

# 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](http://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:** Cristobal Carrillo, Associate Planner  
Phone: (559) 713-4443;  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: 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)

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-13 based on the findings and conditions in Resolution No. 2020-29. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-13, based on the findings and conditions in Resolution No. 2020-29.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2020-13 is a request to operate an adult daycare program, providing vocational and life skills training to adults with development disabilities. The facility will be located within an existing 3,600 sq. ft. building in Downtown Visalia (See Exhibit "A"). The applicants wish to relocate their existing operation (Chances Learning Center) from its current location at 636 W. Oak Avenue to the project site in order to accommodate an increase in clientele from 30 to 36 people. No exterior site improvements are proposed as a part of this action.

Per the operational statement in Exhibit "C", staff will work with clients to introduce or reinforce skills such as time management, health & hygiene, money handling, and social interaction. As shown in Exhibit "B", teaching will be conducted within nine "Learning Center" rooms, with the main "Meeting Room" functioning as a communal space to conduct group activities. Per the operational statement, activities will also be held outdoors within the general vicinity of the center, to include use of public transportation, shopping/eating at local businesses, and visiting public facilities.

The facility will operate Monday through Friday. Office hours of operation will be from 9:00 a.m. to 4:00 p.m., with client and client staff operations occurring between 9:00 a.m. to 2:00 p.m. Per Exhibit "C" all clients do not drive, and are thus either dropped off at the site by their caregivers or transported to and from the site by transportation provided by the facility. Meal services are not provided as part of the operation as clients purchase or bring their own food to eat onsite.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Downtown Mixed Use
Zoning	D-MU (Downtown Mixed Use)
Surrounding Zoning and Land Use	North: D-MU / Mixed office uses.

South: D-MU / Mixed office uses.  
East: D-MU / Mixed office uses.  
West: D-MU / Mixed office uses.

Environmental Review  
Site Plan

Categorical Exemption No. 2020-24  
2020-069

## **RELATED PROJECTS**

**Conditional Use Permit No. 2015-12** was a request by Chances Learning Center to establish an adult daycare program at 636 W. Oak Avenue. The proposal was reviewed by the Planning Commission on April 27, 2015 and was approved by 5-0 vote.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

Vocational and life skill training is a conditionally permitted use in the Downtown Mixed Use zone. The project site is surrounded primarily by commercial or office type uses. The proposed use will operate in a compatible manner with the surrounding uses given the non-disruptive nature of the educational activities conducted onsite and the lack of parking to be used by facility clientele.

In addition, the project is consistent with Objectives PSCU-O-7 and PSCU-O-11 of the Parks, Schools, Community Facilities and Utilities Element of the General Plan. Objective PSCU-O-7 supports "...efforts to provide superior educational opportunities for all members of the community", while PSCU-O-11 directs the City to "facilitate the location of day care centers (children, youth, and senior) and private preschools to provide facilities for year-round care". This proposal complies with both objectives as the adult daycare program provides training to individuals that will enable them to be productive and maintain usable job skills.

### **Parking**

The project site contains an existing five-stall parking lot, accessed from the adjacent alley south of the parcel. The property is within both Parking District "A" and the PBID District. Both districts allow for operation of uses with reduced parking requirements. The PBID in particular allows for the intensification of parking for sites without the requirement to provide additional parking or payment of "Parking In Lieu Fees". As such, the existing five-stall parking lot is considered sufficient for the proposed use. As it stands, per Exhibit "C" clients for the facility will either be dropped off at the site or provided transportation by facility staff, thereby reducing parking demand. On-street parking is also available along W. Center Street north of the project site.

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-24).

## **RECOMMENDED FINDINGS**

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

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-24).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-009.
2. That the site be developed in substantial compliance with the approved site plan and floor plan, as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That all building signage shall require a separate building permit.
6. That all other federal, state and city codes, ordinances and laws be met.

### **APPEAL INFORMATION**

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

**Attachments:**

- Related Plans & Policies
- Resolution No. 2020-29
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2020-24
- Site Plan Review Comments No. 2020-069
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map
- Parking and PBID District Map

## **RELATED PLANS AND POLICIES**

### **Conditional Use Permits**

(Section 17.38)

#### **17.38.010 Purposes and powers.**

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

#### **17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

#### **17.38.030 Lapse of conditional use permit.**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

#### **17.38.040 Revocation.**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)



**17.38.050 New application.**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

**17.38.060 Conditional use permit to run with the land.**

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

**17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

**17.38.110 Action by planning commission.**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

**17.38.120 Appeal to city council.**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

**17.38.130 Effective date of conditional use permit.**

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2020-29

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

**WHEREAS**, Conditional Use Permit No. 2020-13 is 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); 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 the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

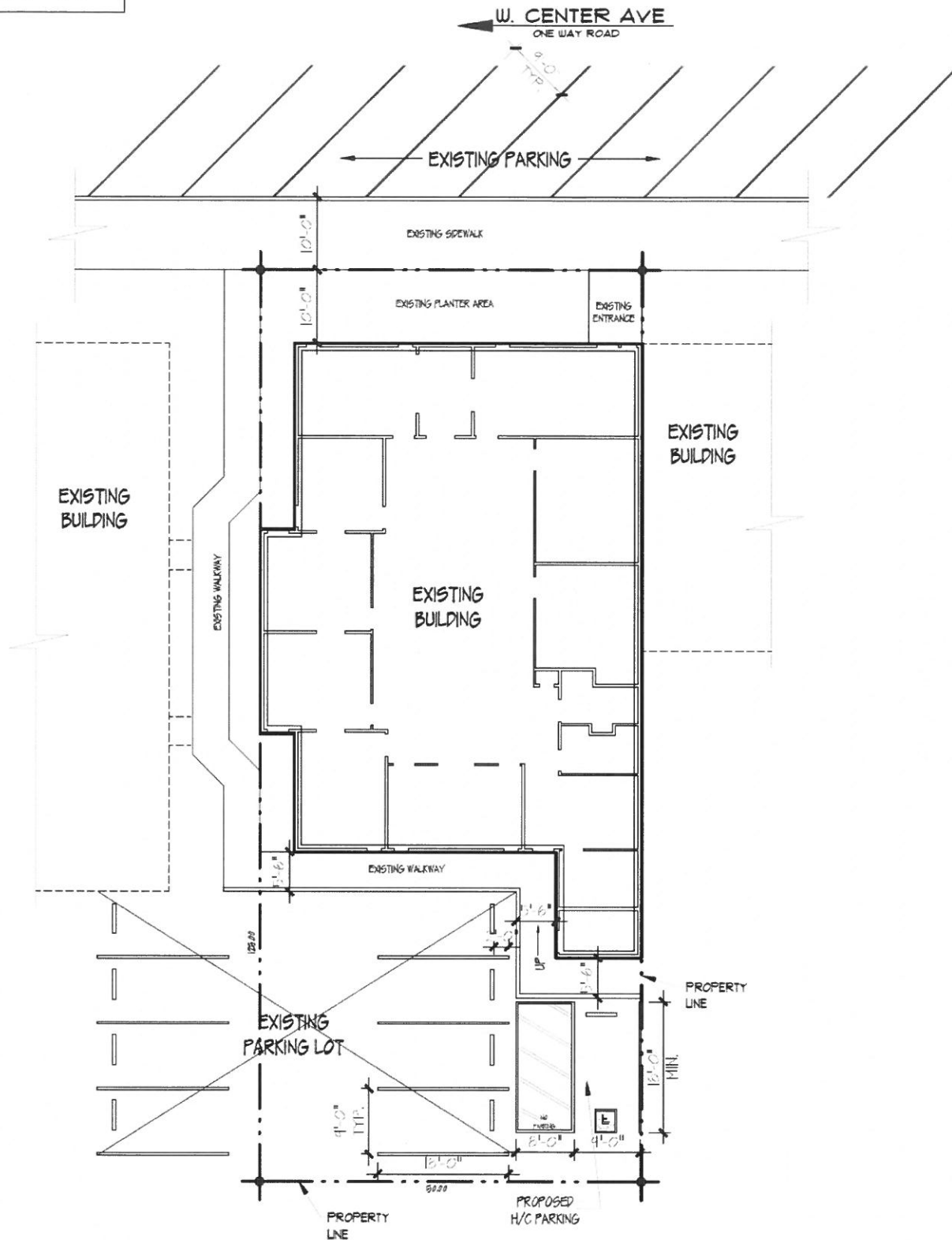
**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of CEQA. (Categorical Exemption No. 2020-24).

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

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-009.
2. That the site be developed in substantial compliance with the approved site plan and floor plan, as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That all building signage shall require a separate building permit.
6. That all other federal, state and city codes, ordinances and laws be met.

# EXHIBIT "A"



## SITE PLAN

823 W. CENTER AVE. VISALIA  
SPR: 20-069

1/8" = 1'-0"

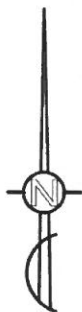
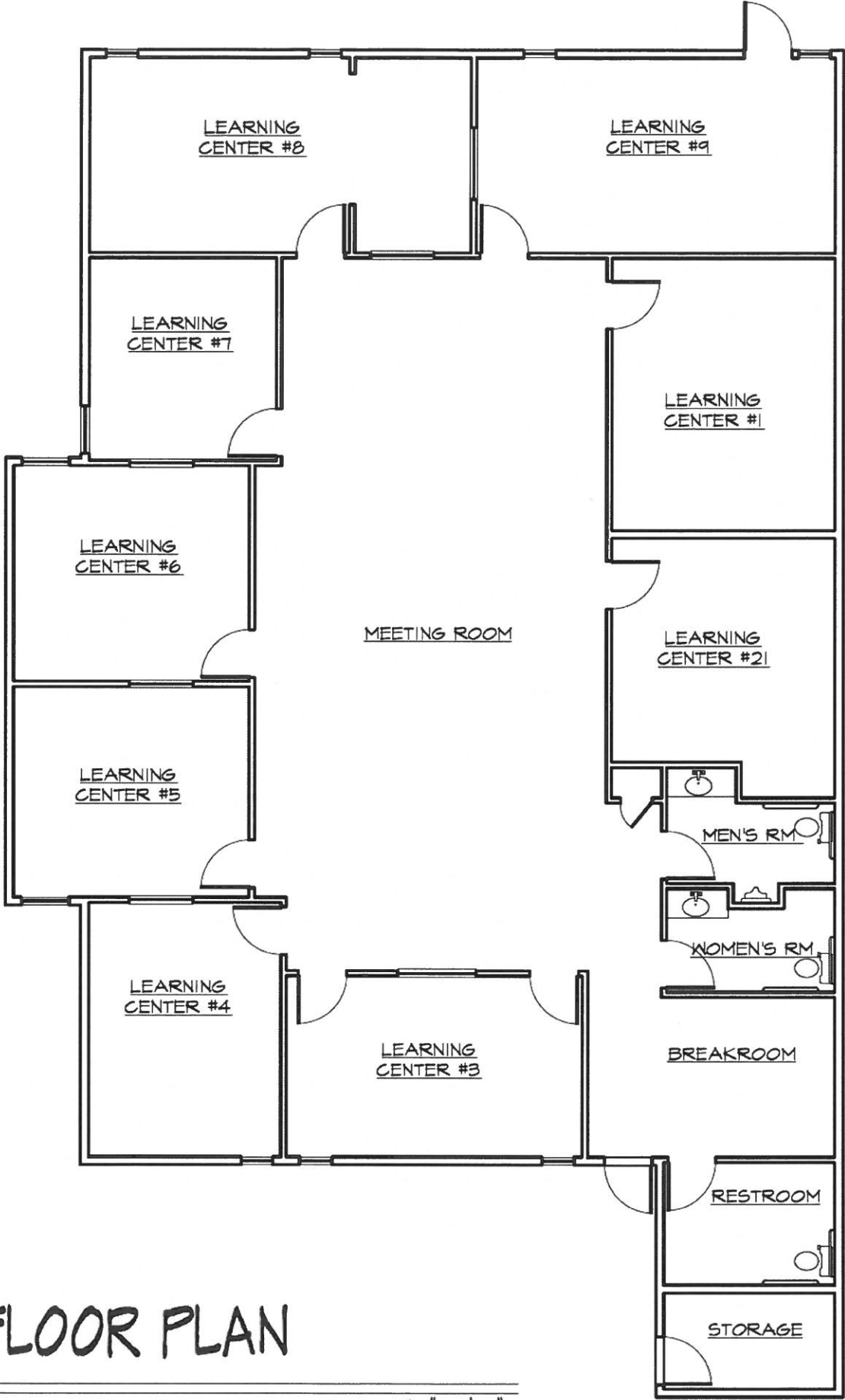


EXHIBIT "B"



FLOOR PLAN

1/10" = 1'-0"

# EXHIBIT "C"

## WHO WE ARE:

Chances Learning Center has been a well-established Adult Day Program since 2013. We started out in a small building while serving 9 developmentally delayed adults. We introduced life and job skills in a classroom like setting, and practiced those skills in the community.

5 years ago, we moved to our current location where we are licensed to provide services to 30 individuals. The primary goal of Chances Learning Center (CLC) is to provide individuals with the tools that will enable them to be productive, build self-esteem, develop and maintain usable job skills, and introduce appropriate social interaction. The main components of CLC incorporates learning centers that provide pre-vocational training, community integration and self-advocacy. The main aspect of these goals will focus not on their disabilities, but on each client's ability.

## WHY WE ARE RELOCATING:

The special needs adult population is growing, new clients are coming of age and graduating from their Community Based Instruction programs. There is a need for programs like ours. Our State license has recently changed from a total capacity of 30 to 36 clients. Therefore, we are making this move so that we can be ready to comfortably accommodate clients and their needs in the best surroundings possible. We feel it may take up to a year to increase from our current attendance to our goal of 36 clients enrolled.

## WHAT WE DO:

Our staff of 10 job coaches work in small groups to introduce or reinforce skills needed, or work on/plan activities and lessons

### A typical day might include:

Clients arrive between 8:45-9:00

### On-site activities include:

Social Skill Instruction

Time Management Instruction

Money Handling Practice

Health & Hygiene Instruction

Introduction to volunteerism or pre-vocational skills

### Off-site activities generally occur in small groups and include:

Practice public transportation (bus, Dial-A-Ride)

Buy lunch at local restaurant

Shop at local store

Library

Volunteer Site

Park or gym

Visit to Fire Dept, Police Dept & other community outings

Clients depart between 1:45-2:00

Any equipment used might be found in a normal business or learning center. We use copy machines, computers, lap tops, tablets, broom, mop, to name a few.

On the map, rooms labeled as Learning Centers (assigned a number) will have tables, chairs, cubbies to hold client's personal belongings and white boards. There will also be racking to hold supplies. The Meeting Room is where clients will gather to play group games and have rollcall. Tables, chairs and an audio-visual system will be located here. The restrooms are labeled as such. The office will contain your normal office equipment such as desks, chairs computers, files, bookcases and supplies. Located in the office, north side of building is the door that all visitors will use. The breakroom will have some racking to store clients lunch boxes and microwaves used to heat up food as needed. Also a refrigerator located here. The door located at the south side of the building will be used mostly by clients and staff when they arrive in the morning and leave in the afternoon. Either north side or south side door will be used throughout the day, depending on client outing.

CLC is open Monday thru Friday, closed most major holidays. Our staff generally work onsite 9:00-2:00, with office staff until 4:00. None of our clients drive, they are picked up by our transportation staff in our own mini-vans or brought in by their caregivers. Our clients are considered higher functioning and are fully mobile.

CLC is always fully staffed, assuring our clients are well supervised and monitored at all times. Safety is an important topic for us and we reinforce safe strangers, fire drills, and our doors are always locked from the outside to prevent unknown persons being able to enter the building. We will ensure that a city approved fire alarm system is installed. We also plan on having cameras and an alarm system installed after securing the building.

We are licensed thru the state of California and follow all of their guidelines for Adult Day Programs. We work hand in hand with Central Valley Regional Center to ensure that we have the highest standards in the programming we provide.

We feel that 823 W Center St. is the perfect building and location for us. Its layout will allow us to provide more small group settings for our client's comfort. We love being located "Downtown" as we spend time at the library, park, stores and restaurants located there. We use the bus terminal and



Redwood pool in the summer. Many of the local business owners know us and enjoy visiting with our clients while we are in the community.

Please favorably consider our conditional use permit to operate Chances Learning Center at 823 W. Center St.

Thank you

Hello Larry, saw the email between you and Cristobal, thank you for the forward. As to the food question, clients bring their own lunches or go out to purchase them. The drop off area is in the back. Is everything else ok?

**Environmental Document No. 2020-24  
NOTICE OF EXEMPTION**

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

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

Conditional Use Permit No. 2020-13

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**PROJECT TITLE**

823 W. Center Avenue

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**PROJECT LOCATION**

Visalia

Tulare

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**PROJECT LOCATION - CITY**

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**COUNTY**

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.

---

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

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

---

**NAME OF LEAD/PUBLIC AGENCY APPROVING PROJECT**

Carrie Blue and Julie Lovero, Chances Learning Center, 421 W. Paseo Ct., Visalia CA 93277

---

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

Carrie Blue, Chances Learning Center, 421 W. Paseo Ct., Visalia CA 93277

---

**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**
- Statutory Exemptions- State code number:

Section 15301 is appropriate as the project is located within an existing building, in a highly urbanized area. No physical changes to the building are proposed.

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**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

---

**CONTACT PERSON**

---

**AREA CODE/PHONE**

---

**DATE**

---

**Brandon Smith, Senior Planner, AICP  
ENVIRONMENTAL COORDINATOR**



May 4, 2020

[chanceslearningcenter@yahoo.com](mailto:chanceslearningcenter@yahoo.com)

**Site Plan Review No. 20-069:**

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 **April 29, 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  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments



#3

MEETING DATE: April 29, 2020

SITE PLAN NO. 20-069

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with  
 Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

Conditional Use Permit

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 713-

ITEM NO: 3 DATE: APRIL 29, 2020

SITE PLAN NO.: 20-069  
 PROJECT TITLE: CHANCES LEARNING CENTER  
 DESCRIPTION: ADULT DAY PROGRAM FOR DEVELOPMENTALLY DELAYED ADULTS. THIS WILL BE A CHANGE OF ADDRESS FOR THEM. NOT OPEN TO THE PUBLIC.

APPLICANT: CARRIE BLUE  
 PROP OWNER: CELILLO DON G (TR)  
 LOCATION: 823 W CENTER AVE  
 APN: 093-191-003

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

- 1. Proposed learning center within existing office building will incur impact fees associated with the number of students proposed. Refer to page 3 for applicable fees and estimate.***
- 2. A building permit is required, standard plan check and inspection fees will apply.***
- 3. Any required backflow preventers per Calwater shall be installed on private property and not in the public right-of-way.***
- 4. Refer to further comments and requirements by the Planning Dept.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **20-069**  
Date: **4/29/2020**

**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:**8/03/2019**)  
(Project type for fee rates:**SCHOOL**)

Existing uses may qualify for credits on Development Impact Fees. **OFFICE 3600 SF**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$32/STUDENT X 36 = \$1,152</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$56/STUDENT X 36 = \$2,016</b>
	<b>OFFICE CREDIT \$335/1KSF X 3.6 =</b>
	<b>(\$1,206)</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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



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

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: April 29, 2020

SITE PLAN NO: 2020-069  
PROJECT: Chances Learning Center  
DESCRIPTION: ADULT DAY PROGRAM FOR DEVELOPMENTALLY DELAYED ADULTS.  
APPLICANT: CARRIE BLUE  
PROP. OWNER: CEILILLO DON G (TR)  
LOCATION: 823 W CENTER AVE  
APN: 093-191-003  
GENERAL PLAN: Downtown Mixed Use  
ZONING: D-MU – MIXED USE DOWNTOWN

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

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit.
- Provide Floor Plan showing dimensions of entire leased area.
- Provide detailed operational statement.
- Other information as needed.

## **PROJECT SPECIFIC INFORMATION:** February 12, 2020

1. A Conditional Use Permit is required
2. Provide a detailed operational statement with the CUP submittal. The operational plan shall provide a detailed description of the adult daycare operation, number of employees, number of clients, hours of operation, and any additional information pertaining to the daily use of this building.
3. Located in parking District "A"
4. All signs shall require a separate Building Permit.
5. Meet all other codes and ordinances.

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

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

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



4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
  6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**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

SPR 20064  
CHANCES LEARNING  
CENTER  
823 W CENTER  
AVE.

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. **20% OF PERMIT VALUE SHALL BE USED FOR "PATH OF TRAVEL" ADA UPGRADES.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements ~~at property lines.~~ **BETWEEN OCCUPANCIES 2 HR SEPARATION IN NON SPRINKLERED BUILDINGS.**
- 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 **AE** \*  Hazardous materials report. **VERIFY SUB. IMPROVEMENT.**
- 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: **BASED ON TRAVEL DISTANCE SECONDARY EXIT REQUIRED. THE MEANS OF EGRESS SHALL NOT PASS THROUGH KITCHEN. A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IS REQUIRED.**

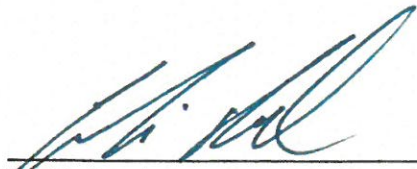
**YAL GARCIA 4/28/20**  
Signature



**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 28, 2020  
Item #           3  
Site Plan #     SPR20069  
APN:            093191003

- 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.
- **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
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2019 CFC 904.12 & 609.2
- **Special comments:** Fire Alarm required.

  
\_\_\_\_\_  
Corbin Reed  
Fire Marshal



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

Date: 4.28.20  
 Item: 3  
 Site Plan: SPR 20.069  
 Name: A. ALVARADO AZU

**SITE PLAN REVIEW COMMENTS**

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
 Effective date – August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:  
 \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
 \_\_\_\_\_
- Access Controlled / Restricted etc.:  
 \_\_\_\_\_
- Lighting Concerns:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 29, 2020

SPR20069  
Chances Learning Center  
Adult Day Program  
Carrie Blue  
Celillo Don G  
APN 093191003  
823 W Center Ave

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

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

**Additional Comments:**

•

*Leslie Blair*


**Leslie Blair**

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

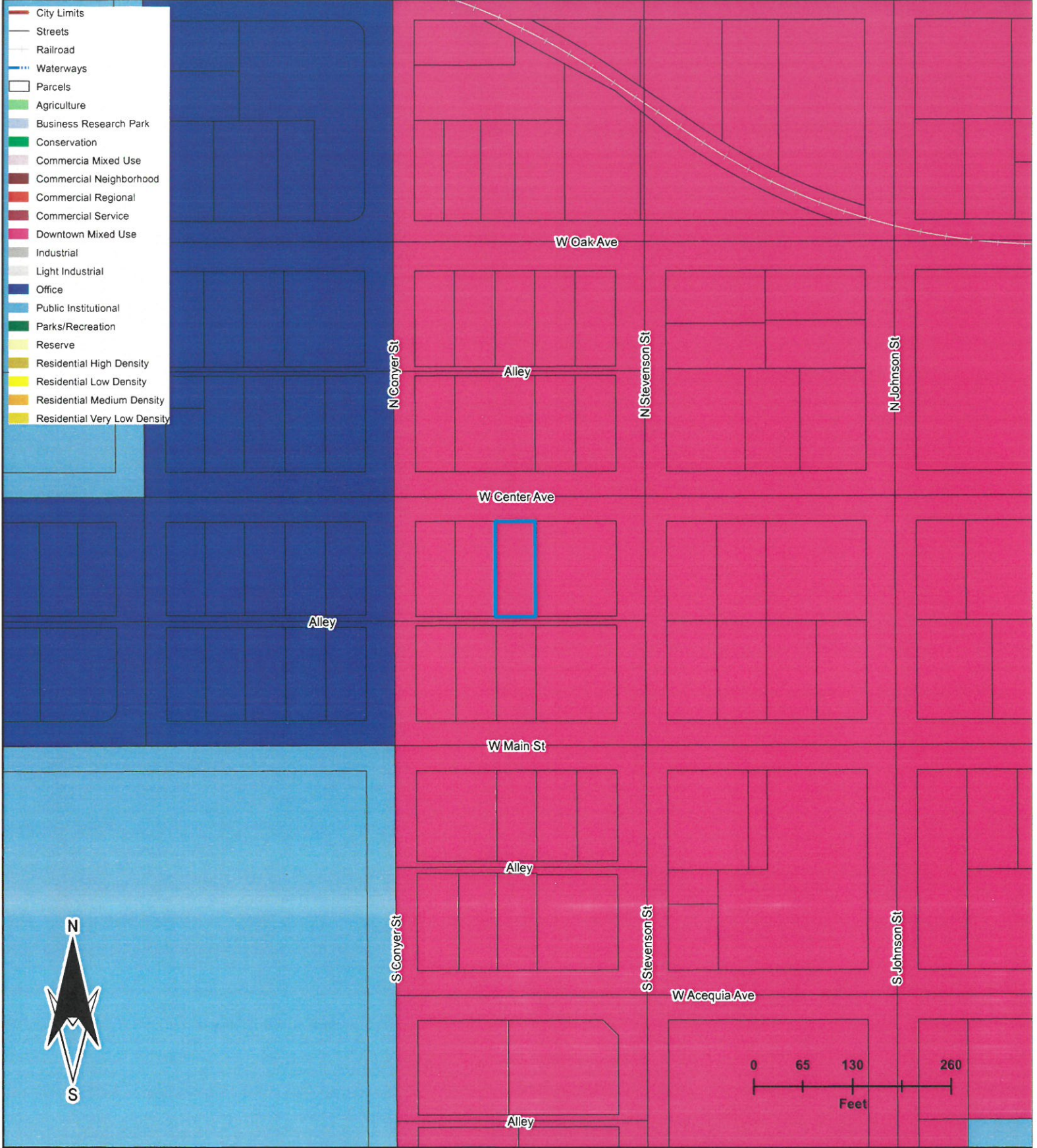
20069

- 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

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

Nathan Garza, Solid Waste, 559-713-4532  


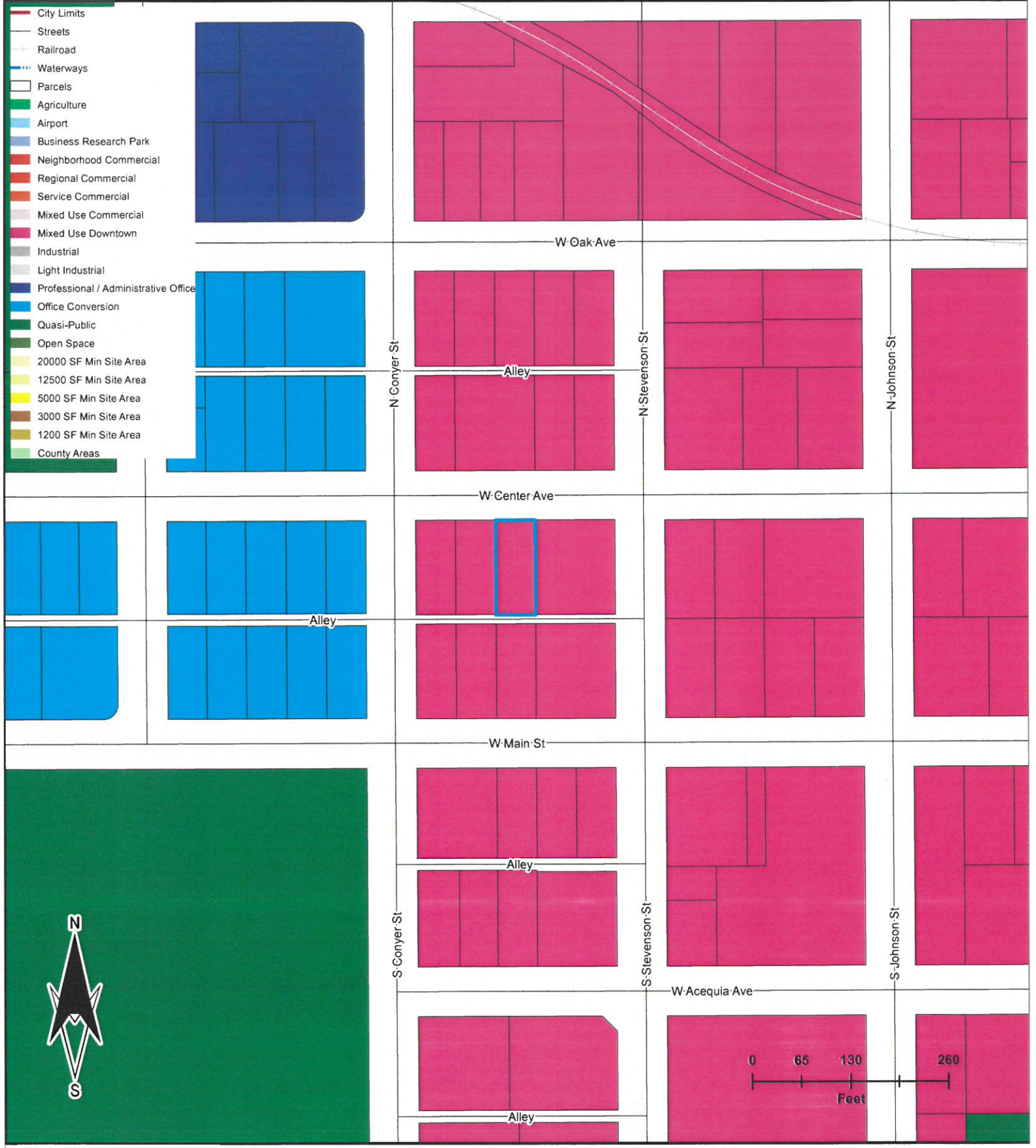
- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density



# CUP No. 2020-13

General Plan Land Use Map

- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas



# CUP No. 2020-13

Zoning Map










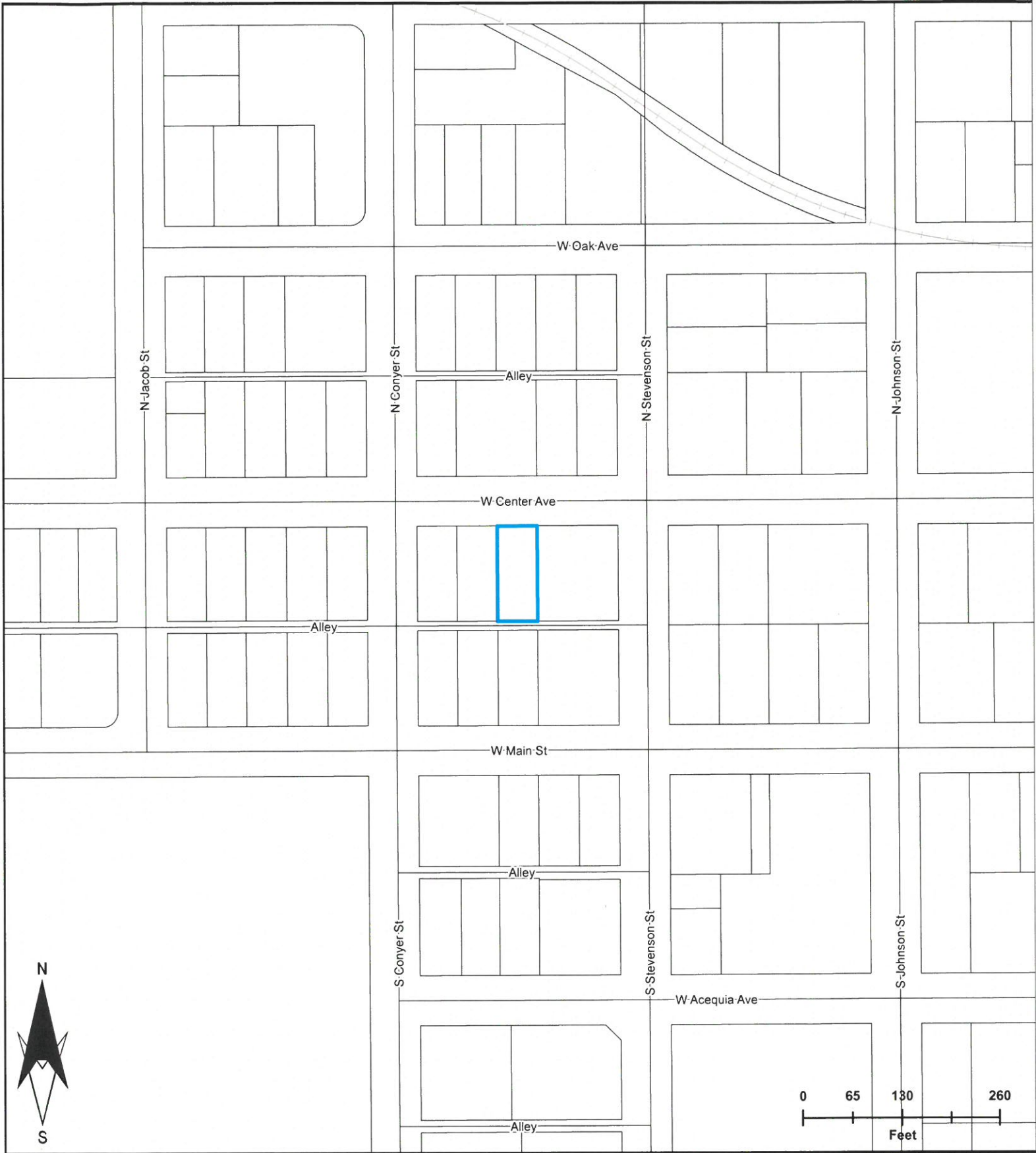


# CUP No. 2020-13

Aerial Map








-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels

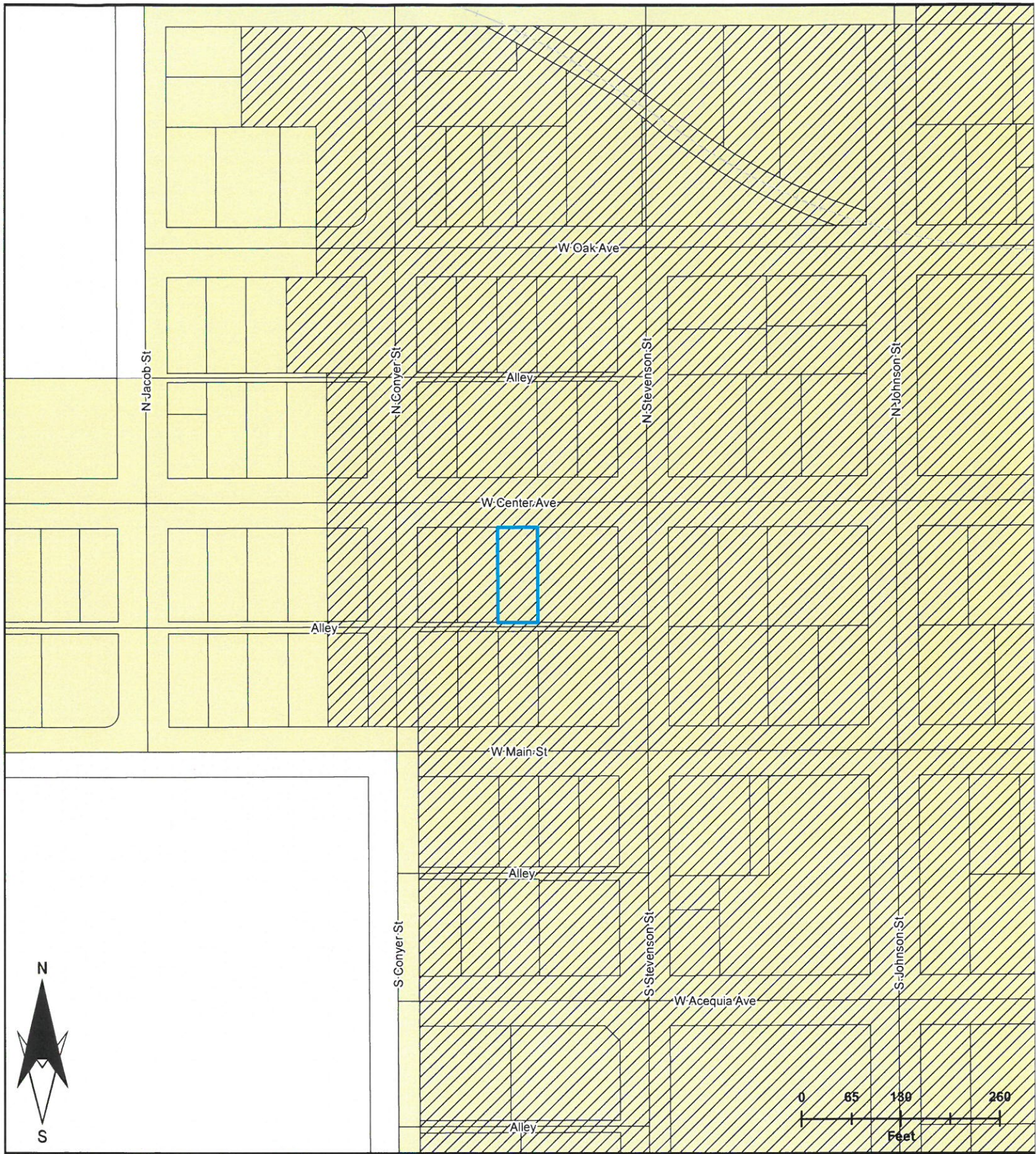


# CUP No. 2020-13

Location Map










-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



# CUP No. 2020-13

Parking and PBID Districts



-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels
-  PBID
-  Parking District