

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY, AUGUST 24, 2020 AT 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - Conditional Use Permit No. 2020-17: A request by Nikoll and Jose Morales to establish a duplex on a vacant corner lot within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project is located at 323 W. Laurel Avenue, on the southeast corner of S. Watson Street and W. Laurel Avenue (APN: 097-018-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-38.
 - Variance No. 2020-05: A request by Nikoll and Jose Morales for a variance from the rear yard setback and rear yard area requirements for a new duplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project is located at 323 W. Laurel Avenue, on the southeast corner of S. Watson Street and W. Laurel Avenue (APN: 097-018-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-38.
6. PUBLIC HEARING – Josh Dan, Associate Planner
 - Conditional Use Permit No. 2020-14: A request by Restoration Ministry to allow church use in two existing 5,000 sq. ft. buildings on a 1.63 acre site in the R-1-5 (Single-Family Residential, Minimum 5,000 sq. ft. lot size) zone district. The site is located on N. Sumter Court just east of N. McAuliff Street and between E. Houston Avenue and E. Douglas Avenue (APN: 103-380-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-45.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2020-18: A request by American Ambulance of Visalia to permit the use of an existing home for ambulance operations on a 7,444 sq. ft. lot in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) Zone district. The site is located on the southeast corner of N. Church Street and E. Murray Avenue (APN: 094-272-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-44.
8. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-06: A request by Frank Gomez, on behalf of Kenneth Loy, for a variance to allow a larger accessory dwelling unit than allowed per the codified accessory dwelling unit standards. The site is located at 2412 W. Campus Avenue (APN: 095-081-011).
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
 - The Next Planning Commission Meeting will be September 14, 2020
 - CarMax Update
 - Housing Zone Text Amendment Update

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, SEPTEMBER 3, 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, SEPTEMBER 14, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 24, 2020

PROJECT PLANNER: Josh Dan, Associate Planner
Phone: (559) 713-4003
Email: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2020-14: A request by Restoration Ministry to allow church use in two existing 5,000 sq. ft. buildings on a 1.63 acre site in the R-1-5 (Single-Family Residential, Minimum 5,000 sq. ft. lot size) zone district. The site is located on N. Sumter Court just east of N. McAuliff Street and between E. Houston Avenue and E. Douglas Avenue (APN: 103-380-014).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-14 based upon the findings and conditions in Resolution No. 2020-31. Staff's recommendation is based on the project's consistency with the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-14 based on the findings and conditions in Resolution No. 2020-31.

PROJECT DESCRIPTION

Conditional Use Permit No. 2020-14 is a request to allow usage of a property for a church use in the R-1-5 (Single Family Residential, 5,000 square foot lot size minimum) zone district. The church is seeking to locate in two 5,000 square foot existing buildings located at 1105 and 1144 North Sumter Court (see Exhibit "A").

The applicant, Restoration Inc. Ministry Group, acquired the project site and established the church use without the benefit of a Conditional Use Permit, which is required for churches and religious assembly uses in the R-1-5 zone. This was identified by staff when the church use was seeking approval of a Temporary Conditional Use Permit to conduct services outside. Staff informed the church group that a CUP was required to operate a church at this location.



The site plan, attached as Exhibit "A", identifies the building on the northeast on the property as the primary assembly area for the church use and the building in the southwest to be used for offices, nursery, children's church classrooms, and general open space. The site has 44 parking stalls located in the paved area between the two buildings and a grass area in the southeast portion of the property with children's playground equipment.

The seating chart (see Exhibit "C") illustrates that the main sanctuary/assembly room will have 135 seats. Furthermore, the operation statement (see Exhibit "D") states that services are held on Tuesday, Wednesday, and Saturday evenings and Sunday throughout the day. The main building located at 1144 North Sumter Court will be used for church services while the 1105 North Sumter Court building will be used as administrative offices by church employees and volunteers. During worship services, this building will also be used for daycare and youth bible studies.

The site was originally developed by Grace Homes as a planned residential development which included private daycare facilities, a school, administrative offices and housing associated with a private charitable institution for pre- and postpartum teenage mothers to live. Grace Homes no longer operates out of this location and the two 5,000 square foot buildings were not occupied prior to the church using these buildings for their operations.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-5 (Single Family Residential, 5,000 sq. ft. lot size minimum)
Surrounding Land Use and Zoning	North: C-MU (Commercial Mixed Use) / Vacant South: R-1-5 (Single Family Residential, 5,000 sq. ft. lot size minimum) / The Grace Homes East: R-1-5 (Single Family Residential, 5,000 sq. ft. lot size minimum) / Oak Glen Estates West: R-1-5 (Single Family Residential, 5,000 sq. ft. lot size minimum) / N. McAuliff St. – Golden West Village Subdivision
Environmental Review:	Categorical Exemption No. 2020-45
Special Districts:	None
Site Plan:	2020-078

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 9513, and Tentative Subdivision Map No. 9517, a request by Grace Homes to establish a Planned Residential Development which includes private daycare facilities, a school, administrative offices and housing associated with a private charitable institution was approved by the Planning Commission on November 13, 1995 per Resolution Nos. 95-86 and 95-87.

The City Council on March 5, 2001, upheld an appeal of Planning Commissions approval of Conditional Use Permit No. 2000-05, with modifications to some of the conditions for the project.

The 2001 CUP amendment was seeking condition modifications as established per the approval of CUP No. 9513 related to site improvements. The CUP amendment was approved by the Planning Commission, subject to conditions, on January 22, 2001. An appeal was filed pertaining to the conditions requiring the construction of block walls, gated entrance and McAuliff Street frontage improvements. The City Council's approval on March 5, 2001 amended some of the conditions including removing the requirement for a block wall along the north and east property lines of the site, and removing the requirement for the gate. However, the City Council adopted the requirement to construct curb, gutter, sidewalks and a block wall along the McAuliff right-of-way.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2020-14, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions are identified as a conditional use in several of Visalia's zoning classifications. Among the zones which conditionally permit churches are Downtown Mixed Use, Commercial Mixed Use, Service Commercial, Professional Office, Light Industrial, Single-Family and Multi-Family Residential zoning designations. Churches that utilize preexisting buildings, like the subject church, should be evaluated for their compatibility with the building, other existing uses in the building, and the surrounding neighborhood.

The site was previously approved as a gated, private street residential planned development used by Grace Homes. The two 5,000 square foot buildings served as a private daycare, administrative offices for social workers and other employees, and as meeting areas used for life skills and education. As previously stated, Grace Homes no longer uses the site and the buildings have been unoccupied for an extended period of time.

The two 5,000 square foot buildings are designed to facilitate large group assemblies. Per the Building Division, both buildings are classified as a Community Halls and have an occupancy load of 175 people. Based on the building classification for these two buildings, both buildings are designed to accommodate assembly usage which is compatible with the church use. Staff has concluded that the proposed church will not adversely impact any sensitive land uses based on the size of the church's total membership, and the church's overall operation as described in their operational statement. Additionally, it should be added that the need for a CUP only became evident to the applicant as they sought to comply with the state's requirements during the covid-19 pandemic restrictions to places of worship regarding outdoor services and not as a result of a code enforcement violation.

Parking and Vehicular Access

The Zoning Ordinance requires churches to provide one parking space for every four seats in the principal assembly area or one parking stall for every 30 square feet of building area, whichever is greater. Using the one space per every 30 square feet of building area, 141 parking spaces would be required. However, the applicant has provided a floor plan depicting 135 seats in the principal assembly area. Using the parking requirement of one stall per four permanent seats establishes a parking requirement of 34 parking spaces.

The site is developed with 44 parking spaces. Based on the existing parking stalls established onsite, staff is recommending the one stall per every four permanent seats be applied to this request. Using this parking requirement establishes parking requirements that are reasonable with the physical development of the site, the churches operational statement that identifies several service times throughout Sunday to reduce the number of congregation members attending services, and past church CUP approvals that applied this parking requirement subject to conditions limiting the number of seats in the principal assembly area.

Based on the recommended parking requirement, staff has included Condition No. 5 which limits the seats in the principal assembly area to no more than 135 seats as depicted in Exhibit "B". The seating requirement also applies to any area dedicated to the choir and pulpit areas in the sanctuary. The other use occurring onsite during service hours is child care which is planned in the other building and would not require additional parking.

The site has vehicular access from East Pershing Ave., a private drive which connects North McAuliff St. to North Sumter Ct., another private drive.



Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-45).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed 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 Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-45).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2020-078.
2. That the site be developed in substantial compliance with the site plan, floor plan, and operational statement attached as Exhibit "A", Exhibit "B", and Exhibit "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That any substantial changes to the site and operational statement may require an amendment to the conditional use permit.
5. That the maximum seating capacity of the sanctuary shall be limited to 135 persons. The seating requirement also applies to any area dedicated to the choir and pulpit areas in the sanctuary.
6. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2020-31
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Seating Chart
- Exhibit "D" – Operation Statement
- Site Plan Review Item No. 2020-078 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Environmental Document # 2020-45

NOTICE OF EXEMPTION

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

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593
Conditional Use Permit 2020-14

PROJECT TITLE

1144 N. Sumter Ct.

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Restoration Ministry to allow church use in two existing 5,000 sq. ft. buildings on a 1.63 acre site in the R-1-5 (Single-Family Residential, Minimum 5,000 sq. ft. lot size) zone district. The site is located on N. Sumter Court just east of N. McAuliff Street and between E. Houston Avenue and E. Douglas Avenue (APN: 103-380-014).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Pastor Alisha Chano, Restoration Ministry, 1144 N. Sumter Ct., Visalia, CA 93292

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Pastor Alisha Chano, Restoration Ministry, 1144 N. Sumter Ct., Visalia, CA 93292

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

A request to permit the use of a church in two existing 5,000 sq. ft. buildings and associated facilities located in the R-1-5 (Single-Family Residential, 5,000 sq.ft. minimum lot size) Zone. The site is developed and is served by all public utilities.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

CONTACT PERSON

(559) 713-4003

AREA CODE/PHONE

August 24, 2020

DATE

Brandon Smith, AICP

ENVIRONMENTAL COORDINATOR

RELATED PLANS AND POLICIES

Related Plans & Policies

Zoning Ordinance

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2020-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-14, A REQUEST BY RESTORATION MINISTRY TO ALLOW CHURCH USE IN TWO EXISTING 5,000 SQ. FT. BUILDINGS ON A 1.63 ACRE SITE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQ. FT. LOT SIZE) ZONE DISTRICT. THE SITE IS LOCATED ON N. SUMTER COURT JUST EAST OF N. MCAULIFF STREET AND BETWEEN E. HOUSTON AVENUE AND E. DOUGLAS AVENUE (APN: 103-380-014).

WHEREAS, Conditional Use Permit No. 2020-14, is a request by Restoration Ministry to allow a church use in two existing 5,000 sq. ft. buildings on a 1.63 acre site in the R-1-5 (Single-Family Residential, Minimum 5,000 sq. ft. lot size) zone district. The site is located on N. Sumter Court just east of N. McAuliff Street and between E. Houston Avenue and E. Douglas Avenue (APN: 103-380-014); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 24, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2020-14, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed 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 Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-45).

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 comments of Site Plan Review No. 2020-078.
2. That the site be developed in substantial compliance with the site plan, floor plan, and operational statement attached as Exhibit "A", Exhibit "B", and Exhibit "C".
3. That the facility be operated in compliance with the operational statement in Exhibit "C", and any proposed changes to the operation be reviewed through the Site Plan Review process for consistency and related requirements prior to the change.
4. That any substantial changes to the site and operational statement may require an amendment to the conditional use permit.
5. That the maximum seating capacity of the sanctuary shall be limited to 135 persons. The seating requirement also applies to any area dedicated to the choir and pulpit areas in the sanctuary.
6. That all applicable federal, state, regional, and city laws, codes, and ordinances be met.

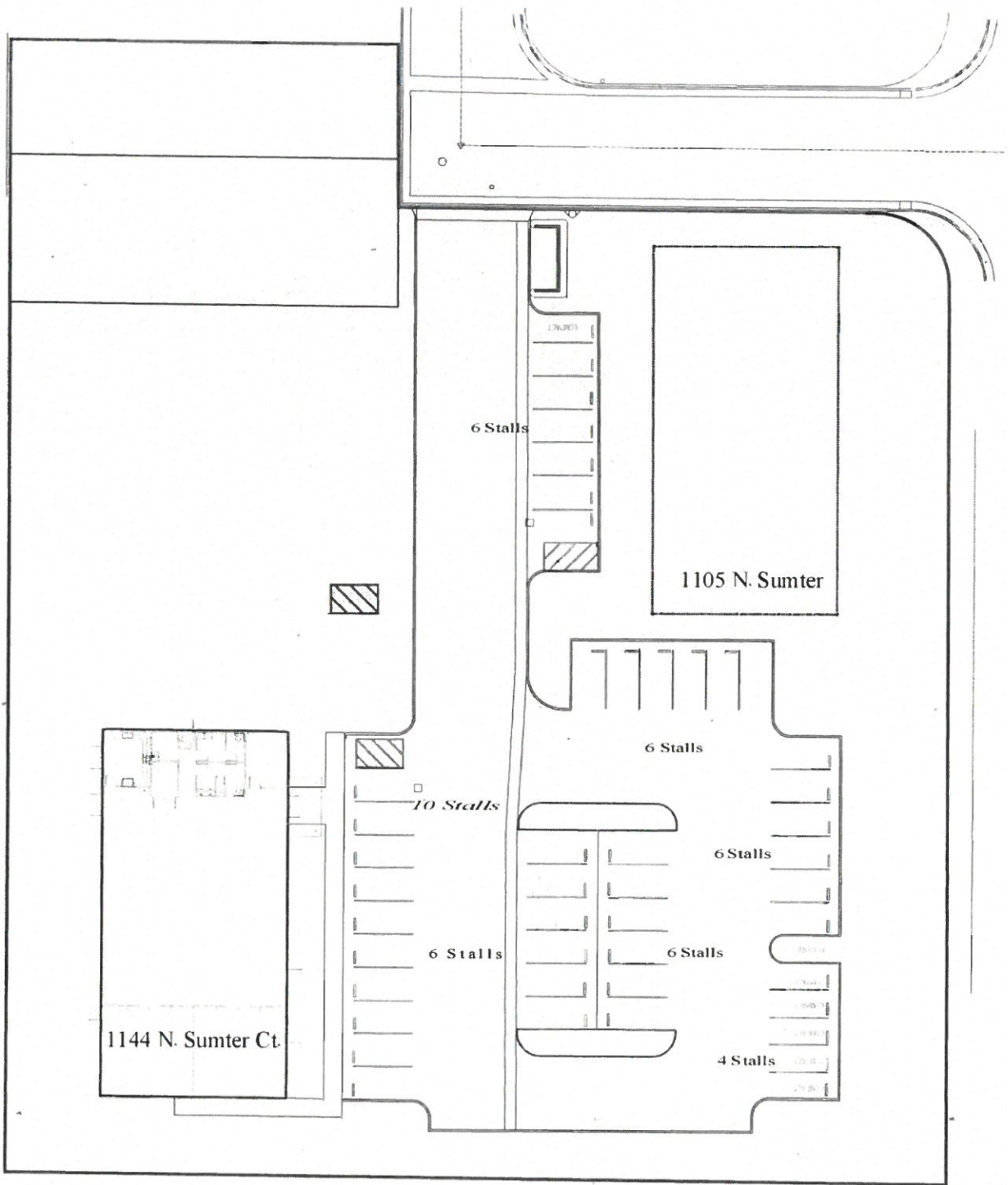
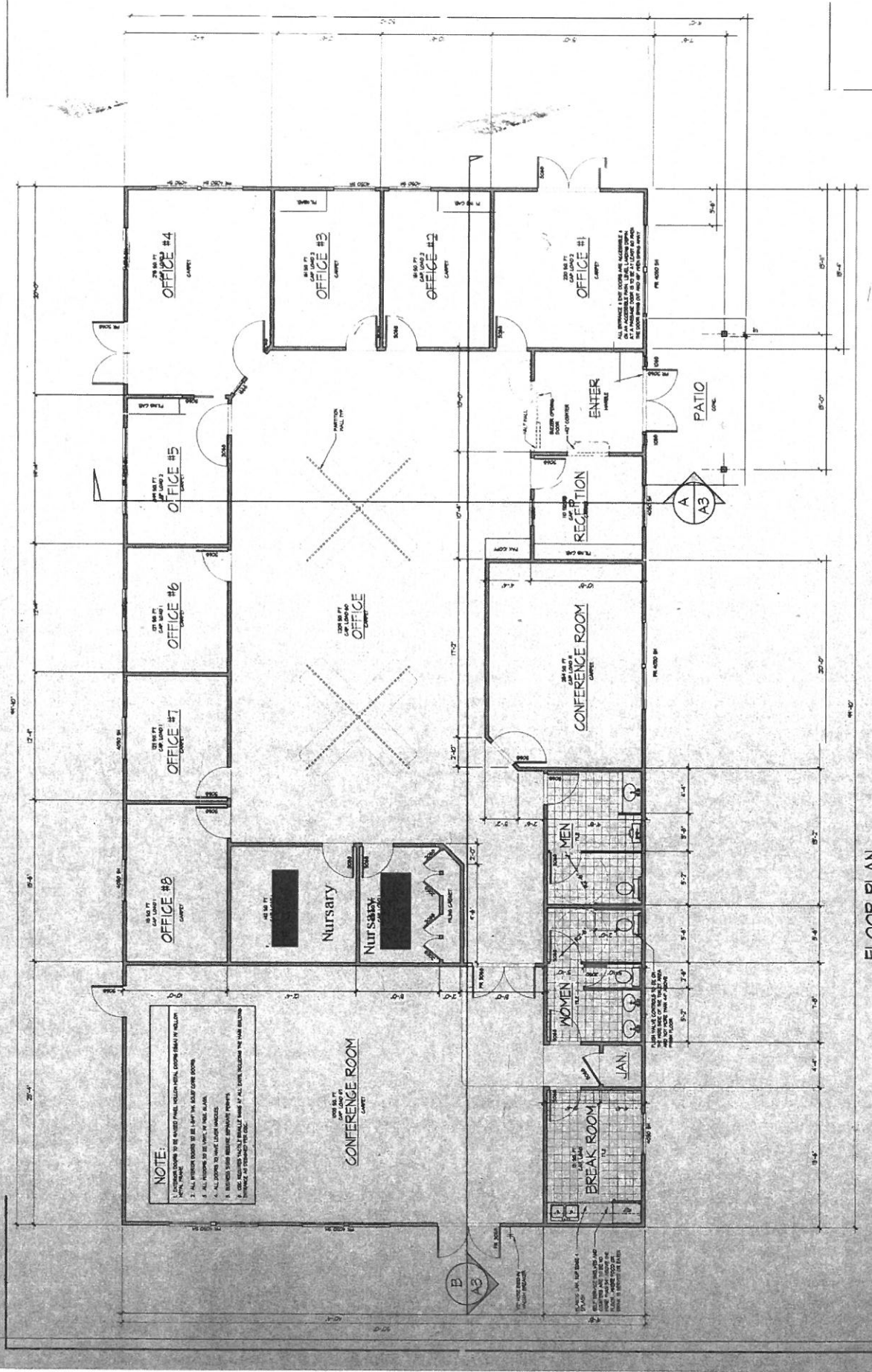


EXHIBIT "A"

EXHIBIT "B"

1105 N. Sumter Ct.



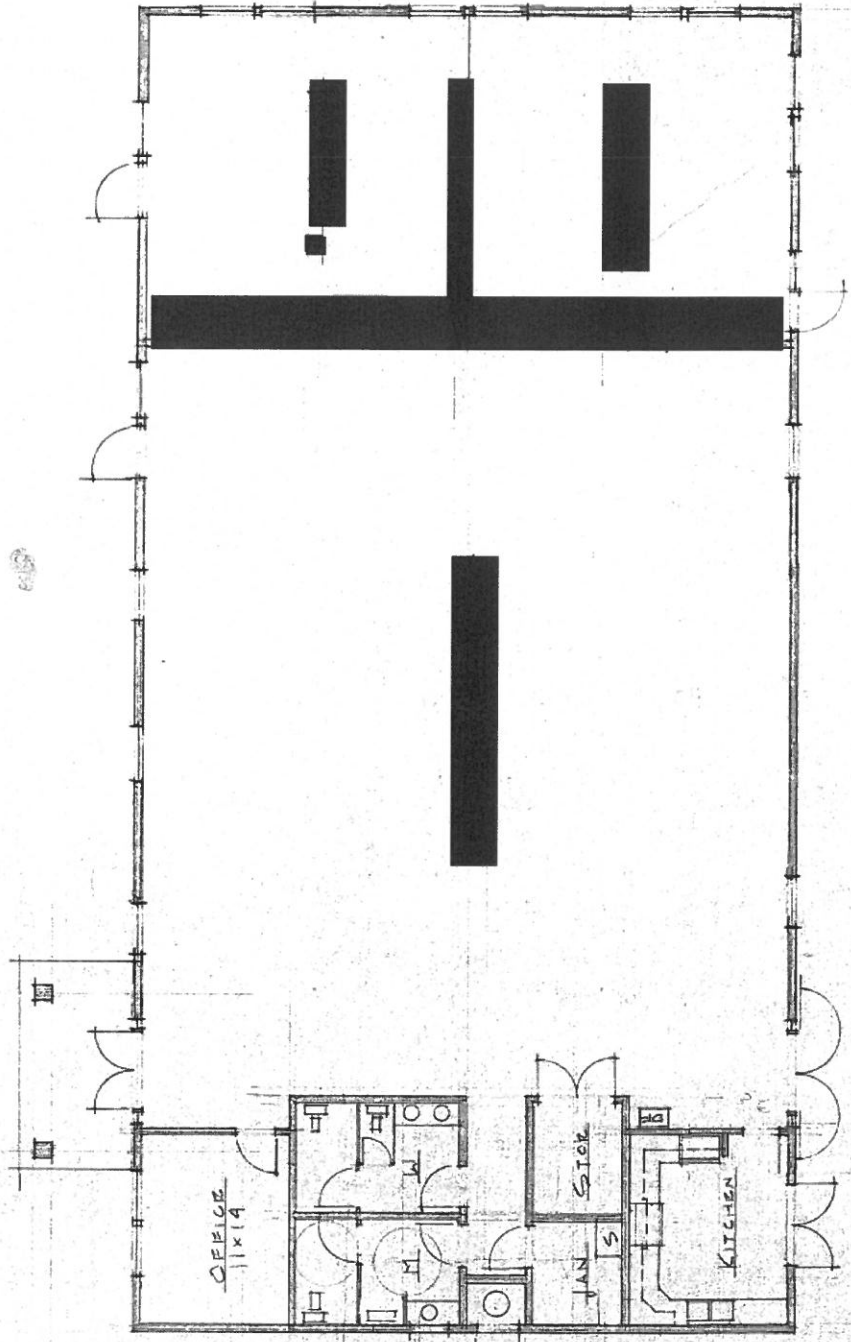
SCALE: 1/8" = 1'-0"

FLOOR PLAN
44911 #

EXHIBIT "B"

1144 N. Sumter, Ct.

---99' 10"---



50'

EXHIBIT "C"

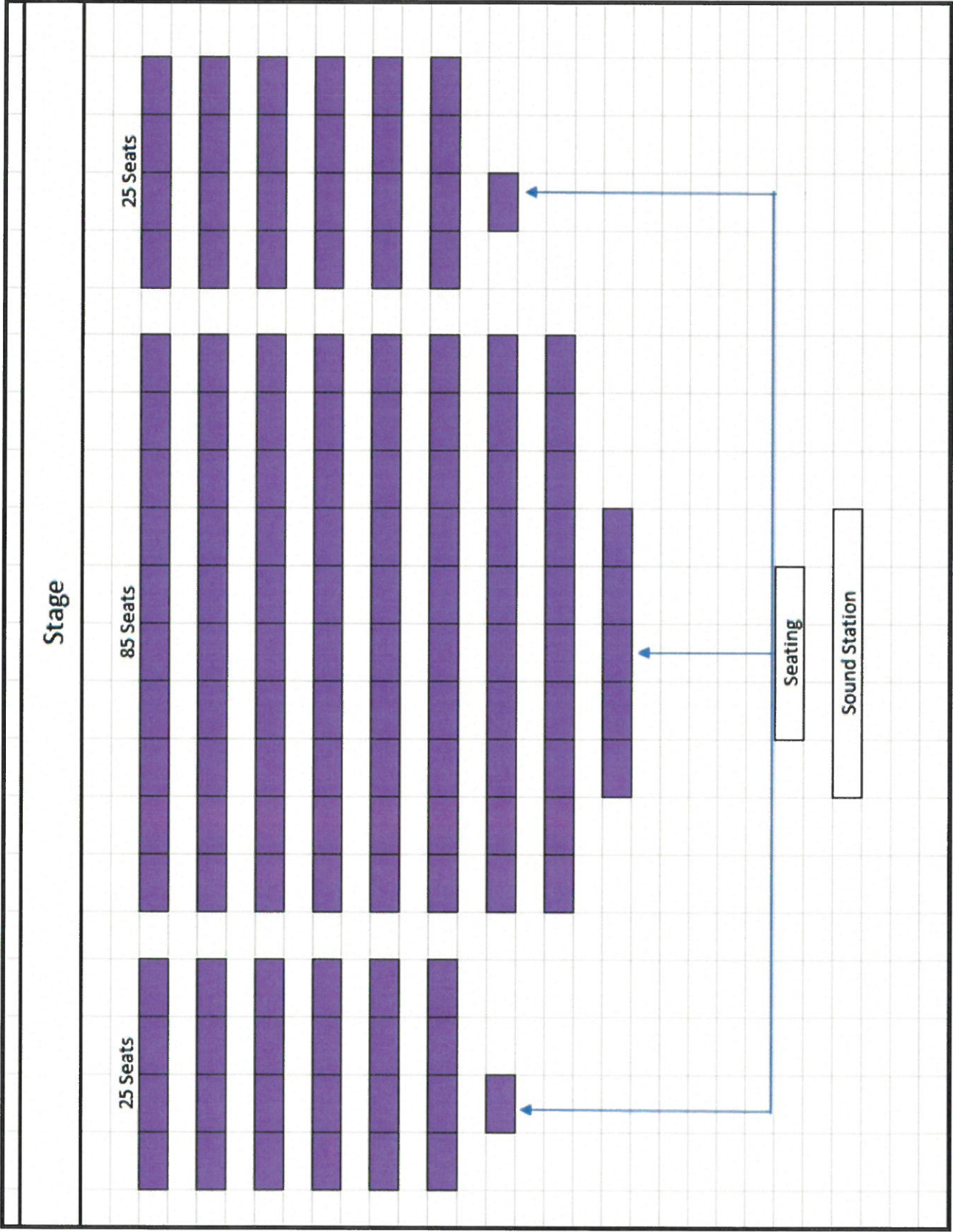


EXHIBIT "D"



Restoration Ministry
(559) 302-9809
1144 N. Sumter Ct.
Visalia, CA 93292

Dear City of Visalia,

Please accept this application for a "Conditional Use Permit" to hold worship services at the address noted above and the adjacent building address 1105 N. Sumter Ct.

The worship service days and hours would be as follows:

- Tuesday 7pm-8:30pm
- Wednesday 7pm-9pm
- Saturday 5pm-7pm
- Sunday 9am-10:30am, 11am-12:30pm, 2pm-4pm and 6pm-8pm

Our services take place indoors and are primarily at the 1144 N. Sumter Ct. address. Part of Sunday Morning and Wednesday night service, the building address 1105 is also used for Children, Nursery or Youth concurrent with the service at 1144. Each service at 1144 has an attendance range of 20-135 people whereas the bible studies at 1105 range from 5-40 people.

On non-worship days we have employees and voluntary staff facilitating both addresses in preparation for services that includes but not limited to holding corporate meetings, bible studies, answer any phone calls or address any needs of the congregation.

Attached are aerial views of the floor plans, property lines and cross streets as well as the building plans for both buildings. The floor plan includes a color legend that will help illustrate relevant areas of the building. Also included are the original blueprints of when the building was first built illustrating the building frame dimensions which have not changed.

Restoration Ministry has resided in various locations within Visalia and has been serving this community for over 40 years. We are honored and pleased to keep the doors open and available to our community.

We thank you for your time and consideration during this process. If there are any further questions or requests, please do not hesitate to contact us.

Blessings,

Pastor Alisha Chano
Mobil # 559-309-7767
pastoralisha@restorationinc.com



June 12, 2020

Restorationoffice1@gmail.com

Site Plan Review No. 20-078:

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 13, 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 oval shape.

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

Attachment(s):

- Site Plan Review Comments



#3

MEETING DATE: **May 13, 2020**

SITE PLAN NO. **20-078**

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

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

ITEM NO: 3	DATE: MAY 13, 2020
SITE PLAN NO.:	20-078
PROJECT TITLE:	RESTORATION INC
DESCRIPTION:	OUTDOOR CHURCH SERVICE IN PARKING LOT (DRIVE-IN)
APPLICANT:	ROBERT E HOOKS
PROP OWNER:	RESTORATION INC
LOCATION:	1144 N SUMTER CT
APN:	103-380-014

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 **PROVIDE ONSITE ACCESSIBILITY WHERE NECESSARY PER BUILDING CODE.**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin 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. Propose temporary outdoor use and existing church use will require additional entitlements. Refer to Planning Dept. requirements.***
- 2. The church facility may incur additional impact fees based on the number of seating capacity provided in the sanctuary. Previous use of the building will provide some impact fee credits. Additional information of the interior layout will be necessary - to be provided through the entitlement processes.***
- 3. Ensure there is proper traffic circulation in the parking lot during the outdoor events.***
- 4. Updates to the existing accessible stalls and pathway to the building may be required to comply with current standards.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-078
Date: 5/13/2020

**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:CHURCH)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	TO BE DETERMINED
<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: May 13, 2020

SITE PLAN NO: 2020-078
PROJECT: Restoration Inc.
DESCRIPTION: OUT DOOR CHURCH SERVICE IN PARKING LOT (DRIVE-IN)
APPLICANT: ROBERT E. HOOKS
PROP. OWNER: RESTORATION INC.
LOCATION TITLE: 1144 N SUMTER CT.
APN TITLE: 103-380-014
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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

Project Requirements

- Conditional Use Permit (CUP) needed.
- Temporary Conditional Use Permit (TCUP) needed.
- Building Permit
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: May 13, 2020

1. A CUP must be applied for concurrently or before a TCUP can be processed
2. CUP needed for a church to operate in the R-1-5 Zoning District.
3. TCUP needed for parking lot services.
4. Obtain Building Permits.
5. The site plan shall indicate the location of the existing sheds onsite, including setbacks to existing and proposed structures.

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 5,000 square feet

Accessory Structures:

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

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

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

Parking:

1. Provide handicapped space(s) [see ZO 17.34.030.H).
2. No repair work or vehicle servicing allowed in a parking area (ZO 17.34.030.L).
3. It is highly recommended that bicycle rack(s) be provided on site plan.
4. No parking shall be permitted in a required front/rear/side yard (ZO 17.34.030.F).
5. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (ZO 17.34.030.J).
6. 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.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. 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
4. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. All landscape areas to be protected with 6-inch concrete curbs (ZO 17.30.130.F).
2. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
3. Provide a detailed landscape and irrigation plan as a part of the building permit package
4. An 80 sq. ft. min. landscape well is required every 10 contiguous stalls (ZO 17.30.130.C).
5. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

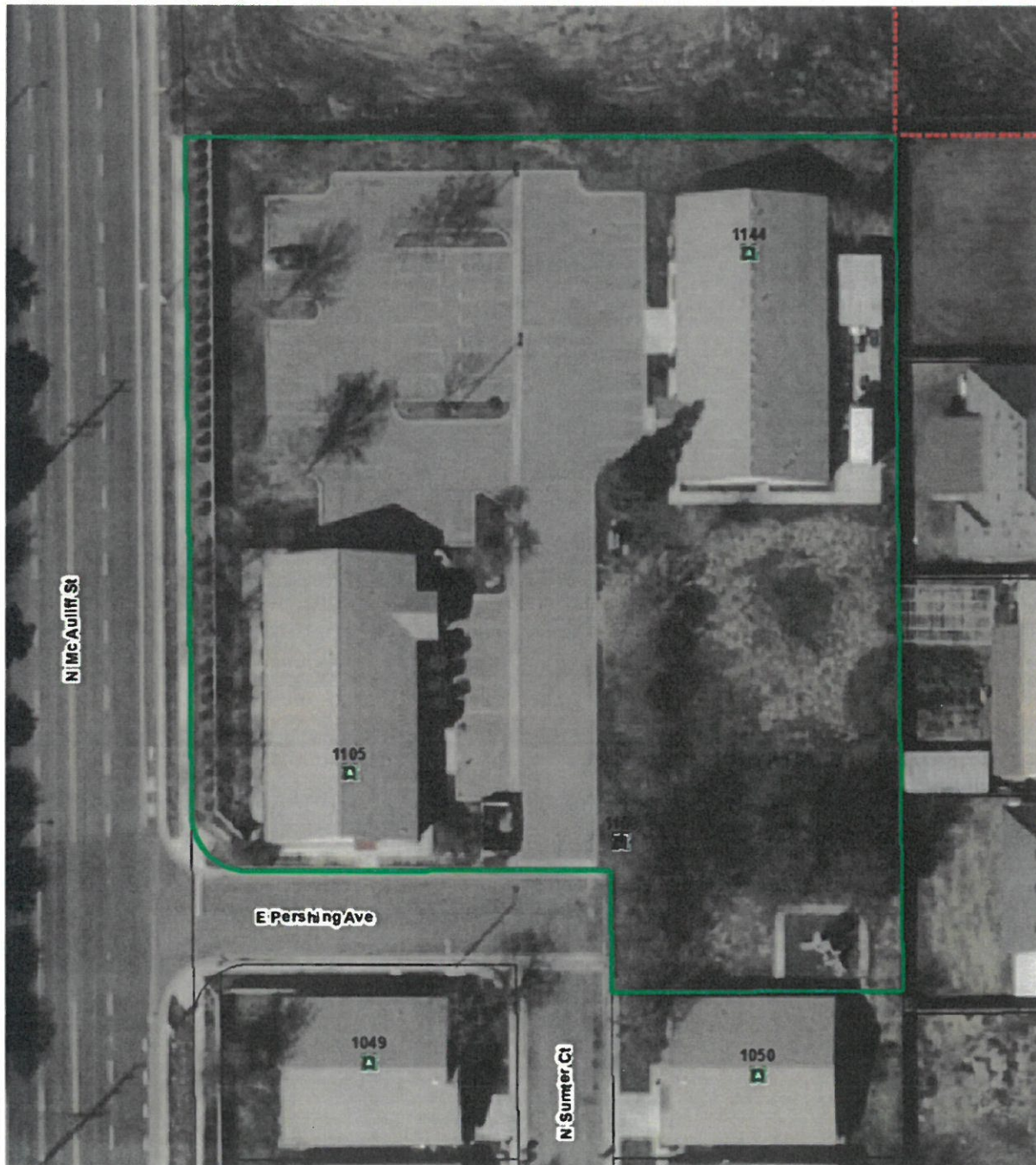
Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be 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

SPR 20078
RESTORATION
1144 N SUMNER CT

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. **CHANGE OF USE** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. *(Small Tenant Improvements)*
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone **AE** * 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 **(CHANGE OF USE)**

Additional comments: **RELIGIOUS FACILITIES SHALL BE FULLY ACCESSIBLE AND MEET THE PROVISIONS OF CHAPTER 11 B. PROVIDE FLOOR PLAN TO DETERMINE OCC. LOAD, RESTROOM FIXTURES AND REQUIRED EXIT AND EXITING REQUIREMENTS AND ACCESS TO TOP OF STAGE.**

VAL CAROLIA 5/13/20
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	May 12, 2020
Item #	3
Site Plan #	SPR20078
APN:	103380014

- 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.
- **Special comments:**

Corbin Reed
Fire Marshal



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

Date: 5-12-20
 Item: 3
 Site Plan: SPR 20-078
 Name: A. ALVAREZ ARS

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:
OBSEQUE / Follow City Noise Ordinance

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 13, 2020

SPR 20-078
Restoration Inc
Outdoor church service in parking lot (drive-in)
Robert E Hooks
Restoration Inc
APN 103380014
1144 N Sumter CT

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:

- What is the layout for the vehicles at the drive in? Traffic flow pattern?

Leslie Blair

Leslie Blair

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

20078

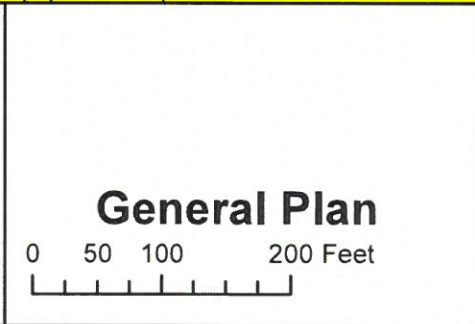
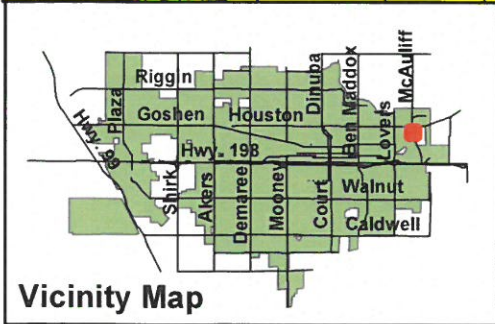
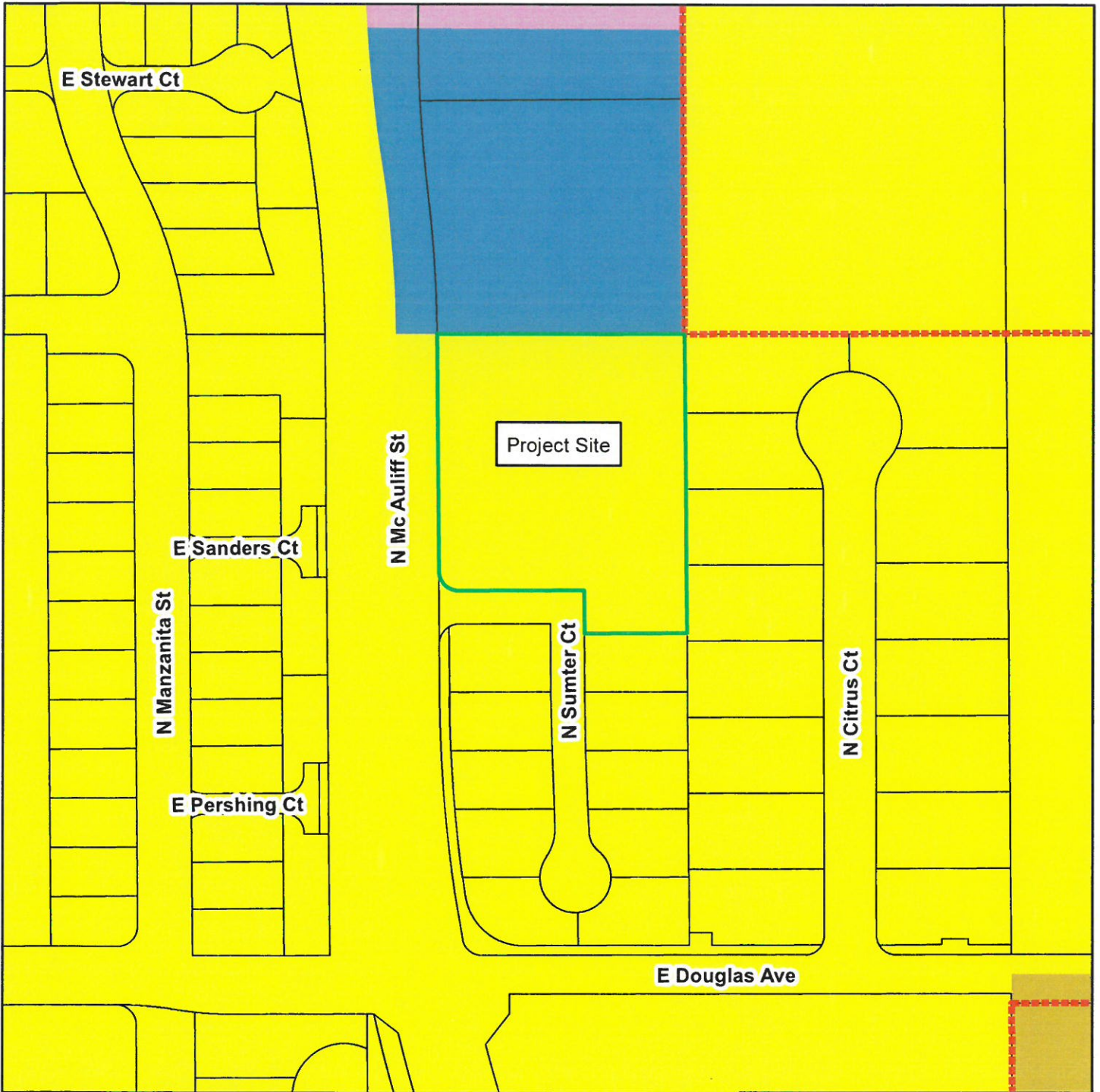
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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** Existing enclosure/services are adequate.

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

Nathan Garza, Solid Waste, 559-713-4532
Edward Zuniga

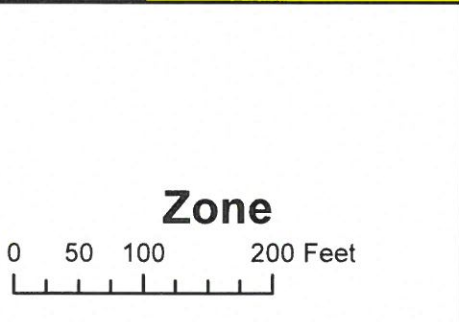
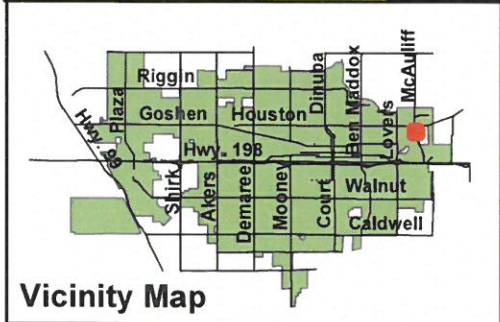
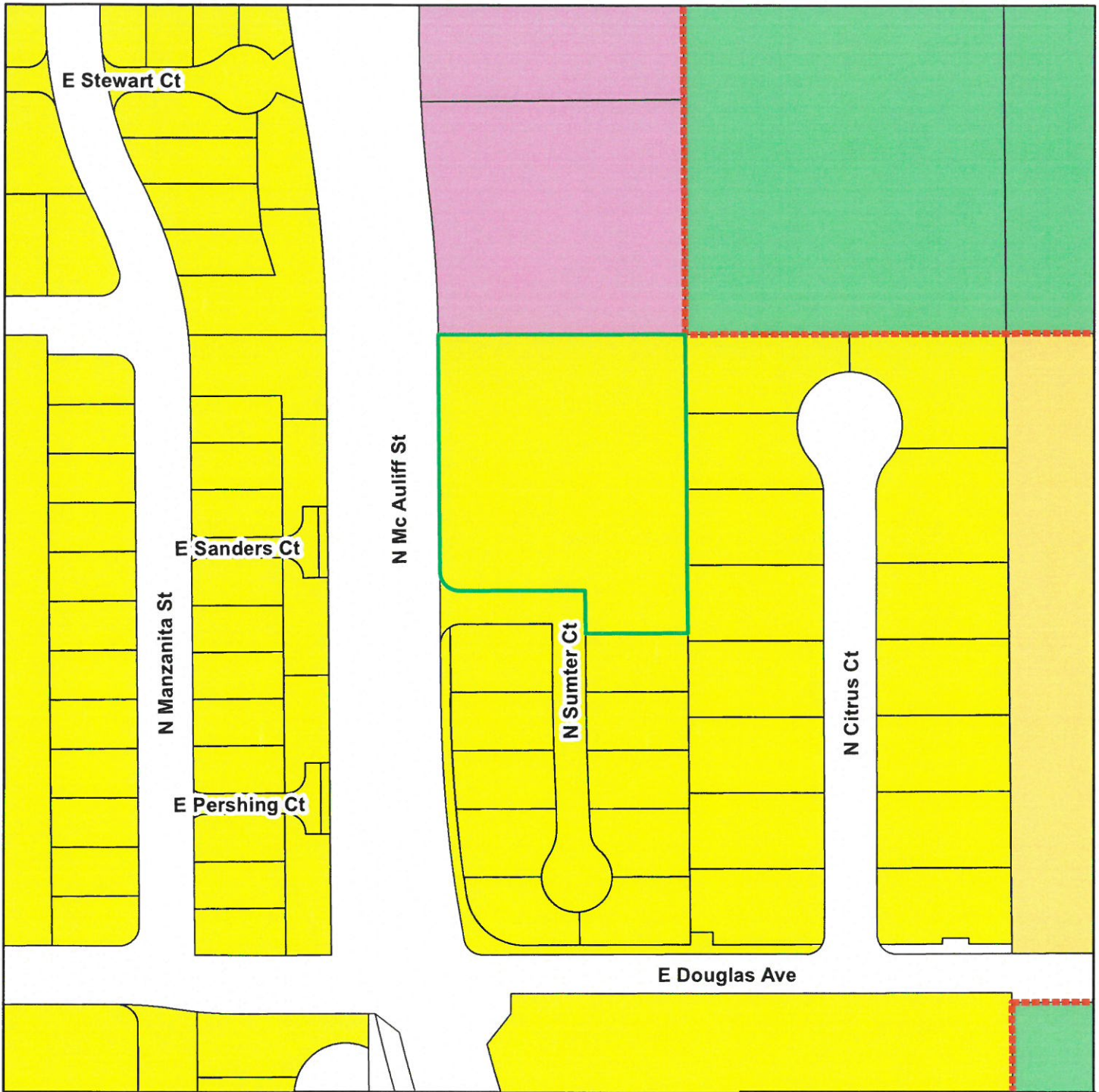
Conditional Use Permit No. 2020-14

The project site is located east of N. McAuliff St.
Between E. Houston Ave. and E. Douglas Ave.
(APN: 130-380-014)



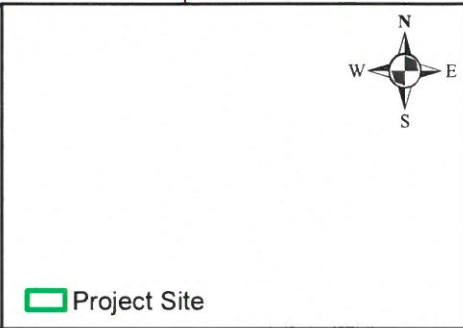
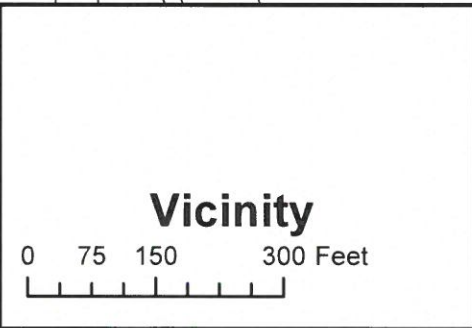
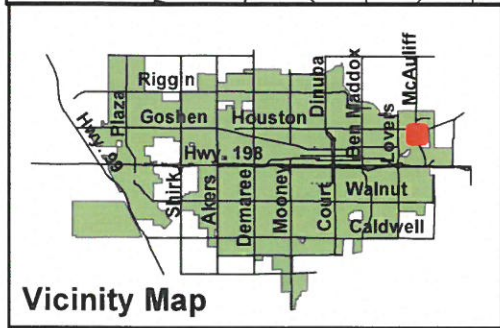
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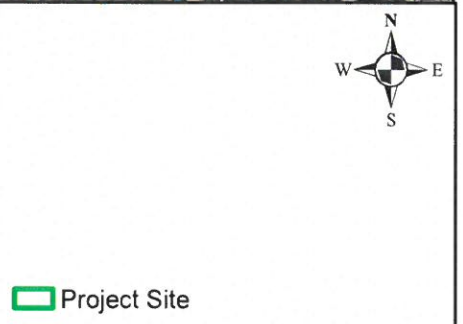
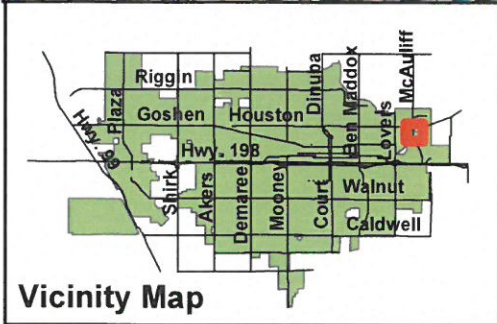
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Conditional Use Permit No. 2020-14

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Conditional Use Permit No. 2020-14

The project site is located east of N. McAuliff St.
Between E. Houston Ave. and E. Douglas Ave.
(APN: 130-380-014)



Project Site

E Stewart Ct

E Sanders Ct

N Manzanita St

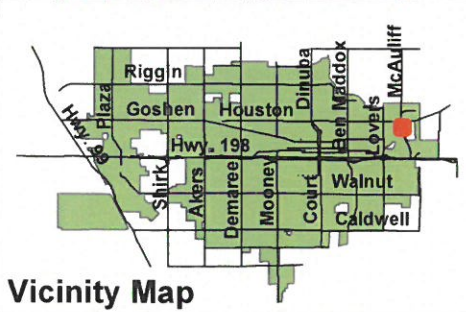
E Pershing Ct

N McAuliff St

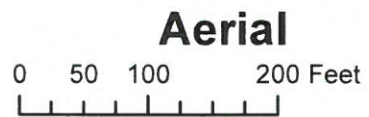
N Sumter Ct

N Citrus Ct

E Douglas Ave



Vicinity Map



Aerial



 Project Site