096321009

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 5-19-20
 Item: 1
 Site Plan: SPR20-050
 Name: AGENT MCEWEN

SITE PLAN REVIEW COMMENTS

No Comment at this time SAME AS LAST

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact Fee:

Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date – August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc.:

Lighting Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 20, 2020

SPR20-080
Sherwin Williams Paint Store
Demo existing structures at 1312 & 1318 S Mooney Blvd, replace with 5250SF Paint Store
Greg Meeter
Chen Feng Yu, Caudle Mary J
APN ; 096321009, 096321008
Location: 1312 S Mooney, 1318 S Mooney

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

Leslie Blair

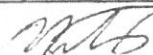
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500
COMMERCIAL BIN SERVICE

20080

- 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
- The bin enclosures must be R-3 or R4 (City Standard) enclosure and allow for stab load services, with no less than 38' clear space in front of bin, included the front concrete pad. Enclosure gates must open 180 degrees, clear all curbing, and include cain bolts.

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

Nathan Garza, Solid Waste, 559-713-4532



DEPARTMENT OF TRANSPORTATION**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life

May 21, 2020

06-TUL-63-7.43
SPR 20080
PAINT STORE
AGENDA: 05/20/2020
REF: SPR 20058

SENT VIA EMAIL

Ms. Susan Currier, Sr. Administrative Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 20080 (previously SPR 20058) proposing to demolish 2 buildings and replace with a new 5,250 square foot (sq. ft.) building. The project site is located 1312 and 1318 S. Mooney Blvd., approximately 350 feet south of Tulare Avenue on the east side of State Route (SR) 63.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

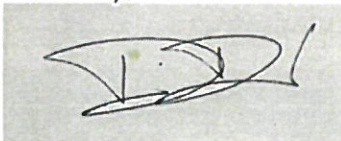
Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. SR 63 in the vicinity of the project is a divided six-lane conventional highway with a posted speed limit of 40 mph.
2. The site plan has been updated to comply with Caltrans comments under SPR 20058:
 - The site plan shows a 35-foot-wide driveway,
 - The storm drain inlet is re-located outside of the functional area of the proposed new driveway,
 - An Irrevocable Offer of Dedication to Caltrans for 14 feet of right-of-way is shown on the site plan to accommodate the ultimate configuration of SR 63.

3. A minimum of a 6-foot sidewalk (10- foot preferred), measured from the back of the curb is required. A 10-foot sidewalk is desirable since the Project is located along a major arterial in central business district.
4. It is recommended that the existing raised curb at the back of the sidewalk be eliminated. Vertical drop-offs and any conflicts with pedestrians entering or leaving the store should be avoided.
5. An encroachment permit must be obtained for all proposed activities (construction of a driveway) for placement of encroachments within, under or over the State highway rights-of-way. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
6. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. **Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule this meeting. Please review the permit application checklist at: <https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmId=TR0402&distpath=MAOTO&brapath=PERM>**

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

copy via email: Kacey Held, P.E. - Barghausen Consulting Engineers, Inc.



April 13, 2020

gmeeter@confluentdev.com

Site Plan Review No. 2020-058

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 that your project may proceed with filing building permit applications to the Building Department.

This is your Site Plan Review Permit; your Site Plan Review became effective **April 8, 2020**. 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 light blue circular stamp.

Paul Bernal, City Planner/Acting Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#2

MEETING DATE: April 8, 2020

SITE PLAN NO. 20-058

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

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: <u>2</u>	DATE: <u>APRIL 8, 2020</u>
SITE PLAN NO.:	20-058
PROJECT TITLE:	SHERWIN WILLIAMS PAINT STORE
DESCRIPTION:	DEMO THE EXISTING STRUCTURES AT 1312 & 1318 S MOONEY BLVD & REPLACE WITH A 5133 SF SHERWIN WILLIAMS PAINT STORE. THIS WOULD INCLUDE CONSOLIDATION TO CREATE ONE LOT
APPLICANT:	GREG MEETER
PROP OWNER:	CAUDLE MARY J
LOCATION:	1318 S MOONEY BLVD
APN:	096-321-008

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter **ONSITE PER DESIGN**
 - Drive approach size: Use radius return; **REFER TO CALTRANS STANDARDS**
 - Sidewalk: _____ width; _____ parkway width at **REFER TO CALTRANS REQUIREMENTS**
 - 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 WITHIN 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; **MOONEY BLVD.**
 - 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. **REFER TO CALTRANS REQUIREMENTS FOR STORM WATER DRAINAGE TO MOONEY**
 - 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. **EXISTING OVERHEAD UTILITIES ON MOONEY BLVD**
- 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 new retail building will incur development impact fees. Credit will be applied for the demo of existing retail buildings. Refer to page 3 for applicable fees and estimate.**
- 2. Parking lot design and layout shall comply with City parking lot standards.**
- 3. Frontage improvements and requirements will be under Caltrans jurisdiction. Refer to Caltrans comments.**
- 4. There are overhead utilities extending across project frontage. New development will need to underground these utilities as part of site improvement.**
- 5. Refer to Solid Waste Dept. comments for an acceptable enclosure location. Revise accordingly.**
- 6. Per City records, a sanitary sewer main runs along the east parcel boundaries. Project shall connect to City sewer.**
- 7. All storm water run-off will need to be approved with Caltrans. Typical drainage design should be directed towards Mooney Blvd.**
- 8. A building permit is required. Standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-058
Date: 4/8/2020

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: RETAIL)

Existing uses may qualify for credits on Development Impact Fees. **RETAIL 5,133 SF + INFILL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$11,158.50/1KSF X 0.37 = \$4,129
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$26/1KSF X 0.37 = \$10
	TREATMENT PLANT FEE:
	\$56/1KSF X 0.37 = \$21
<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 checked="" type="checkbox"/> Public Facility Impact Fee	\$568/1KSF X 0.37 = \$210
<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

Josh Dan, Planning Division, 559-713-4003

Date: April 08, 2020

SITE PLAN NO: 2020-058
PROJECT TITLE: Sherwin Williams Paint Store
DESCRIPTION: Demo existing structures, merge lots, and replace with new 5,000+ sqft paint store
APPLICANT: Greg Meeter
PROP. OWNER: Claude Mary J
LOCATION TITLE: 1318 S Mooney Blvd
APN TITLE: 096-321-008
GENERAL PLAN: Commercial Mixed Use
ZONING: C-MU (Commercial Mixed Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Lot Line Adjustment needed to merge the two parcels
- Apply for building permits
- Additional information as needed

PROJECT SPECIFIC INFORMATION: April 8, 2020

1. Paint stores are permitted by right in the CMU zone.
2. A Lot Line Adjustment is required to merge the two existing parcels.
3. Parking: one (1) parking space for each three hundred (300) square feet of building area.
4. Monument sign shall be setback five (5) feet from front property line and meet all other requirements of VMC 17.48.110 C.
5. Meet all other codes and ordinances.

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

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Provide off-street loading facility.
12. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
13. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
4. Outdoor retail sales prohibited.
5. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
6. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the**

project, a signed **Certificate of Compliance** for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

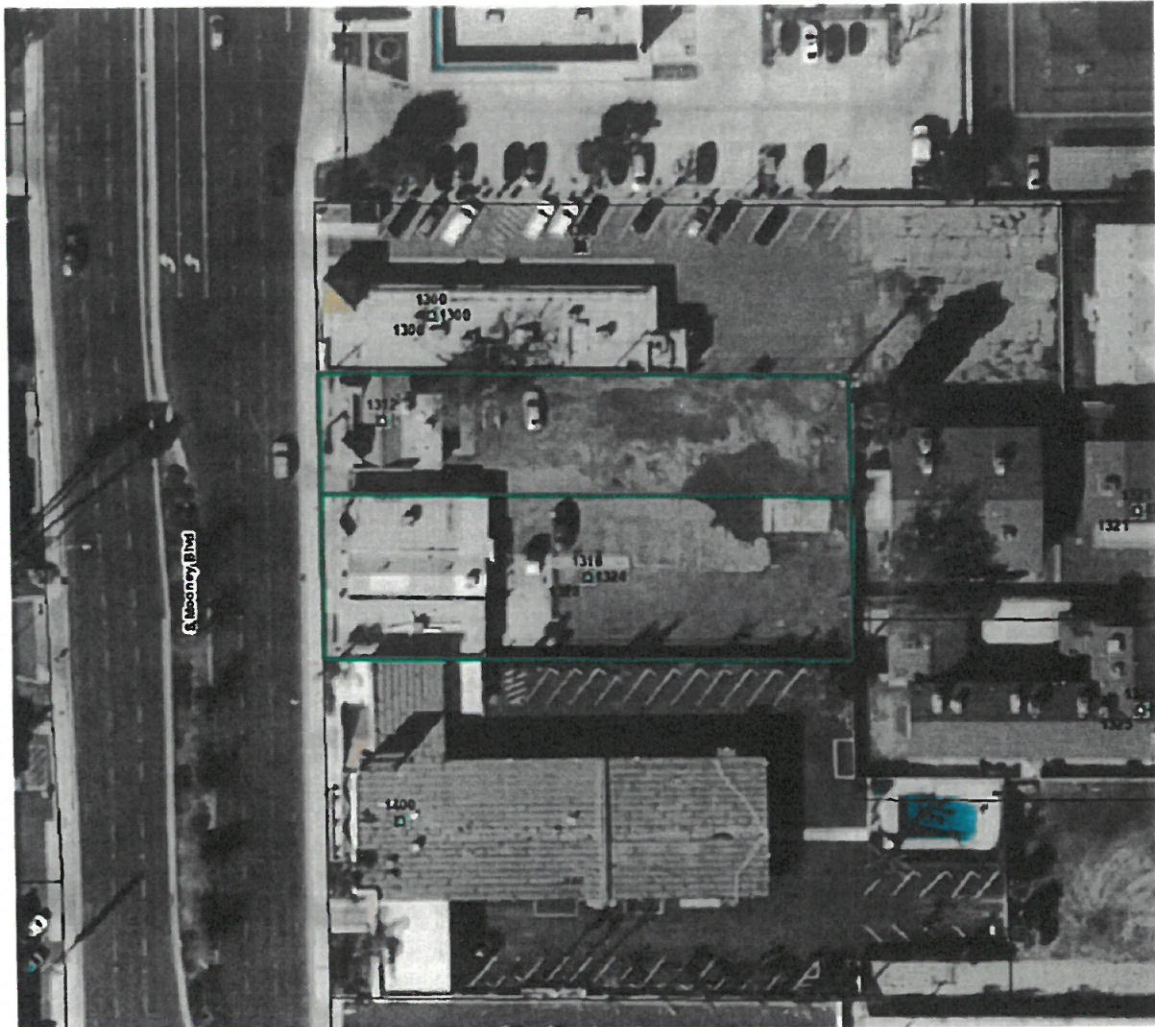
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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 John Dan



City of Visalia
Building: Site Plan
Review Comments

SFR 20058
SHERWIN WILLIAM
PRINT STORE
1318 S MONEY
BLVD.

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. *1 HR LESS THEN 10'-0" TO PROPERTY LINE.*
- 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
- 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 MDS SHEETS FOR PRINT PRODUCTS
FIRE SPRINKLERS MAY BE REQUIRED
BASE ON CLASS AND QUANTITY OF PRODUCTS.
ALL LANDSCAPING SHALL MEET THE MWELD
REQUIREMENTS.

VAL GARCIA 4/8/20
Signature



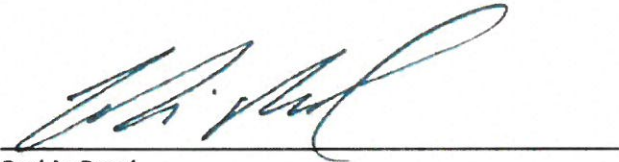
Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date April 8, 2020
Item # 2
Site Plan # 20058
APN: 097251035

- 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 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1

- If your business handles **hazardous material** in amounts that exceed the Maximum Allowable Quantities listed on Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2019 California Fire Code, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____



Corbin Reed
Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 8, 2020

SPR 20-058

Project Title: Sherwin Williams Paint Store

Description: Demo the existing structures at 1312 & 1318 S Mooney & replace with a 5133SF Sherwin Williams Paint Store. Lot consolidation included.

APN: 096321008

Location: 1318 S Mooney Blvd

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

Leslie Blair

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

20058

- 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** It is recommended that the enclosure be relocated to allow for stab load access. Enclosure gates must open 180 degrees, clear all curbing, and include chain bolts.

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

Nathan Garza, Solid Waste, 559-713-4532

Nathan Garza 4/8/20

Site Plan Review Comments From: California Water Service Stuart Skoglund, Superintendent 216 N Valley Oaks Dr Visalia, CA 93292 559-624-1662 Office 559-735-3189 Fax	Date: 04/08/2020 Item # 2 Site Plan # 20-058 Project: Sherwin Williams Paint Store Description: Applicant: Location: 1312 & 1318 S Mooney APN:
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The following comments are applicable when checked:

- No Comments at this time

- Fire Hydrants
Comments-

- Services
Comments- After the lot consolidation, there will be two services on the parcel. I recommend using the service to the north since the service to the south will end up in the new driveway approach.

- Mains
Comments-

- Backflow Requirements
Comments- A backflow device is required on all services. Call Lori John at Cal Water (559) 624-1670 regarding installation and inspection.

Additional Comments:

Stuart Skoglund
Superintendent

DEPARTMENT OF TRANSPORTATION**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov

Exhibit #3

*Making Conservation
a California Way of Life*

May 6, 2020

06-TUL-63-7.43
SPR 20058
PAINT STORE
AGENDA: 04/08/2020

SENT VIA EMAIL

Ms. Susan Currier, Sr. Administrative Assistant
City of Visalia – Community Development – Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 20058 proposing to demolish 2 buildings and replace with a new 5,250 square foot (sq. ft.) building. The project site is located 1312 and 1318 S. Mooney Blvd., approximately 350 feet south of Tulare Avenue on the east side of State Route (SR) 63.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The Project has been identified as a Sherwin Williams Paint Store.
2. SR 63 in this area is a divided six-lane conventional highway with a posted speed limit of 40 mph.
3. The existing driveway is proposed to be removed and a new 40-foot wide driveway is proposed.
4. Any proposed driveway accessing State right-of-way must meet current State standards.
5. Based on Highway Design Manual (HDM) Topic 205.3 (4) (b); **when the driveway is**

- used for two-way traffic the maximum width should be 35 feet.** The narrower 35-foot driveway width can reduce exposure and speed differentials between vehicles entering/exiting the driveway and pedestrians or bicycles.
6. To consider a driveway width above the standard width of 35 feet, please provide a justification statement for the proposed 40-foot width driveway regarding:
 - a. The volumes of vehicles anticipated to use the driveway, and
 - b. The 'largest design' vehicles that will be using the driveway,
 - c. Turning templates of the largest vehicle that will regularly use the driveway should be provided to Caltrans for review.
 7. An existing storm drain inlet is in the gutter pan within the travel path of the proposed new driveway.
 8. **Caltrans requires the storm drain inlet to be re-located outside of the functional area of the proposed new driveway.**
 9. **Existing curb, gutter and sidewalk, and curb ramps may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.**
 10. **A minimum of a 6-foot sidewalk (10-foot preferred), measured from the back of the curb is required.**
 11. Per HDM Topic 105.2 the minimum width of sidewalk is six feet when contiguous to a curb (excluding the curb). However, providing a wider sidewalk, preferably a 10-foot sidewalk is desirable especially since the Project is located along a major arterial and in a central business district.
 12. Currently there are no bike facilities along this segment of SR 63, although bikes are allowed. Tulare Avenue is planned to be a Class II Bikeway, and Walnut Avenue (south of Project site) is planned to be a Class III Bikeway within the vicinity of the Project.
 13. **It is recommended that the existing raised curb at the back of the sidewalk be eliminated.** Vertical drop-offs and any conflicts with pedestrians entering or leaving the store should be avoided.
 14. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
 15. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed

Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

16. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. **Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule this meeting. Please review the permit application checklist at: <https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmId=TR0402&distpath=MAOTO&brapath=PERM>**

17. According to the Caltrans Transportation Concept Report (TCR), this segment of SR 63 in the vicinity of the proposed project is currently and ultimately planned to be a 6-lane facility within a total of 138 feet of right-of-way (69 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 63 existing at 110 feet with 55 feet from the centerline on the east side of SR 63.

18. An Irrevocable Offer of Dedication to Caltrans for 14 feet of right-of-way is needed to accommodate the ultimate configuration of SR 63. Dedications required by the Lead Agency need to be shown on a revised site plan and forwarded for our review. Right-of-way dedicated to the State due to the proposed project or work proposed in the State right-of-way, will need to be dedicated and conveyed to the State (in a form approved by the State) before an encroachment permit is issued for any work in the State right-of-way. A summary of the requirements for right-of-way dedications is enclosed.

If you have any other questions, please call me at (559) 488-7396.

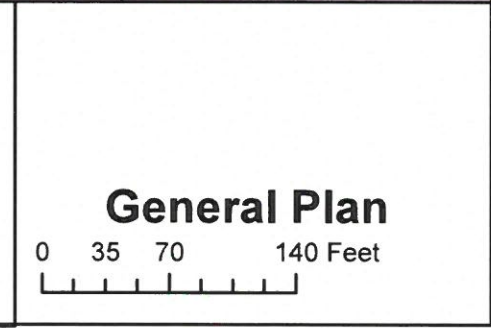
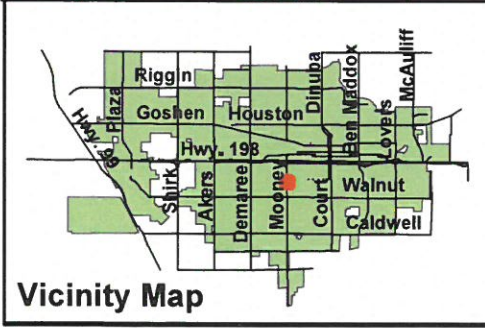
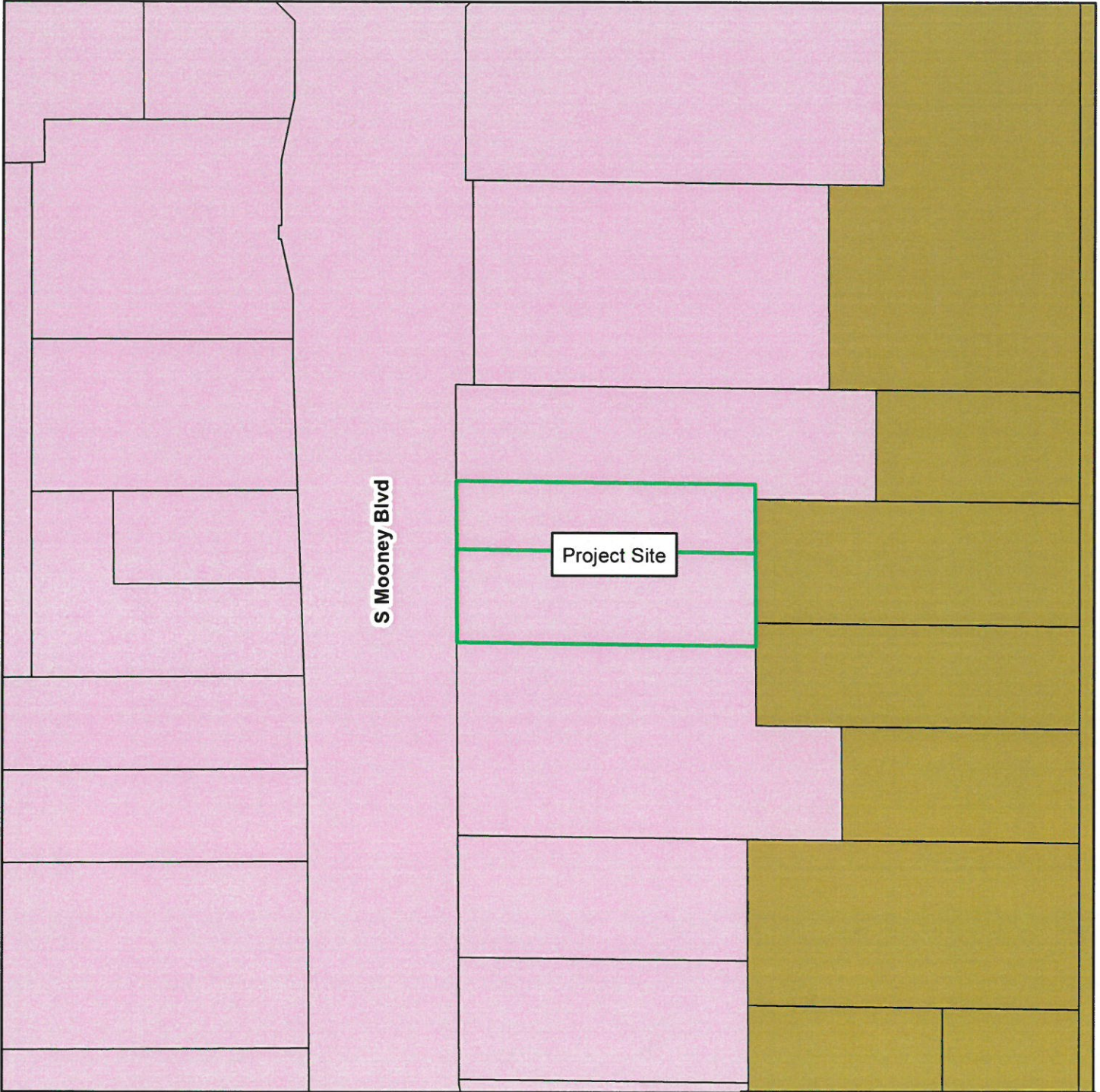
Sincerely,



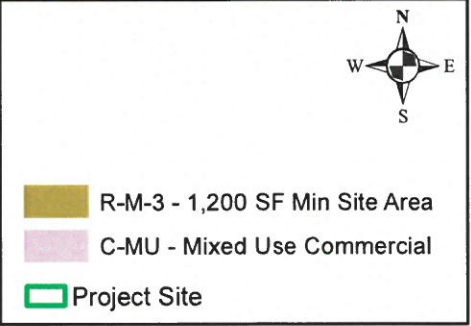
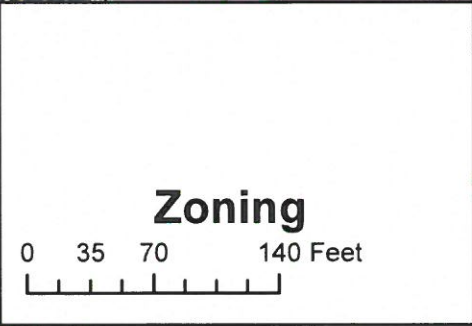
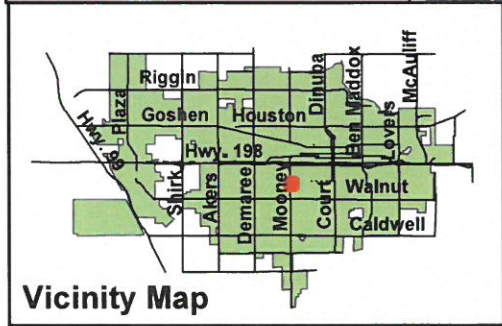
DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

copy via email: Kacey Held, P.E. - Barghausen Consulting Engineers, Inc.

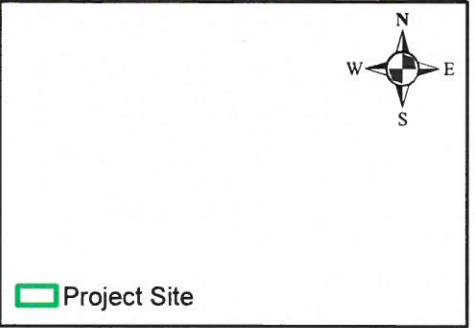
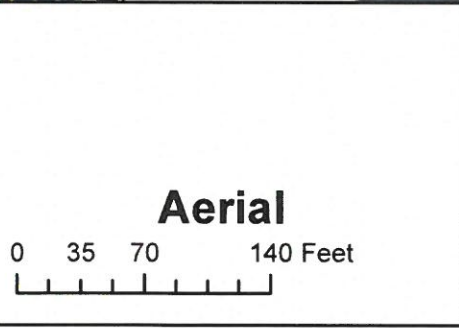
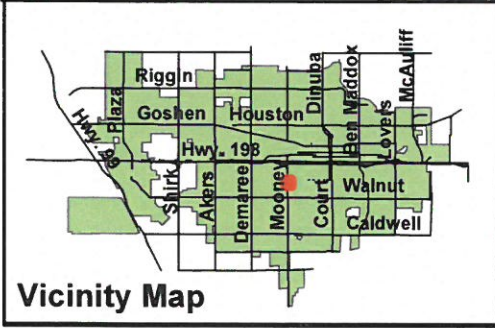
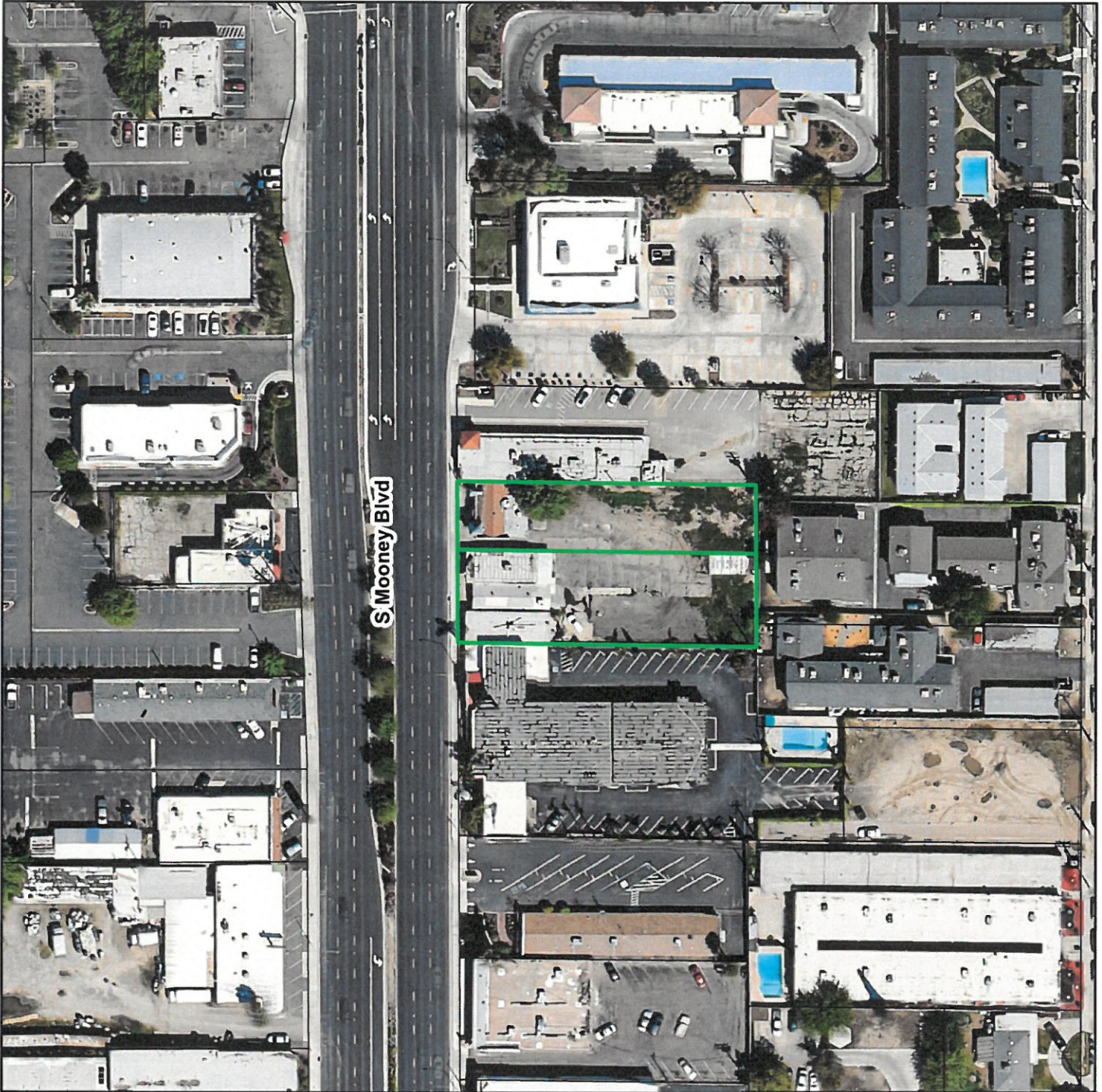
Variance 2020-04
The project site on S. Mooney Blvd.
(APN: 096-321-009 & 096-321-008)



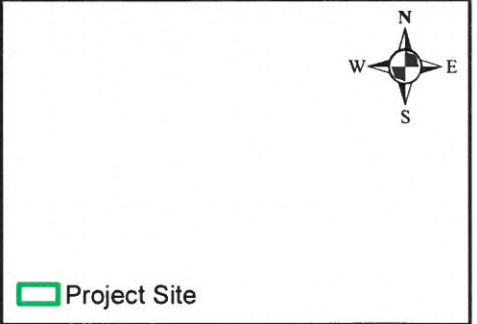
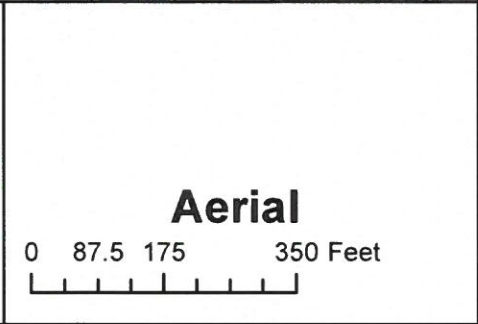
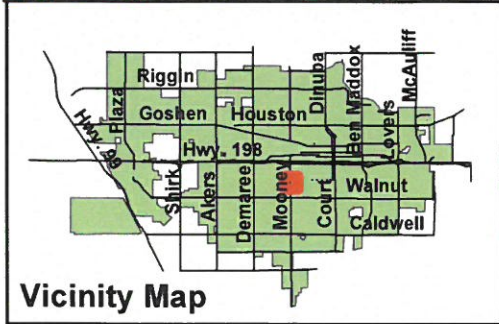
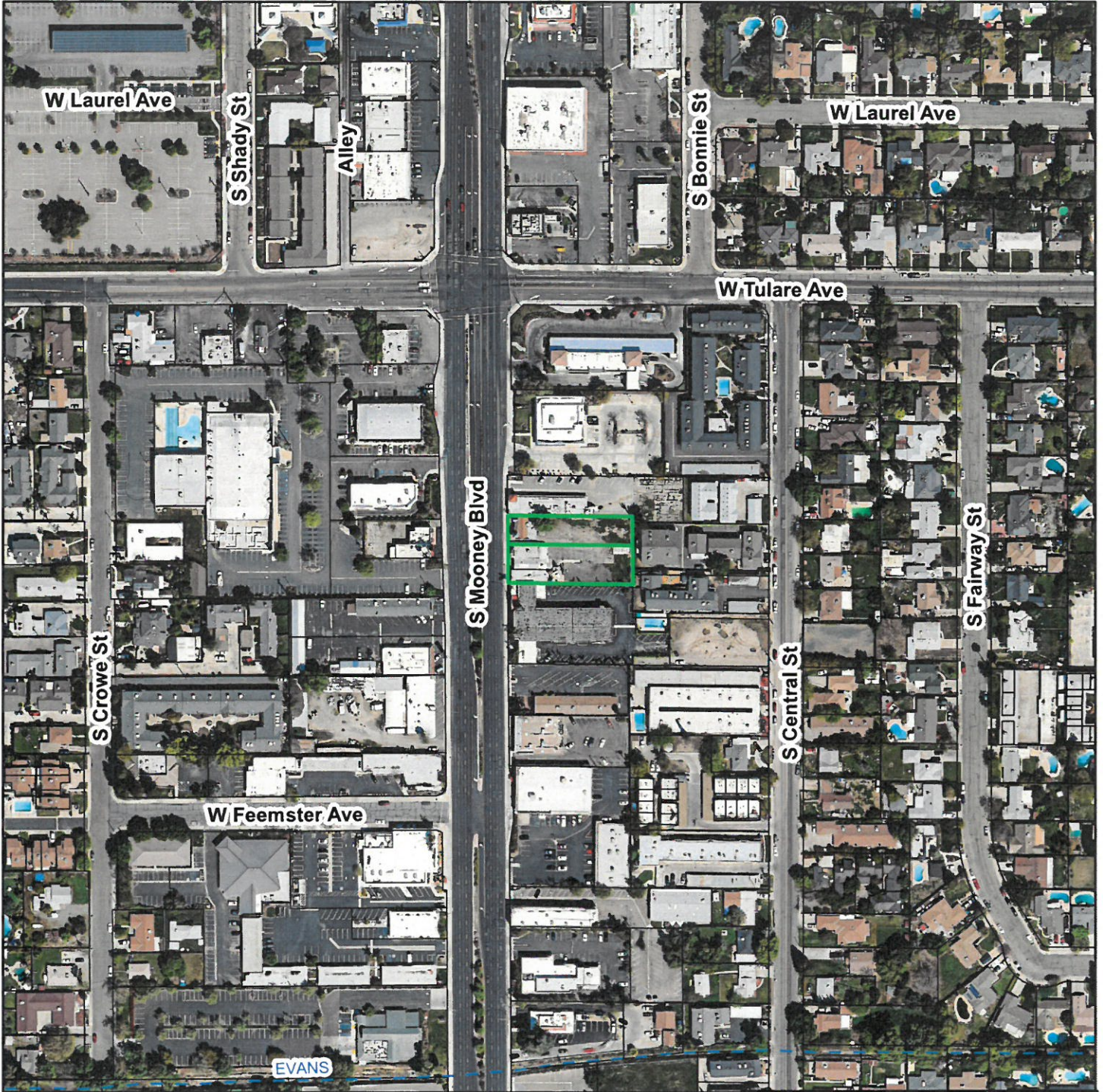
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