

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 No.: (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: 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 D-MU (Downtown Mixed-Use) Zone. The site is located on the southeast corner of N. Church Street and E. Murray Avenue (APN: 094-272-003).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-18, as conditioned, based upon the findings and conditions in Resolution No. 2020-38. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-18 based on the findings and conditions in Resolution No. 2020-38.

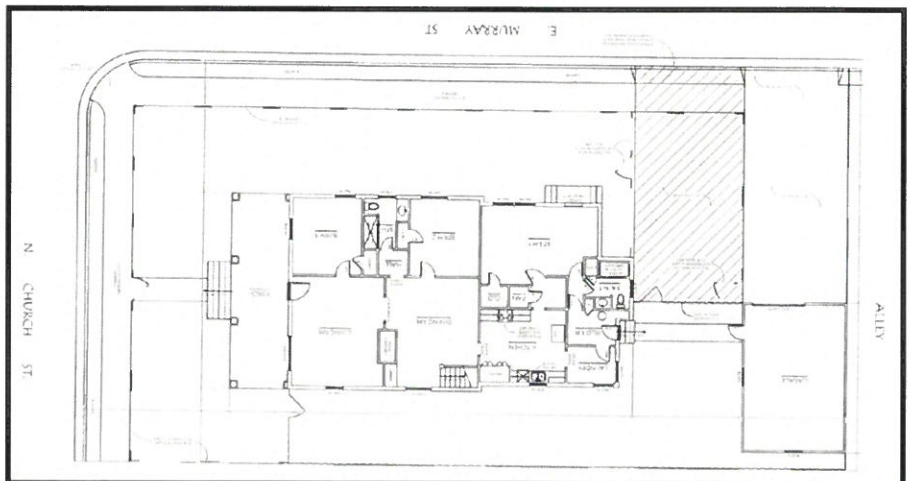
PROJECT DESCRIPTION AND ANALYSIS

Conditional Use Permit (CUP) No. 2020-18 is a request by American Ambulance of Visalia to permit the use of an existing single-family home for their ambulance operations. The existing home is approximately 2,105 square feet and is located at 420 North Church Street (see Exhibit "A"). The site is zoned D-MU (Downtown Mixed Use) and the Visalia Municipal Code (VMC) lists "Ambulance Services/Medical Transport" as a conditionally permitted use in the D-MU zone.

The applicant proposes to establish a paramedic ambulance station within an existing residence. The proposed ambulance station will house two ambulance vehicles and a full-time crew (two EMT's per ambulance). The facility will operate 24 hours a day, seven days a week, with the crew residing onsite and answering emergency calls as necessary.

The existing 2,105 square foot residential home will not require internal alterations as the existing bedrooms will serve as living quarters for the ambulance crews. No alterations to the building's exterior or signage are proposed for this use.

Per the Site Plan (see Exhibit "A") the applicant proposes enlarging an existing driveway and drive-approach located at the northeast corner of the



project site. The applicant is proposing to widen the existing driveway and drive approach with concrete to City standards to accommodate the ambulance vehicles and onsite employee parking.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Downtown Mixed-Use
Zoning:	D-MU (Downtown Mixed-Use)
Surrounding Zoning and Land Use:	North: QP – Quasi Public / E. Murray Ave. – George McCann Memorial School
	South: D-MU (Downtown Mixed-Use) / Single Family Residential
	East: D-MU (Downtown Mixed-Use) / Single Family Residential
	West: D-MU (Downtown Mixed-Use) / N. Church St. – Business
Environmental Review:	Categorical Exemption No. 2020-44
Special Districts:	Historic Preservation District
Site Plan Review:	No. 2020-071

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Conditional Use Permit No. 2005-36, a request by American Ambulance to allow a Paramedic Ambulance Post in an existing building in the C-DT (Central Business District Retail) zone, located at 636 West Oak Avenue. The Planning Commission approved this project on September 12, 2005.

Conditional Use Permit No. 2009-28, a request by AMR Mobile Life Support Ambulance to allow an ambulance administrative office and crew quarters in a 2,000 sq. ft. building on a 26,000 +/- sq. ft. lot located in the C-S (Service Commercial) zone, located at 2412 East Valley Oaks Drive. The Planning Commission approved this project on June 8, 2009.

Conditional Use Permit No. 2018-07, a request by American Ambulance Visalia to allow an ambulance service on a .75-acre parcel in the I-L (Light Industrial) Zone District. The project site is located at 4743 West Pershing Court. (APN: 085-520-009)

Conditional Use Permit No. 2019-39, a request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single family residence for ambulance operations located at 4420 West Myrtle Ave. in the R-M-2 (Multi-Family Residential) Zone (APN: 087-060-069). The Planning Commission approved this project on January 13, 2020.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit, as conditioned, based on the project's consistency with the Land Use and Safety Elements of the 2014 General Plan, and with the applicable Zoning Ordinance provisions.

General Plan Consistency

The project is consistent with General Plan Safety Element Policy S-O-5, which states as follows:

Provide a comprehensive program of safety services including police, fire, and medical response in all parts of the Visalia Planning Area.

The Visalia Fire Department is the first responder to medical emergency calls received through the City's emergency call line (911). American Ambulance of Visalia provides the paramedic ambulance transport to emergency rooms in support of these medical response calls for service. Per the 2019 numbers, the Visalia Fire Department received 16,180 calls for service. Of these calls for service, 11,174 (69%) were for medical response. The applicant has provided a heat map (Exhibit "C") noting concentration of emergency calls requiring ambulatory services, and signifying the need for more ambulance stations to better respond to areas of concentrated use.

Zoning Ordinance Consistency

Use matrix, Table 17.25.030 of the Zoning Ordinance, lists Ambulance Services / Medical Transport as conditionally permitted in the D-MU zone;

<i>Commercial, Mixed Use, Office, and Industrial Zones Use Matrix</i>												
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M54	Ambulance Services/Medical Transport			C	C	C	C			C	C	

The use is characterized by the continuous presence of an ambulance vehicle and crew on the site. The crew maintains work space and living quarters during the course of their 24-hour shift, and turns over the facility to their replacement crew upon shift change. The purpose of the facility is to respond to emergency medical calls and to provide medical transport to patients in the timeliest manner feasible within the central part of Visalia. As stated in the applicant's Operational Statement (Exhibit "C"), the ambulance will try to limit the use of sirens when feasible, and typically roll to their destination with emergency lights activated. Given the nature of the use, which will operate as living and sleeping quarters for American Ambulance personnel, the proposed use is similar in nature and intensity with the existing residential uses that are located to the south, east and west of the site, with the exception of the ambulance vehicles located onsite. As stated in the applicant's Operational Statement (Exhibit "C"), and further addressed under the Noise section below, American Ambulance will try to limit the use of sirens when feasible. However, when the ambulance is responding to calls for service, the emergency lights are activated until they reach their destination.

Noise

The applicant states that approximately half of all emergency responses require the use of warning lights and sirens. Per the applicant's Operational Statement, use of the siren shall only be used when approaching, or on a major thoroughfare, or to warn oncoming and approaching traffic.

Parking

During Site Plan Review, the concern arose that the site may not support employee vehicles in addition to two ambulances. The site has been primarily used as a residential use and is compliant to the parking requirement of two covered spaces for the home. By converting the use to an ambulance station, while not entirely losing the residential characteristics of the home (housing ambulance crews 24/7), the applicant will need to ensure that an additional two (2) parking spaces be provided for employee vehicles or pay in lieu fees for additional parking which cannot be made. The applicant has provided dimensions of the driveway expansion (See Exhibit "A") which measures 36 feet in width. Based on the expansion of the driveway, the area can be striped to accommodate four parking stalls; two for employee vehicles and two for the ambulance vehicles. The standard parking stall size is 9 by 19 feet.

Historic Preservation District

The site is located in the Historic Preservation District and is subject to review by the Historic Preservation Action Committee (HPAC). The project was on the August 12, 2020 HPAC agenda but due to the cancelation of that meeting the project is now on the August 26, 2020 HPAC agenda. As noted in the staff report, the applicant will not change the exterior appearance of the residential structure. The only exterior modifications to the site is the expansion of the driveway and drive approach, relocation of the wrought fence, and relocation of a street pedestrian sign as noted on Exhibit "B". Standard practice is to have items reviewed by HPAC prior to Planning Commission review. However, due to the cancelation of the August 12th HPAC meeting, and the project being publically noticed for the August 24th Planning Commission meeting, the applicant requested that the project proceed with the Planning Commission public hearing subject to a condition requiring review and approval by HPAC prior to the issuance of any permit. Staff has added Condition No. 5 requiring HPAC review and approval prior to the issuance of any building and/or encroachment permit.

Wall and Fences

The site is fenced with typical wrought iron fence along the Church and Murray frontages. There is also a typical, full height wood fence located in the rear yard providing separation from the residence to the south. The only change the applicant has proposed is the relocation of wrought iron fencing along the driveway as a result of widening the driveway area as shown in Exhibit "B".

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-44).

Projects determined to meet this classification are consists 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 use beyond that existing at the time of the lead agency's determination. The types of "existing

facilities” itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances for commercial structures.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2020-18

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 intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2020-44).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-071.
2. That the site be developed in compliance with the site plan shown in Exhibit “A”, Exhibit “B”, and Exhibit “D”.
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the applicant shall apply for and obtain building and encroachment permits for all proposed work as depicted in Exhibit “A” and “B” prior to use of the site. The drive approach shall be constructed to City standards.
5. That the applicant shall adhere to any conditions placed upon the project by the Historic Preservation Action Committee during their review of the project.
6. That onsite parking shall provide a minimum of four (4) spaces, and that the public street is not to be dedicated as employee or ambulance parking. Should the applicant not be able to provide off-street employee vehicle parking, the applicant shall adhere to site plan review comments requiring the applicant pay in lieu fees for deficient onsite parking.
7. Parking for the ambulance vehicles and employees shall be maintained onsite at all times and improvements to the driveway and drive approach shall be completed and finalized prior to the site being occupied.

8. That any project signage shall be obtained under separate permits.
9. That all applicable federal, state and city laws, codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal 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
- Categorical Exemption No. 2020-44
- Resolution No. 2020-38 (Conditional Use Permit No. 2020-18)
- Exhibit "A" Site Plan
- Exhibit "B" Driveway expansion
- Exhibit "C" Heat Map – Service Needs
- Exhibit "D" Operational Statements (SPR & HPAC)
- Site Plan Review 2020-071
- General Plan Land Use Map
- Vicinity / Location Map
- Zoning Map
- Aerial Map

RELATED PLANS AND POLICIES

Chapter 17.38

CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.

- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.020 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.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 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.

17.38.070 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.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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.

Chapter 17.19 MIXED USE ZONES

Sections:

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

17.19.10 Purpose and intent.

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
 - 1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
 - 2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
 - 3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:
 - 1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
 - 2. Mixed Use Downtown Zone—(D-MU). The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city. (Ord. 2017-01 (part), 2017)

17.19.015 Applicability.

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts. (Ord. 2017-01 (part), 2017)

17.19.020 Permitted uses.

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.030 Conditional and temporary uses.

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.040 Required conditions.

- A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;
- C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced. (Ord. 2017-01 (part), 2017)

17.19.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34. (Ord. 2017-01 (part), 2017)

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

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

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

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 D-MU and C-MU zone and located inside 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 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.
- (Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017)

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 2020-18

PROJECT TITLE

420 East Murray Ave.

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

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 D-MU (Downtown Mixed-Use) Zone district. the site is located on the southeast corner of N. Church Street and E. Murray Avenue (APN: 094-272-003).A request by

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Dave Byl, American Ambulance of Visalia, 2017 East Noble Ave., Visalia, CA 93292

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Dave Byl, American Ambulance of Visalia, 2017 East Noble Ave., 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 an existing home for ambulance operations in the D-MU (Downtown Mixed-Use) 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

RESOLUTION NO. 2020-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 D-MU (DOWNTOWN MIXED-USE) ZONE. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF N. CHURCH STREET AND E. MURRAY AVENUE (APN: 094-272-003).

WHEREAS, Conditional Use Permit No. 2020-18, is 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 D-MU (Downtown Mixed-Use) Zone. The site is located on the southeast corner of N. Church Street and E. Murray Avenue (APN: 094-272-003); 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. 2020-18 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 intent, objectives, and policies of the General Plan and Zoning Ordinance.
3. That the proposed location of the Conditional Use Permit is compatible with adjacent land uses.
4. That the proposed Conditional Use Permit is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2020-44).

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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-071.
2. That the site be developed in compliance with the site plan shown in Exhibit "A", Exhibit "B", and Exhibit "D".
3. Substantial changes to the site plan may require an amendment to the Conditional Use Permit.
4. That the applicant shall apply for and obtain building and encroachment permits for all proposed work as depicted in Exhibit "A" and "B" prior to use of the site. The drive approach shall be constructed to City standards.
5. That the applicant shall adhere to any conditions placed upon the project by the Historic Preservation Action Committee during their review of the project.
6. That onsite parking shall provide a minimum of four (4) spaces, and that the public street is not to be dedicated as employee or ambulance parking. Should the applicant not be able to provide off-street employee vehicle parking, the applicant shall adhere to site plan review comments requiring the applicant pay in lieu fees for deficient onsite parking.
7. Parking for the ambulance vehicles and employees shall be maintained onsite at all times and improvements to the driveway and drive approach shall be completed and finalized prior to the site being occupied.
8. That any project signage shall be obtained under separate permits.
9. That all applicable federal, state and city laws, codes and ordinances be met.



June 16, 2020

dby@aavems.com

Site Plan Review No. 20-071R:

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 **June 10, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue circular scribble.

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

Attachment(s):

- Site Plan Review Comments



#2

MEETING DATE: June 10, 2020
SITE PLAN NO. 20-071 Resubmittal
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

Conditional Use Permit

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

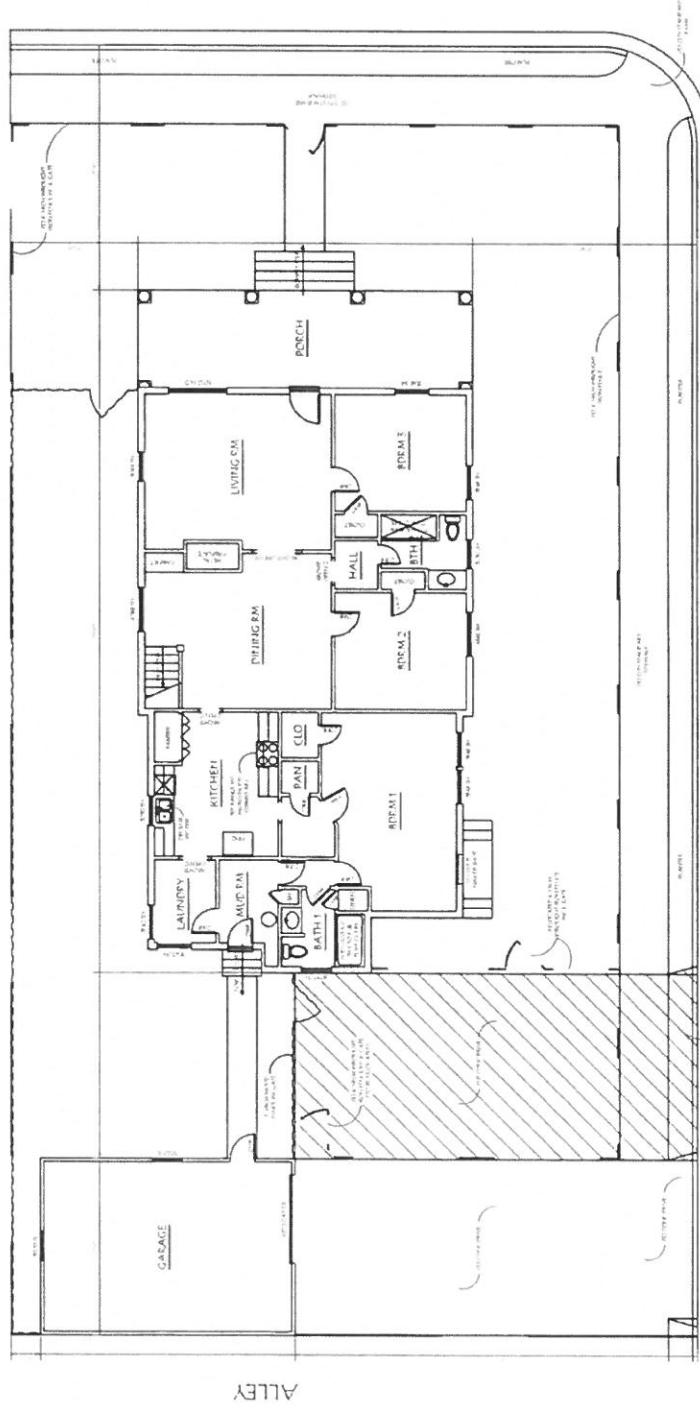
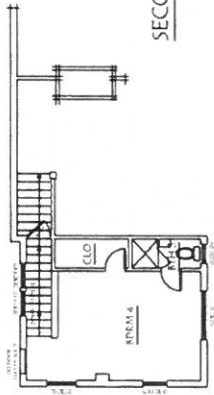
If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

LOT DESCRIPTION
 420 N CHURCH
 VISALIA, CA 93291

N. CHURCH ST.

SECOND FLOOR PLAN



ALLEY

E. MURRAY ST.

SITE / FIRST FLOOR PLAN

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: <u>2</u>	DATE: <u>JUNE 10, 2020</u>
SITE PLAN NO.:	20-071 RESUBMITTAL
PROJECT TITLE:	AMERICAN AMBULANCE OF VISALIA
DESCRIPTION:	ESTABLISH A PARAMEDIC AMBULANCE STATION/QUARTERS
APPLICANT:	DAVID BYL
PROP OWNER:	COOPER DAVID L & MARLENE E (TRS)
LOCATION:	420 N CHURCH ST
APN:	094-272-003

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **MAX 41'** Use radius return; **REFER TO CURRENT STANDARDS**
- Sidewalk: _____ width; _____ parkway width at **MAINTAIN EXISTING**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- 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:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-071 RESUBMITTAL**
Date: **6/10/2020**

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:**SERV COMM**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<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: June 10, 2020

SITE PLAN NO: 2020-071 B
PROJECT: American Ambulance of Visalia
DESCRIPTION: ESTABLISH A PARAMEDIC AMBULANCE STATION/QUARTERS
APPLICANT: DAVID BYL
PROP. OWNER: COOPER DAVID L & MARLENE E (TRS)
LOCATION TITLE: 420 N. CHURCH STREET
APN TITLE: 094-272-003
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU

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

- Fully detailed and dimensioned Site Plan and Floor Plan
- Service Map justifying need for this location to serve as a paramedic station
- Historic Preservation Advisory Committee Review
- Building Permits

PROJECT SPECIFIC INFORMATION: June 10, 2020

1. Provide a citywide service map describing need for this site as a paramedic station.
2. This property is within the Historic Preservation district and subject to the Historic Preservation Advisory Committee review for changes to the exterior and any signage.
3. Parking requirement is unknown at this time due to unknown building size. Parking is calculated at 1 space per 250 sq.ft. of floor area. Two spaces credit given for prior residential use. Option to pay parking in lieu fees for deficient parking (approximately \$4,990 per space)
4. Obtain a Building Permit
5. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: April 29, 2020

6. Submit professionally drawn and dimensioned site plan and floor plan.
7. Provide a citywide service map describing need for this site as a paramedic station.
8. This property is within the Historic Preservation district and subject to the Historic Preservation Advisory Committee review for changes to the exterior and any signage.
9. Parking requirement is unknown at this time due to unknown building size. Parking is calculated at 1 space per 250 sq.ft. of floor area. Two spaces credit given for prior residential use. Option to pay parking in lieu fees for deficient parking (approximately \$4,990 per space)
10. Obtain a Building Permit (separate permit will be needed for any proposed signage).
11. 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:

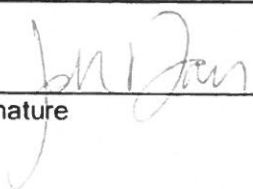
- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):

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. Side: five (5) feet (except where a building is located on side property line);

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. 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.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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



Signature



SPR No. 2020-071

City of Visalia
Building: Site Plan
Review Comments

JTK '20071
AMERICAN AMBULANCE
420 N CHURCH ST.

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 ALL IMPROVEMENTS** 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. **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: **PROVIDE ACCESSIBLE ROUTE TO BUILDING ENTRANCE. ALSO, PROVIDE ACCESSIBLE ROUTE WITHIN THE BUILDING CONNECTING ALL SPACES ON THE GROUND FLOOR. CHANGE OF USE TO A B OCC.**

VAL GARCIA 6/11/20
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 June 10, 2020
Item # 2
Site Plan # 20071
APN: 094272003

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date : 12-9-20
 Item: 2-Resub
 Site Plan: SPB20-071
 Name: Agent McEwen

SITE PLAN REVIEW COMMENTS

- ^{new} 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

June 10, 2020

Resubmit
SPR20071
American Ambulance of Visalia
Establish a paramedic ambulance station/quarters
David Byl
Cooper David L & Marlene
APN 094272003
420 N Church St

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

20071

- 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 Residential 3 can system required

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

Nathan Garza, Solid Waste, 559-713-4532

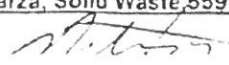
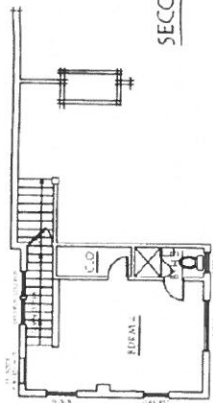
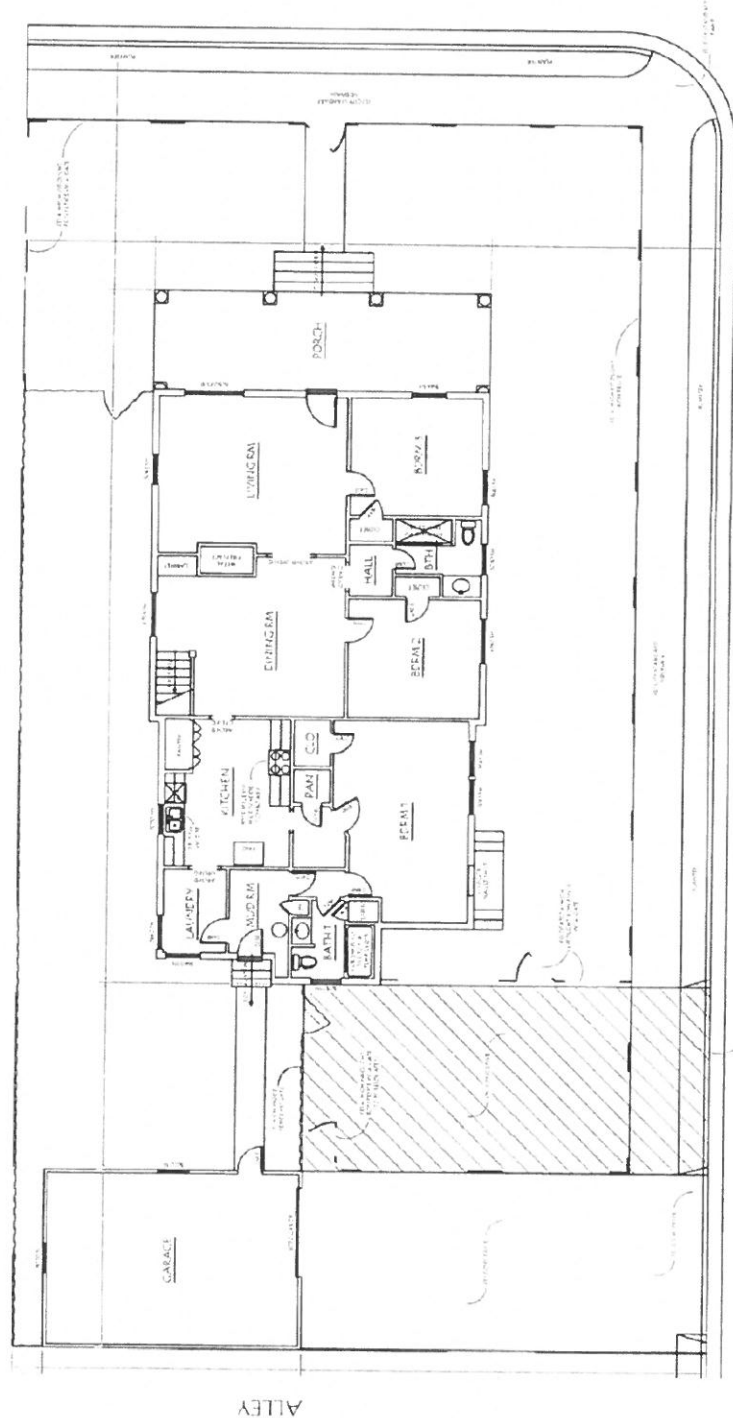


EXHIBIT "A"



SECOND FLOOR PLAN



SITE / FIRST FLOOR PLAN

LOT DESCRIPTION

420 N CHURCH
VISALIA, CA 93291

N. CHURCH ST.

E. MURRAY ST.

ALLEY

EXHIBIT "B"

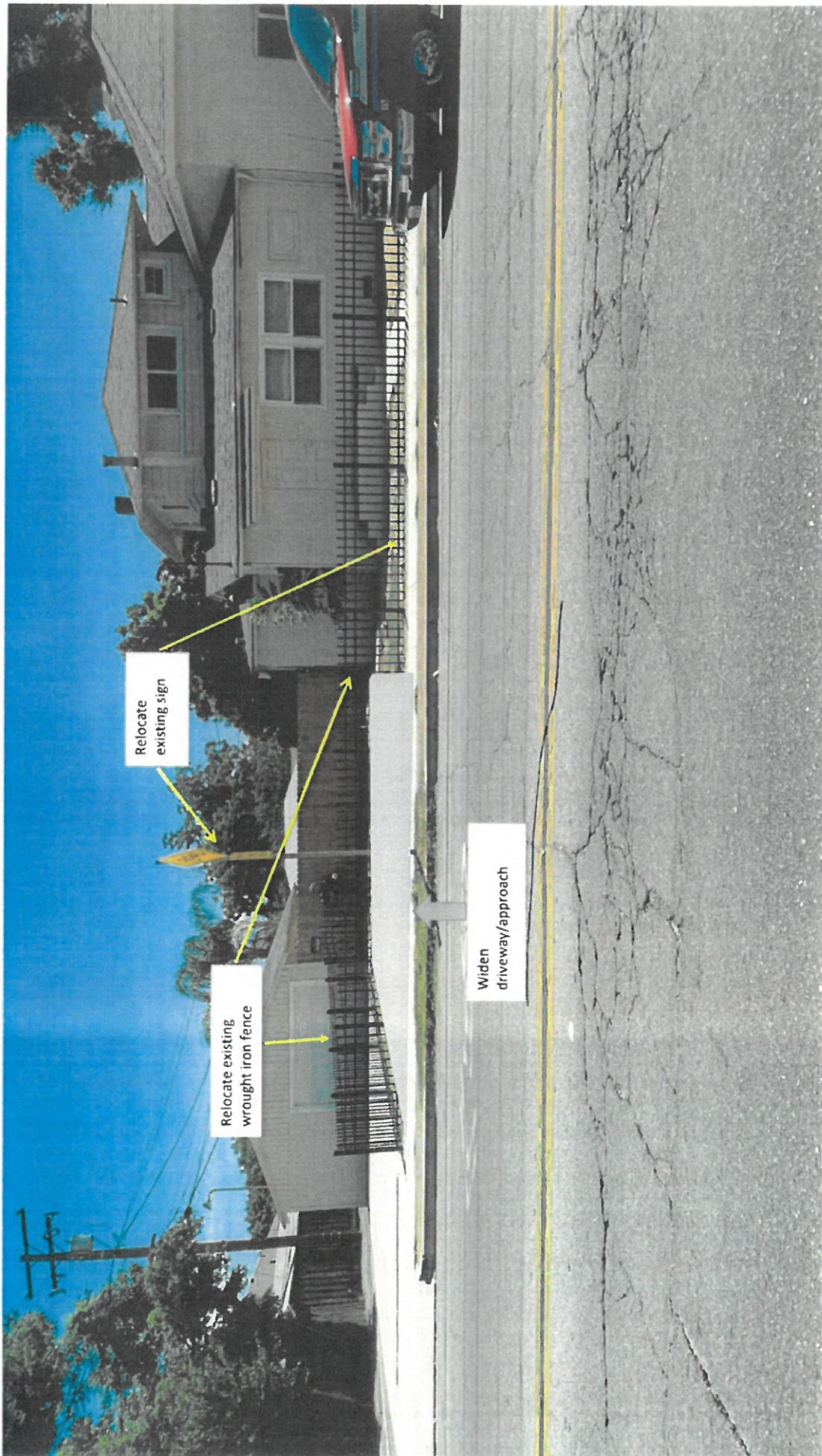


EXHIBIT "B"

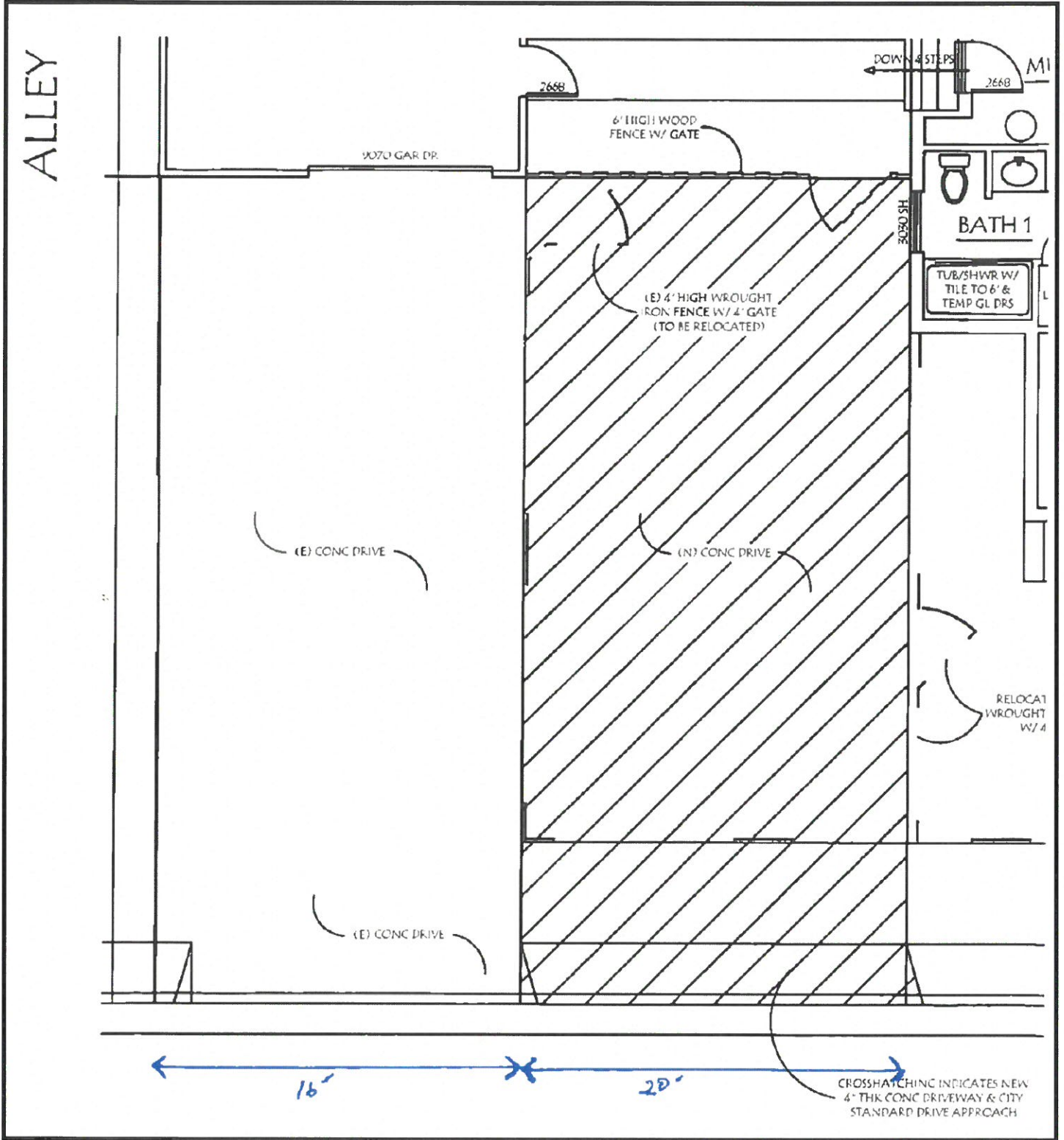
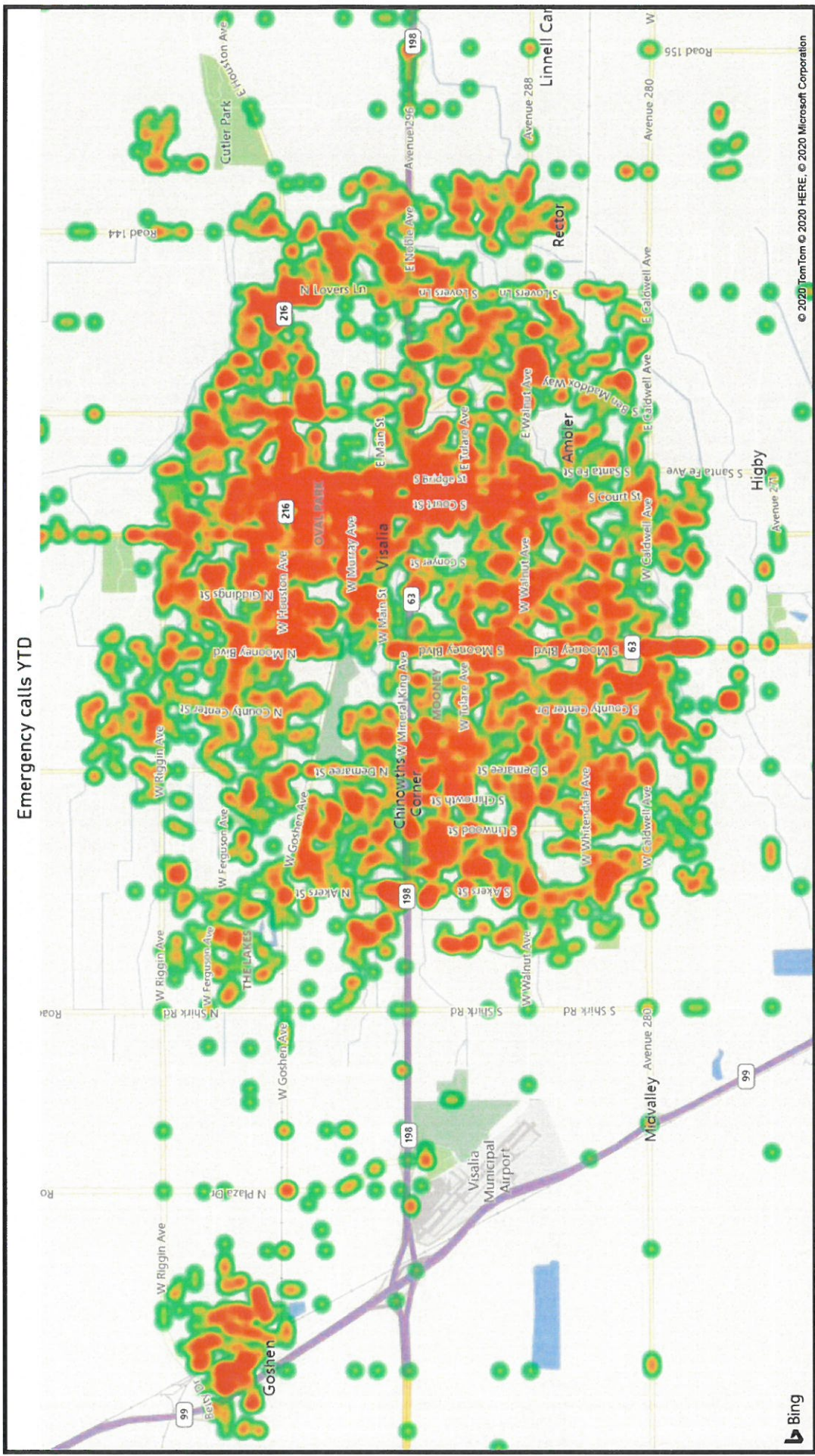


EXHIBIT "C"

Emergency calls YTD



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June 4, 2020

Re: Site Plan Review-American Ambulance of Visalia-Resubmittal

To Whom It May Concern:

Please consider this letter and supporting documentation as a formal request for site plan review resubmittal and planning commission approval for the Church street project described in this application.

American Ambulance of Visalia (AAV) wishes to repurpose a property located at 420 North Church street, which is at the southeast corner of North Church Street and East Murray Avenue for paramedic ambulance operations. The rapid deployment of ambulance resources is of benefit to the health and safety of the citizens and visitors of Visalia. This location is a central location and is currently zoned as downtown mixed use. According to title 17, page 89 ambulance services can operate in the downtown mixed-use zone, with a proper conditional use permit.

Operational Statement

Storage of Vehicles and equipment: The available parking spaces are noted in the attached map image. Equipment, outside of that within the ambulance, will not be stored at this location.

- Primary employee parking shall be inside the detached garage (1) and in the (1) space provided by Mr. Board.
- Additional employee parking shall not occur.
- Additional parking shall become available with proposed improvements, see attached drawings.

Ingress of the Ambulance: The safety of the general public and AAV employees are our highest priority. To ensure safety and minimal disruption to the surrounding residents, ambulances which are approaching the property shall access by travelling north through the alley which is directly east of the property. Once parallel to the driveway, the ambulance shall turn left, and line up in the driveway by advancing toward Murray avenue. The passenger crew member shall exit the vehicle once stopped and direct the driver to back safely into the driveway, facing north once complete.

Egress of the Ambulance: AAV will exit the property for both emergency and non-emergency responses by proceeding north to enter Murray Avenue, for eastbound or

EXHIBIT "D"

westbound travel. Standard emergency vehicle operating procedures shall be followed to ensure the safety of pedestrians, approaching drivers and EMS crew members.

Siren Noise and Emergency lights: Approximately 50% of emergency responses require the use of lights and siren. To reduce the disturbance to residents and businesses near the proposed address, warning lights shall be used as per standard operating procedures, however the emergency siren shall only be used when approaching, or on a major thoroughfare or to warn oncoming and approaching traffic.

The attached drawings include dimensions and designated parking areas as requested.

Cal Water

- The installation of a backflow prevention device shall occur by a Licensed Plumbing contractor.
- All landscape shall be low water and drought tolerant.

Solid Waste

- Residential waste service, including recyclables shall begin upon project approval.

Engineering

- TBD

Building

- Improvements should be made with proper permits and be consistent with ADA requirements; however, the property will not be available and/or accessible to the public.

Fire

- A Knox Box model 3200 shall be registered with Visalia Fire Department and located in a predetermined location.

Hopefully, the operational information in this letter as well as supporting documentation will assist in any concerns and questions related to this project. Please let me know if you have any questions regarding this matter.

Respectfully Submitted,



Dave Byl
Operations Manager
American Ambulance of Visalia
dbyl@aavems.com
(559)730-3060



8/20/2020

Re: Site Plan Review-American Ambulance of Visalia

To Whom It May Concern:

Please consider this letter and supporting documentation as a formal request for site plan review and planning commission approval for the Church street project described in this application.

American Ambulance of Visalia (AAV) wishes to repurpose a property located at 420 North Church street, which is at the southeast corner of North Church Street and East Murray Avenue for paramedic ambulance operations. The rapid deployment of ambulance resources is of benefit to the health and safety of the citizens and visitors of Visalia. This location is a central location and is currently zoned as downtown mixed use. According to title 17, page 89 ambulance services can operate in the downtown mixed-use zone, with a proper conditional use permit.

Operational Statement

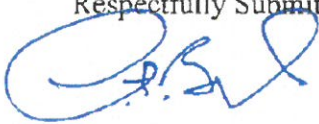
Operational need: American Ambulance is the sole provider of Emergency Medical Services and transport for the City of Visalia and surrounding rural areas. The delivery of emergency medical care requires a prompt response of skilled and equipped personnel to ensure improved outcomes for medical and traumatic conditions. As such, a contractual agreement between American Ambulance and the county of Tulare includes a response time of under 10 minutes to each lights and siren request within metropolitan areas at least 95% of the time. Approximately 50% of the ambulance requests within the city of Visalia are a lights and siren type response and therefore strategic placement of ambulance resources is not only necessary to meet this requirement, but to ensure a high level of ambulance service to the citizens and visitors of Visalia. The attached map shows year to date emergency call volume in the city of Visalia. It is readily apparent that a high number of emergency calls are in close proximity to the downtown and central Visalia areas and thus supports the need for deployment of ambulance resources in this area.

EXHIBIT "D"

Parking: The existing site at 420 North Church street features a driveway just south of Murray avenue. This existing driveway is only 16 feet wide and is not sufficient to allow for parking of (2) ambulances, which are generally as wide as a standard van. American Ambulance proposes to widen the existing driveway approach to extend to the corner of the existing building. This improvement will widen the driveway to approximately 41 feet to allow for sufficient parking. The dimensions of the driveway and approach after improvements will be approximately 36 feet by 41 feet. Attached is a diagram which details this improvement.

Hopefully, the operational information in this letter as well as supporting documentation will assist in any concerns and questions related to this project. Please let me know if you have any questions regarding this matter.

Respectfully Submitted,



Dave Byl
Operations Manager
American Ambulance of Visalia
dbyl@aavems.com
(559)730-3060

EXHIBIT "D"



July 31st, 2020

Re: Historic Preservation Advisory Committee review

To Whom It May Concern:

Please consider this letter and supporting documentation as a formal request from American Ambulance of Visalia for the review of proposed use and changes to the property located at 420 North Church Street, Visalia.

American Ambulance of Visalia (AAV) wishes to utilize an existing property located at 420 North Church street, which is at the southeast corner of North Church Street and East Murray Avenue for paramedic ambulance operations. The rapid deployment of ambulance resources is of benefit to the health and safety of the citizens and visitors of Visalia. This location is a central location and is currently zoned as downtown mixed use. The attached "heat map" indicates the high emergency call volume in the downtown and surrounding areas.

Proposed change-Widening of the existing driveway: The available parking is not nearly wide enough for the larger type 3, modular Ambulances. AAV proposes to widen the driveway, which faces Murray avenue to accommodate larger Ambulances in a safe, spacious manner. The project would include removing and replacing an existing wrought iron fence and gate as well as the removal and replacement of a "share the road" sign. The attached pictures and drawing should provide some clarification.

No proposed changes-Landscape and exterior: The existing landscape consists of mostly shrubbery surrounding the outside of the building. Which will not be altered, and AAV will contract with a landscape maintenance company to keep existing shrubbery trimmed and appearing neat. Additionally, the exterior will not undergo any changes.

Hopefully, the operational information in this letter as well as supporting documentation will assist in any concerns and questions related to this project. Please let me know if you have any questions regarding this matter.

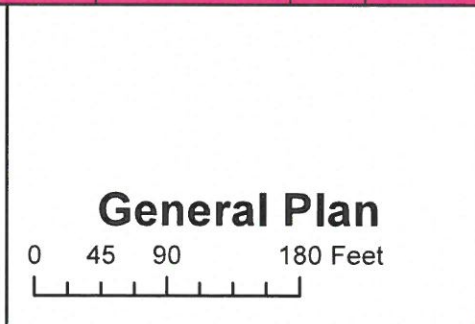
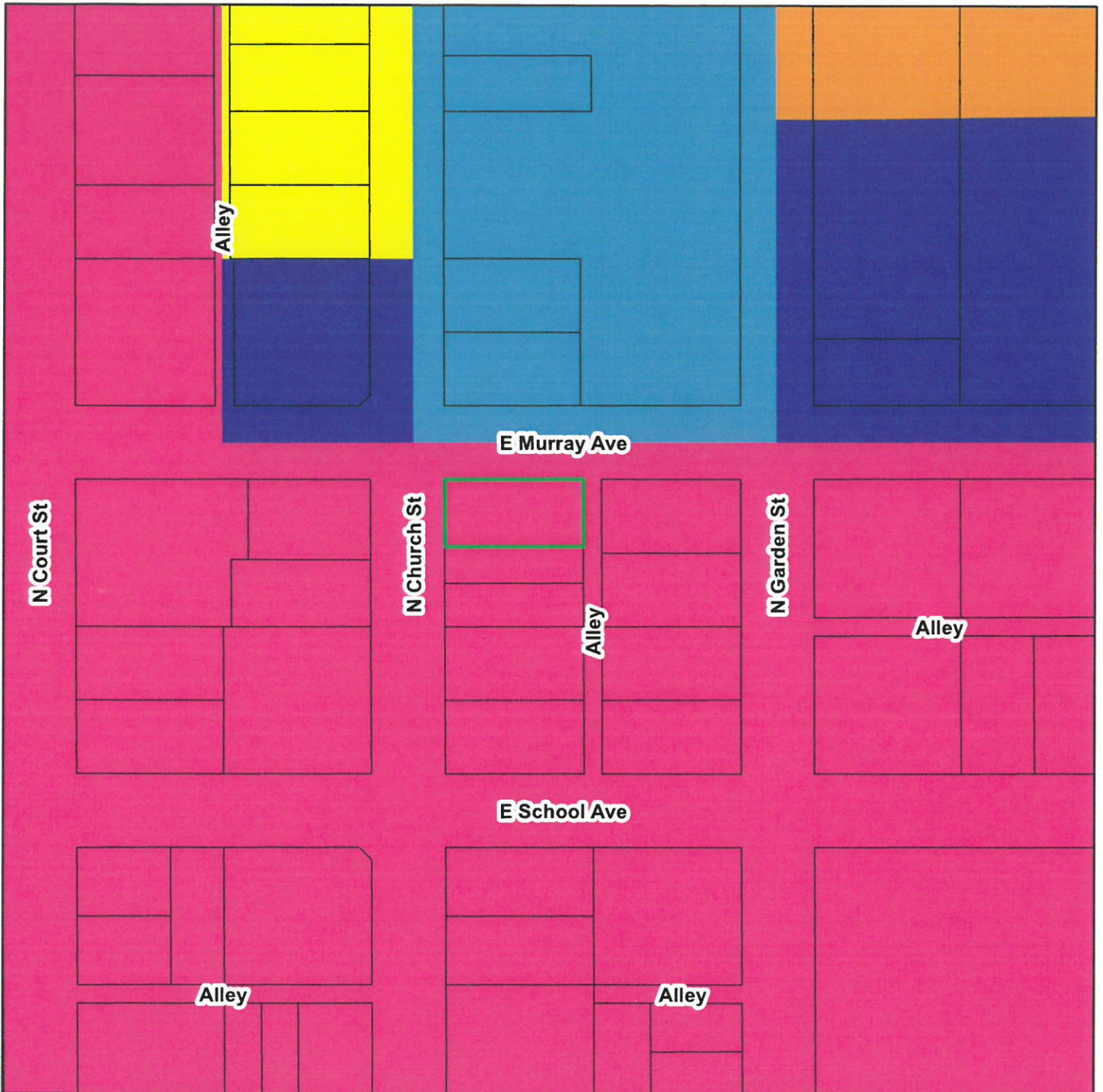
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dave Byl", is written over a circular stamp or seal.

Dave Byl
Operations Manager
American Ambulance of Visalia
dbyl@aavems.com

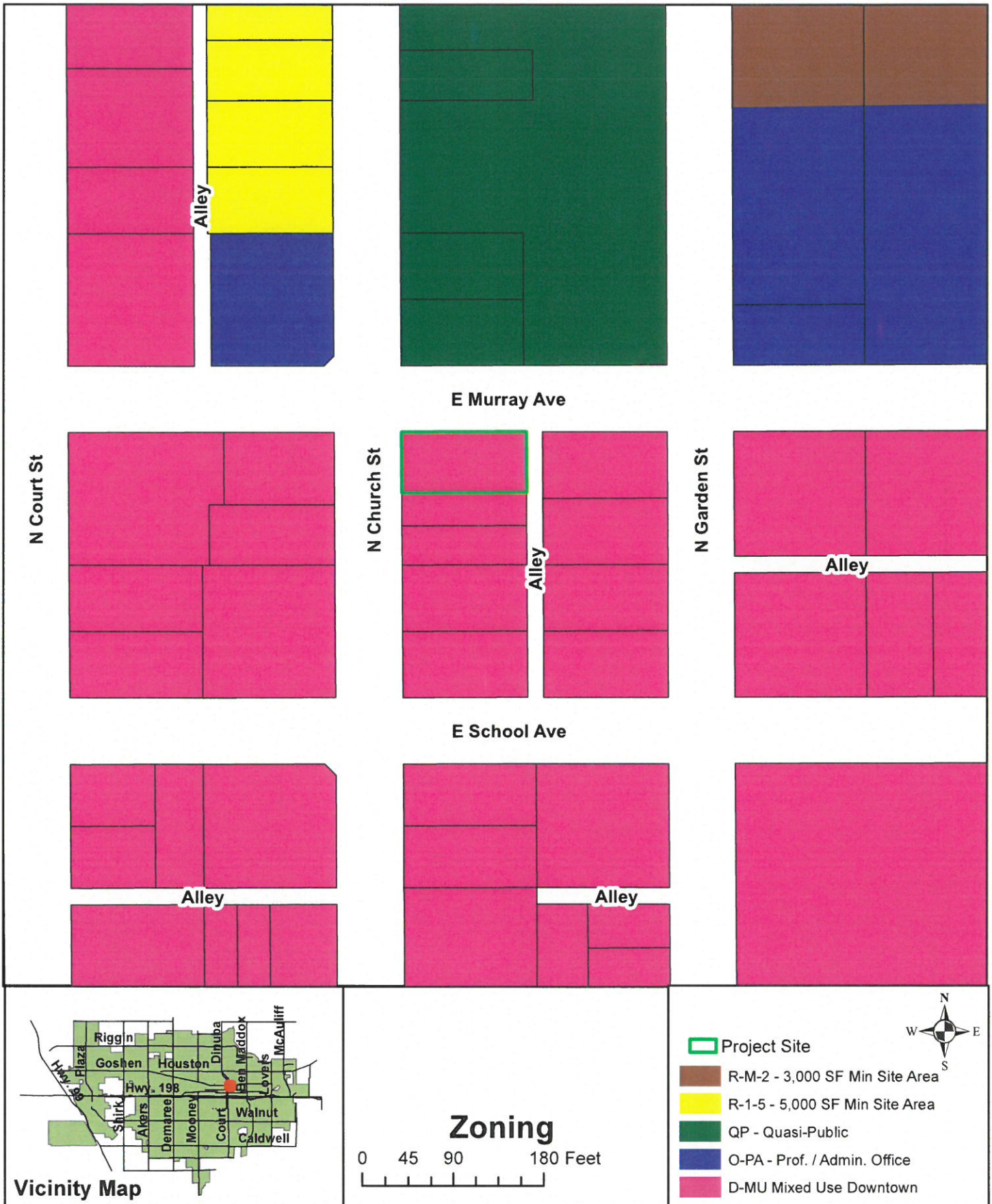
Conditional Use Permit No. 2020-18

The project site is located on the southeast corner of N. Church St. and E. Murray Ave.
(APN: 094-272-003)



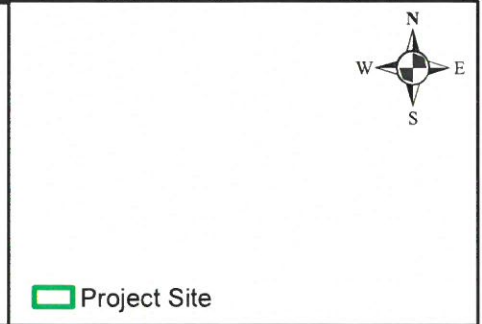
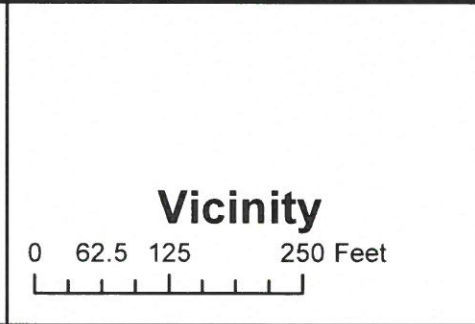
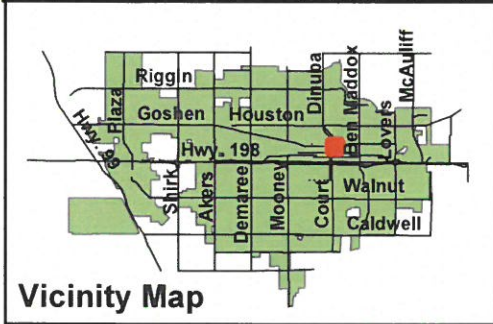
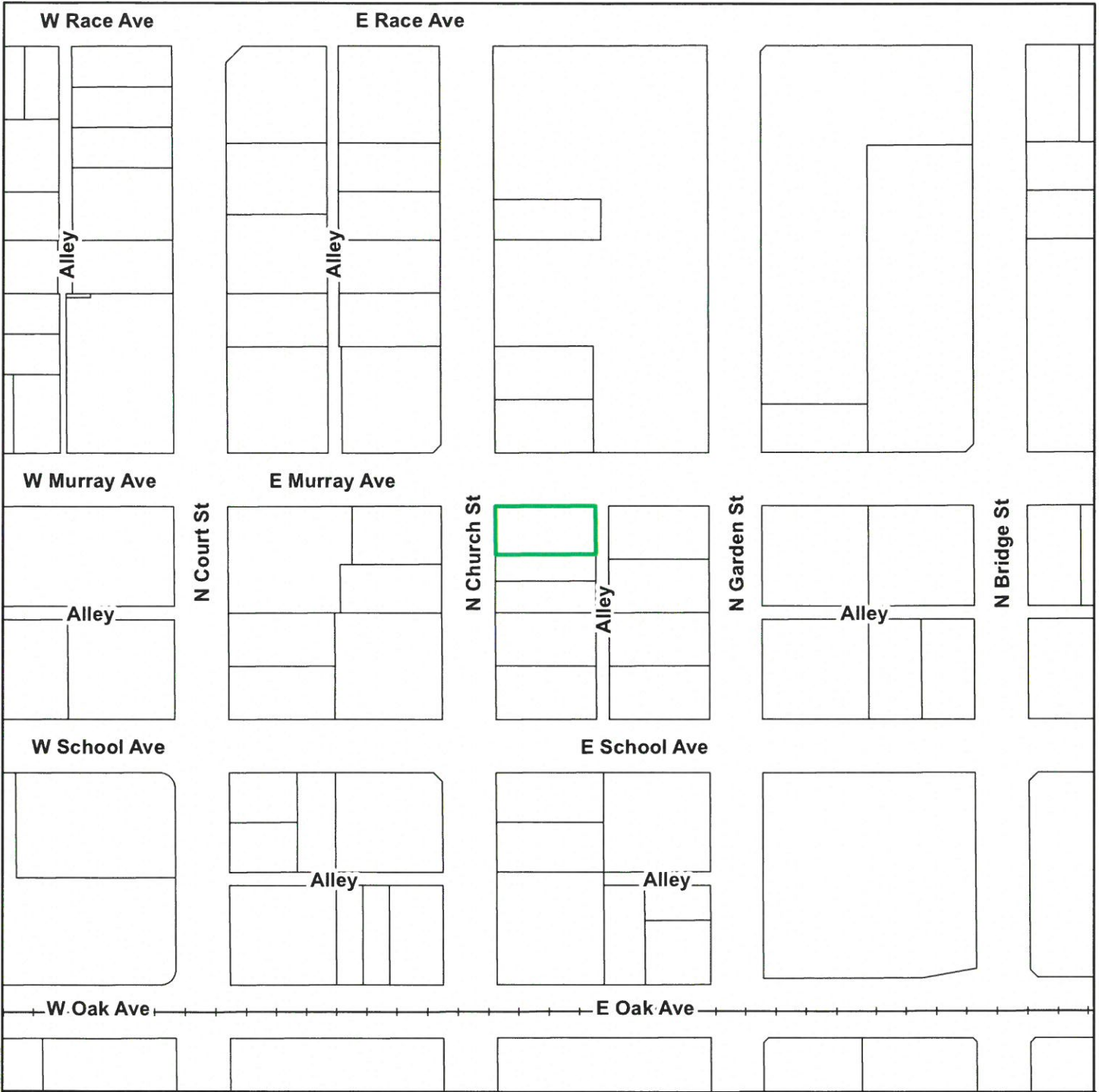
Conditional Use Permit No. 2020-18

The project site is located on the southeast corner of N. Church St. and E. Murray Ave.
(APN: 094-272-003)



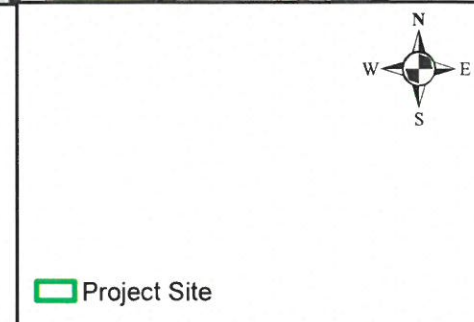
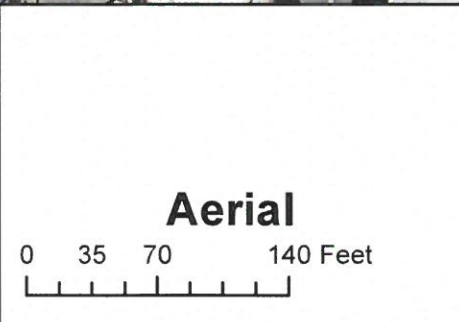
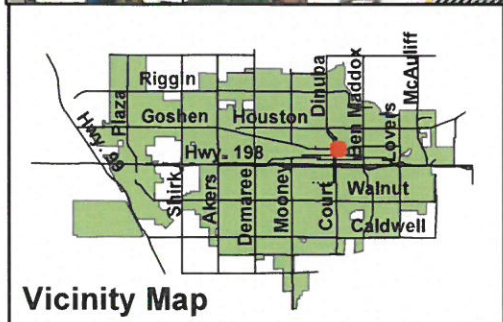
Conditional Use Permit No. 2020-18

The project site is located on the southeast corner of N. Church St. and E. Murray Ave.
(APN: 094-272-003)



Conditional Use Permit No. 2020-18

The project site is located on the southeast corner of N. Church St. and E. Murray Ave.
(APN: 094-272-003)



Conditional Use Permit No. 2020-18

The project site is located on the southeast corner of N. Church St. and E. Murray Ave.
(APN: 094-272-003)

