

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, SEPTEMBER 28, 2020

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS - This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
3. Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. 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
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-22: A request by John Spring to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 760 E. Center Street (APN: 094-240-046). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-48

7. WORK SESSSION – Paul Bernal, City Planner & Brandon Smith, Senior Planner
Work Session Report Regarding Staff Request to Initiate Zoning Text Amendment regarding Planned Residential Developments to facilitate “5-Pack” Style Designs.
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - Next Planning Commission Meeting is Monday, October 12, 2020

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, OCTOBER 8, 2020 BEFORE 5:00 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, OCTOBER 12, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 28, 2020
PROJECT PLANNER: Cristobal Carrillo
Associate Planner, (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Conditional Use Permit No. 2020-22: A request by John Spring to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 760 E. Center Street (APN: 094-240-046).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-22 based upon the findings and conditions in Resolution No. 2020-44. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-22 based on the findings and conditions in Resolution No. 2020-44.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2020-22 is a request by John Spring to establish a tattoo studio within an existing mixed use commercial building as depicted in Exhibit "A". The project site contains six tenant suites, five of which are currently occupied by two offices, two gyms, and a restaurant. As shown in Exhibit "B", the tattoo studio will occupy the sixth unit, which is approximately 1,455 sq. ft. in size and was formerly occupied by a gym/cryotherapy facility. The majority of the unit will be devoted to for tattoo services, with additional spaces reserved for the drawing area, lobby/lounge, supply storage, and administrative use (i.e., desk area). Per the floor plan and operational statement in Exhibit "C", two rooms within the unit will be employed by two separate businesses working in conjunction with the tattoo studio. The additional uses are a beautician providing micro-blading services, and a graphic designer. Both uses are permitted by right within the C-MU Zone and are not a part of the CUP request.

Per the operational statement, the tattoo studio will have two employees. Hours of operation will be generally from 9:00 a.m. to 5:00 p.m., Tuesday through Thursday, and Saturday by appointment only. This results in each tattooist working on approximately two customers per day, with the possibility of additional visits from clients seeking consultation. Hours of operation for the beautician and graphic design uses are designed to reduce conflict with the tattoo studio. The beautician will work Monday through Saturday, 12:00 pm. To 5:00 p.m., also by appointment. The graphic design operations would occur approximately two days per week, between Tuesday and Thursday, at no set hour. Per the operational statement, the graphic designer is a high school teacher by trade, and will only be onsite when school is not in session. Furthermore, the operational statement notes that the office will not be used for client visits, thereby eliminating foot traffic created by the office use.

No exterior alterations or additions to the existing facility are anticipated as a part of the development proposal.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Commercial, Conservation
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Land Use and Zoning:	North: Q-P (Quasi-Public) / City trail, vacant City owned land. South: C-MU / Mixed commercial uses East: C-MU / Mixed commercial uses West: C-MU / Mixed commercial uses
Environmental Review:	Categorical Exemption No. 2020-48
Special Districts:	Parking District "A"
Site Plan:	Site Plan Review No. 2020-102

RELATED PROJECTS

None.

PROJECT EVALUATION

Land Use Compatibility

The Visalia Municipal Code (VMC) identifies "tattooist" as a conditionally permitted use in the C-MU zone, requiring the approval of a CUP application. The surrounding area is primarily zoned for C-MU use, containing predominantly mixed commercial uses. Areas to the north contain City owned trail land. The use is not expected to significantly affect the City owned areas, as the use is unlikely create excessive noise, and will operate with limited clientele and staff.

The proposed tattoo studio space is in an older building that has transitioned into a mixed use commercial hub. The site is in the East Downtown area that has been in transition from automotive related uses (car repair, car sales, and auto part stores) to venues that offer a variety of services seen in the core downtown area including micro-breweries, professional offices, a children's museum, and restaurants. The proposed use would not be incompatible with the existing businesses that occupy the remaining tenant spaces nor with the existing uses that surround the site.

Parking

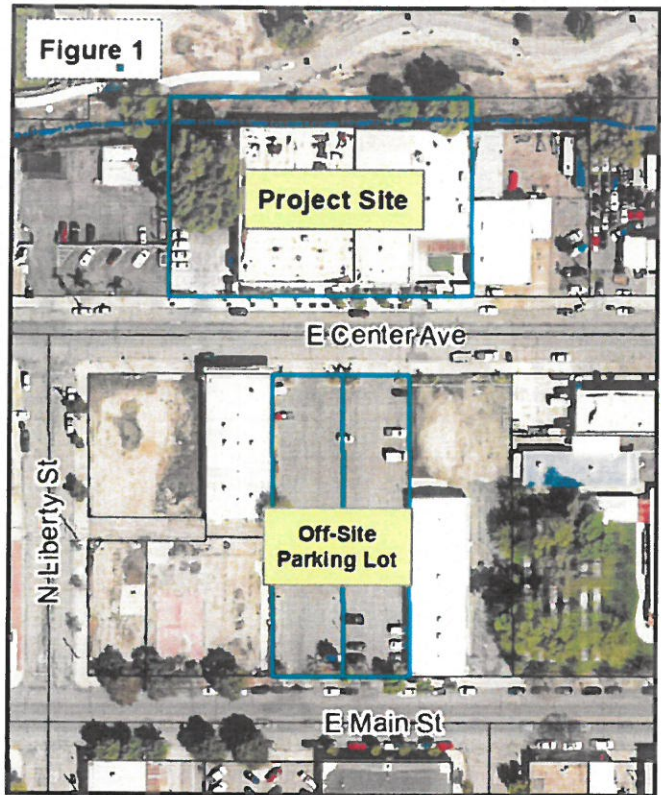
VMC Section 17.34.020.E.9 requires that barber shops/beauty salons and similar facilities provide two parking spaces per work station. The proposed tattooist studio would be assessed a parking requirement of four parking stalls. In addition, the micro-blading use would also be assessed a parking requirement of two spaces while the graphic design studio office would be assessed one parking stall. This will result in a total of seven parking stalls required for the tattoo studio and additional uses.

Per Exhibit "A", the project site currently contains eleven parking stalls in the existing parking field. An additional four indoor parking stalls are also located within the "storage" area marked on the site plan. These stalls, along with parking credits applied as a result of previous uses, accommodate the existing uses within the overall building. This included the former gym/cryotherapy facility that previously occupied the project site. That previous use had a parking requirement of three stalls. As such, the project applicant for the tattoo studio must accommodate for the four additional parking stalls needed for the proposed uses.

The site is within Parking District "A", which allows for the payment of "Parking In-Lieu" fees in place of providing the required parking spaces on-site. Per the project consultant, the facility employs 36 stalls of a private parking lot located south of the project site (See Figure 1). The project consultant stated that these stalls are rented for use by building occupants. If payment of Parking In-Lieu fees is not preferred, a shared parking agreement will be required to be recorded for use of the nearby parking lot. Use of off-site parking facilities is permitted by right in the C-MU Zone, in which the off-site parking lot is located. Payment of Parking In-Lieu fees or recordation of a shared parking agreement is included as Condition of Approval No. 5.

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. 2020-48).



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:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-48).

RECOMMENDED CONDITIONS OF APPROVAL

1. The site shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-102.
2. The use shall be operated in substantial compliance with the site plan and floor plan shown in Exhibits "A" and "B".
3. The use shall be operated in substantial compliance with the operational statement in Exhibit "C".

4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. A Shared Parking Agreement shall be recorded, or Parking In-Lieu fees paid for four parking stalls, to address the deficit of onsite parking for the proposed use. The shared parking agreement shall be recorded, or parking in-lieu fees paid, prior to occupancy of the use.
6. 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, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2020-44
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2020-48
- Site Plan Review No. 2020-102 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2020-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-22, A REQUEST BY JOHN SPRING TO ESTABLISH A TATTOO STUDIO IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT 760 E. CENTER STREET (APN: 094-240-046)

WHEREAS, Conditional Use Permit No. 2020-22, is a request by John Spring to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 760 E. Center Street (APN: 094-240-046); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 28, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project 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:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-48).

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. The site shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-102.
2. The use shall be operated in substantial compliance with the site plan and floor plan shown in Exhibits "A" and "B".
3. The use shall be operated in substantial compliance with the operational statement in Exhibit "C".
4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. A Shared Parking Agreement shall be recorded, or Parking In-Lieu fees paid for four parking stalls, to address the deficit of onsite parking for the proposed use. The shared parking agreement shall be recorded, or parking in-lieu fees paid, prior to occupancy of the use.
6. That all applicable federal, state and city laws, codes and ordinances be met.

Exhibit "A"

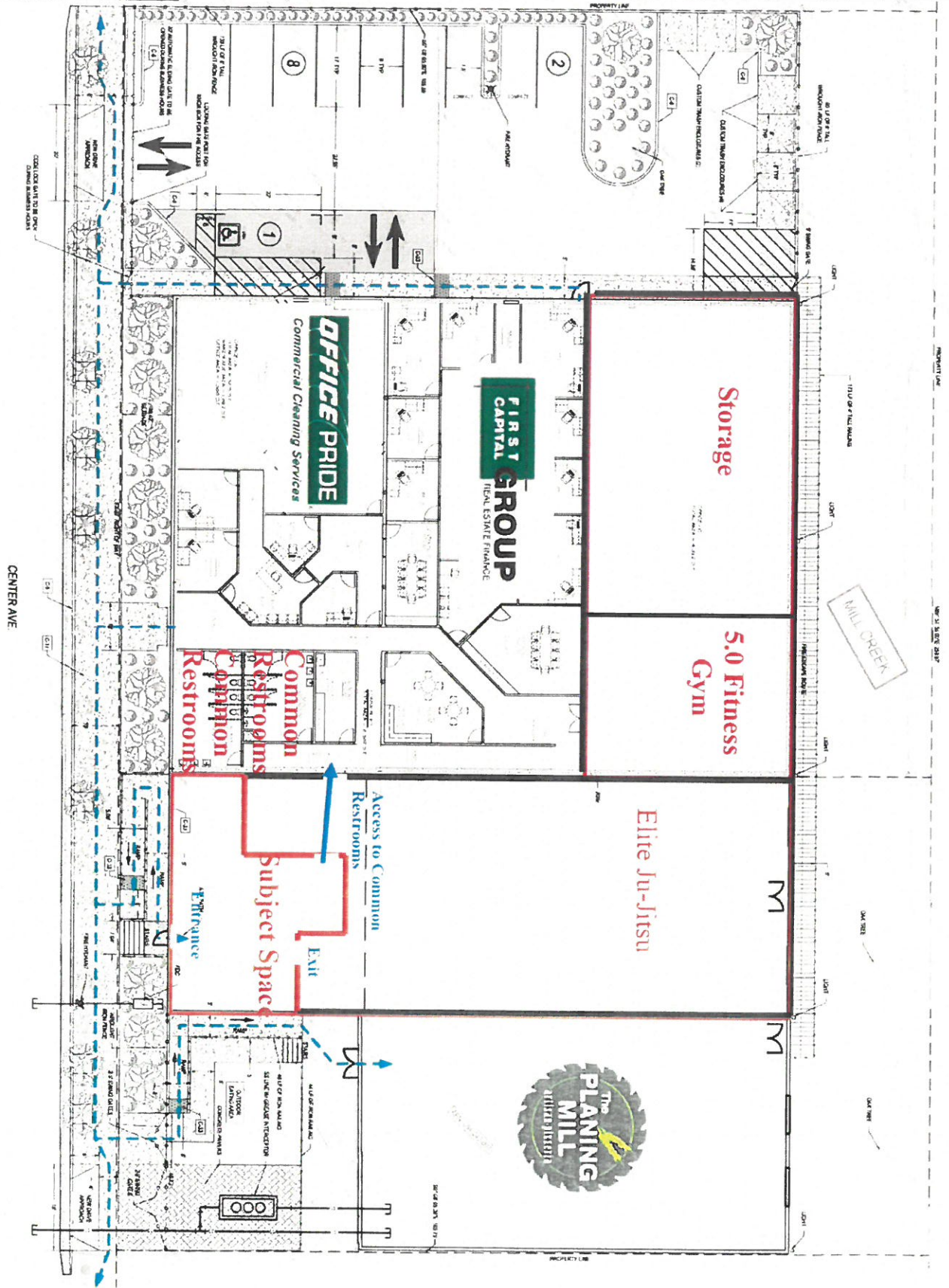
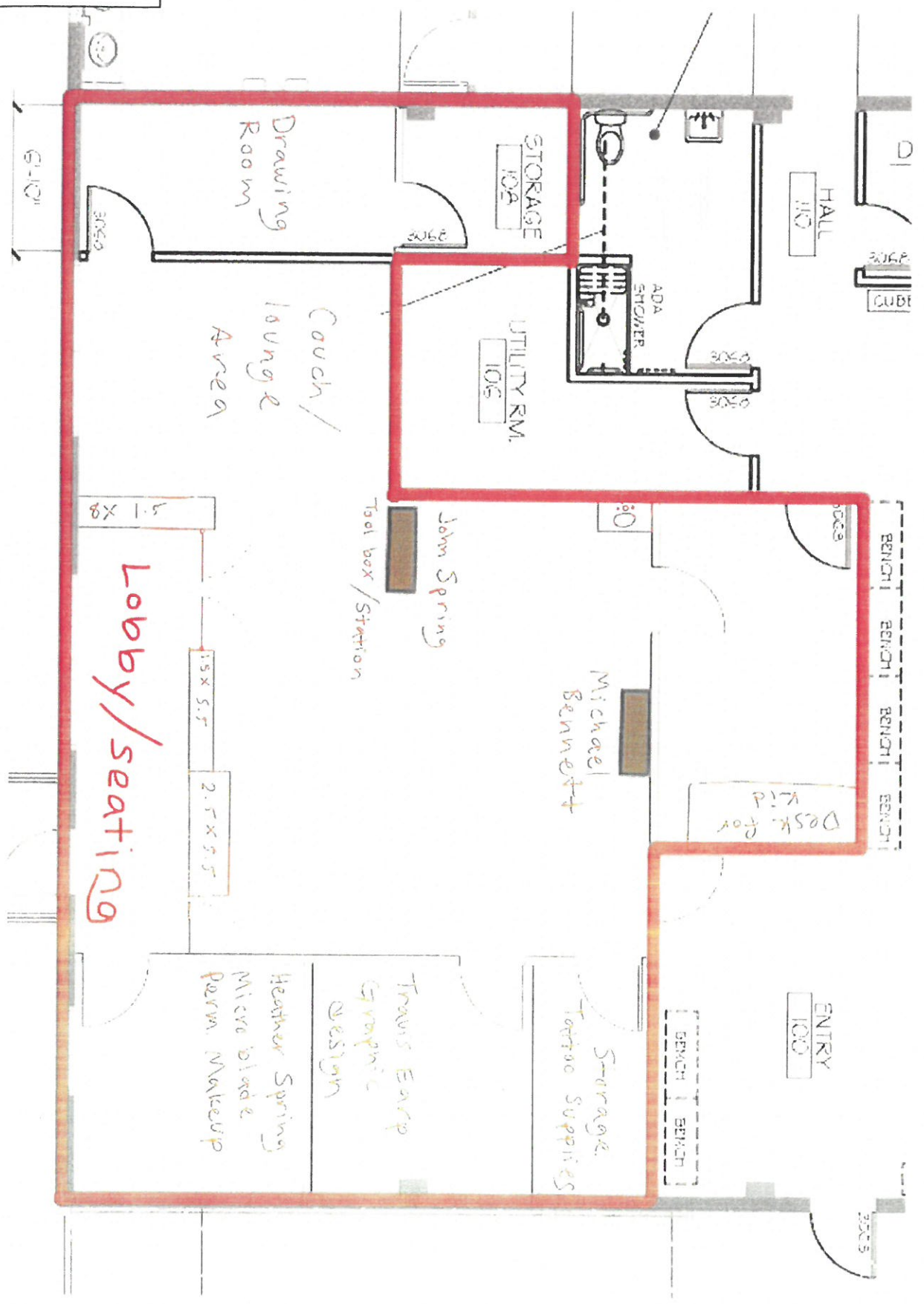


Exhibit "B"



This site will accommodate and perform 3 types of services for clientele and customers. The Primary use of this location will be used for Tattooing and body art. Secondary will be Micro-Blading and Graphic Design services, each with their own respective rooms/ area.

Tattoo: open - Tues. Wed. Thurs. Sat. 9am-5pm

Michael Bennett and John Spring, our two Tattoo Artists, have collectively been tattooing for close to 35 years and primarily work on an appointment only basis, eliminating people from waiting for services longer than need be. We both operate on the same schedule working from 9am-to 5pm, often ending earlier in the evening depending on when the project is finished. With working from appointment only, we generally book 2 appointments a day, first one earlier in the morning and second in the afternoon. Tattoo sessions last anywhere from an hour to up to about 3 hours. We ask that our clients come alone and wear proper PPE following WHO guidelines. We also perform consultations with clients for upcoming appointments. Consultations last anywhere from 10 min - 30 min, in order to gather any and all information needed for artwork and placement. We follow strict guidelines with the health department and make sure everything meets and exceeds standards. We have appropriately set up our working stations in the same area, but with appropriate space between one another. We pride ourselves on cleanliness and creating a beautiful and relaxing environment for clientele.

Micro-Blading: Services avail – Mon through Sat. 12pm-5pm

Heather Spring, our Micro-Blading professional, will reside in the front room of the building, with a closing door and curtained windows in order to create a more personal environment. The idea behind Microblading is to add what looks like hair strokes to a client's eyebrows to reduce the use of having to do makeup. Microblading procedure is very similar to tattooing in regards to using a needle to apply pigments to the skin. However, this procedure is a bit more superficial, and generally lasts a few months before needing a touch up or follow up appointment. The procedure takes anywhere from 2-3 hours. Said time is divided up into the mapping of the face to achieve symmetry, and the actual procedure of adding the "hair strokes". Heather generally does 1 appointment a day, averaging about 4 appointments a week. Heather also strictly follows Tulare Counties Health Department guidelines and regulations.

Graphic Design: In the office 2 days a week Tue. through Sat. depending.

Travis Earp, will reside in the second office on the right side of our building. Travis will be using this office solely to have a space for his computers and graphic design tools. Travis is also a teacher at Tulare Union Highschool, so he will be in the shop only a couple days a week depending on his work schedule. He does not use the space to meet potential clients so there will not be any other foot traffic from him other than him, himself. He also has a room with a door and window in order to create privacy and focus on his work. He has an ongoing list of projects he works on for local businesses in the area. Most of his work is digital and will all be done on a computer/tablet.

HOURS OF OPERATION BREAKDOWN

*A.O. = Appointment Only

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
(Tattoo) John S. Michael B.	Closed	9am-5pm A.O.	9am-5pm A.O.	9am-5pm A.O.	Closed	9am-5pm A.O.	Closed
(Micro – Blading) Heather Spring	12pm – 5pm A.O. varies	12pm – 5pm A.O. varies	12pm – 5pm A.O. varies	12pm – 5pm A.O. varies	12pm – 5pm A.O. varies	12pm – 5pm A.O. varies	Closed
(Graphic Design) Travis Earp	Closed	1-2 days a week, varies	1-2 days a week, varies	1-2 days a week, varies	1-2 days a week, varies	1-2 days a week, varies	Closed

Sincerely,

John Spring

1(559)300-3978

Environmental Document No. 2020-48
NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4359

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

Conditional Use Permit No. 2020-22

PROJECT TITLE

760 E. Center Street (APN: 094-240-046)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by John Spring to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

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

NAME OF PUBLIC AGENCY APPROVING PROJECT

John Spring, 1723 N. Sol Court, Visalia CA 93292, (559) 300-3978, johnspringsyg@gmail.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Matt Ainley, 720 E. Center Avenue, Visalia CA 93292, (559) 737-3748, matta@4-creeks.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

A request to establish a tattooist shop within an existing building.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

DATE

**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**



August 5, 2020

Johnspringtattoo@gmail.com

Site Plan Review No. 20-102:

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 **July 08, 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 black ink, appearing to read 'Paul Bernal', is written over a large, light-colored oval shape.

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

Attachment(s):

- Site Plan Review Comments



#5

MEETING DATE: July 8, 2020

SITE PLAN NO. 20-102

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: 5	DATE: JULY 8, 2020
SITE PLAN NO.:	20-102
PROJECT TITLE:	760 E CENTER AVE, SUITE A
DESCRIPTION:	1,555 SF SUITE FOR TATTOO SHOP, BODY ART, PERMANENT COSMETICS, GRAPHIC DESIGN
APPLICANT:	JOHN SPRING
PROP OWNER:	720 CENTER LLC
LOCATION:	720 E CENTER AVE
APN:	094-240-046

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. As proposed, new business use will not incur additional impact fees.***
- 2. A building permit is required for new tenant improvements, standard plan check and inspection fees will apply.***
- 3. Refer to Planning Dept. conditions of approval for required entitlements.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-102
Date: 7/8/2020

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:7/1/2020)
(Project type for fee rates:OFFICE)

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

<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

Cristobal Carrillo, Planning Division, 559-713-4443

Date: July 8, 2020

SITE PLAN NO: 2020-102
PROJECT: 760 E. Center Ave, Suite A
DESCRIPTION: 1,555 SF SUITE FOR TATTOO SHOP, BODY ART, PERMANENT COSMETICS, GRAPHIC DESIGN
APPLICANT: JOHN SPRING
PROP. OWNER: 720 CENTER LLC
LOCATION: 720 E. CENTER AVE
APN: 094-211-022
GENERAL PLAN: Mixed Use Commercial
ZONING: C-MU (MIXED USE COMMERCIAL)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: July 8, 2020

1. Submit a Conditional Use Permit (CUP) for the tattoo, body art, and permanent cosmetics use. The graphic design/office use is permitted outright in the C-MU Zone.
2. Provide a detailed Operational Statement with the CUP submittal, describing the proposed uses, identifying the other uses onsite, and providing parking need calculations for the proposed uses.
3. Provide a detailed Site Plan identifying the proposed uses and other uses onsite, as well as any other relevant site information.
4. Obtain a Building Permit.
5. Meet all other codes and ordinances.

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

The following development standards shall apply to property located in the C-MU zone and located 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 side property line);

2. Rear: zero (0) feet;
3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
6. Street side on corner lot: five (5) feet.

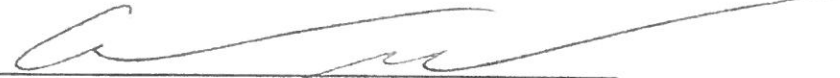
E. The provisions of Chapter 17.58 shall also be met, if applicable.

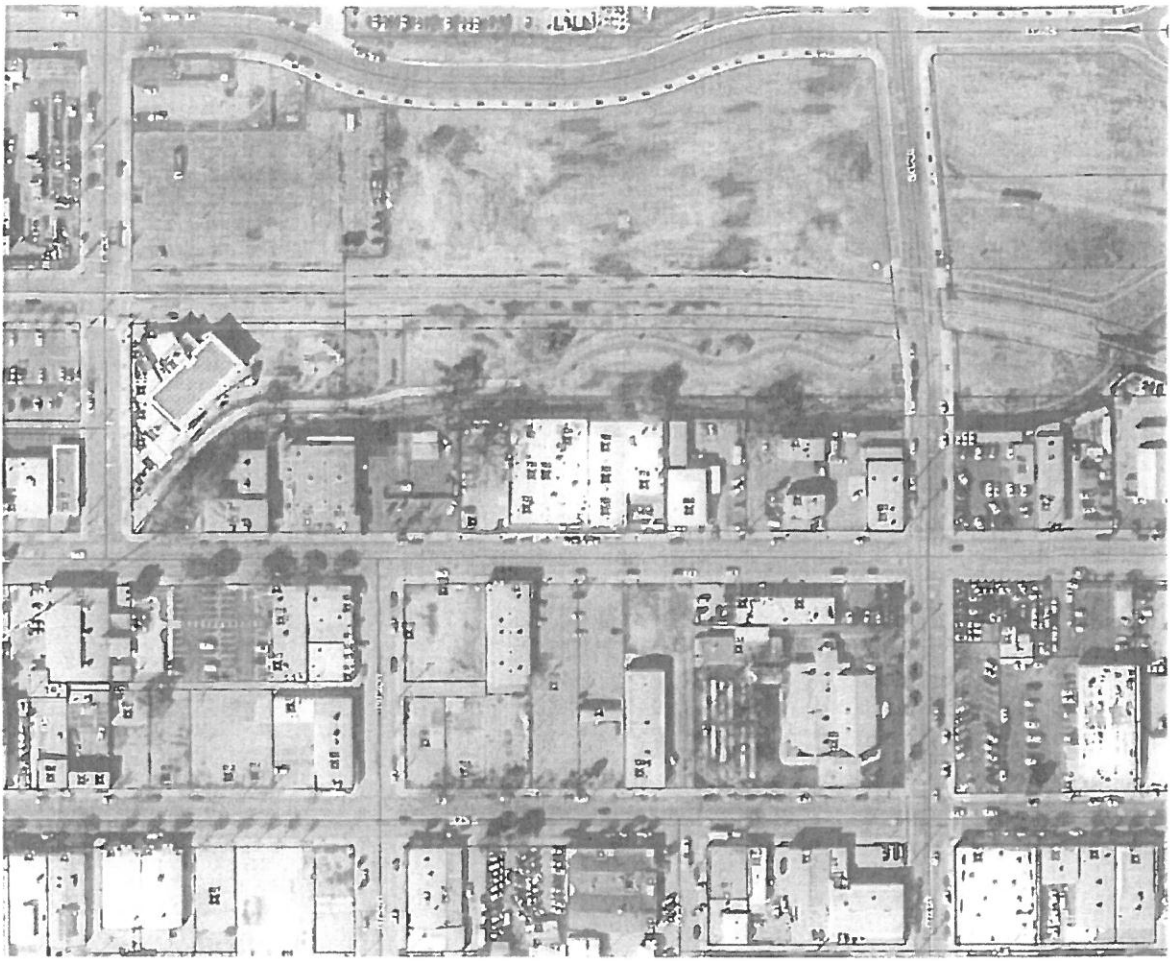
Parking:

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 _____





City of Visalia
Building: Site Plan
Review Comments

SPR 20102
760 E CENTER AVE.
TATTOO SHOP

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 TENANT IMPROVEMENT** *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 \$4.16 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: MAINTAIN ACCESSIBLE ACCESS
TO EXISTING SPACE.

VAL GARCIA 7/8/20
Signature



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

Date July 7, 2020
Item # 5
Site Plan # 20102
APN: 094240046

- 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.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2019 CFC 901.6
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1

Corbin Reed
Fire Marshal



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

Date: 7.7.20
 Item: 5
 Site Plan: SPA 20.102
 Name: A. ALVAREZ 1753

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:
ADD VIDEO SURVEILLANCE FOR POSSIBLE CRIMINAL ACTIVITY / ASSIST VPD UPON REQUEST
- Line of Sight Issues:
- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 8, 2020

ITEM NO: 5

SITE PLAN NO: SPR20102

PROJECT TITLE: 760 E. Center Ave, Suite A

DESCRIPTION: 1,555 SF Suite for Tattoo Shop, Body Art, Permanent Cosmetics, Graphic Design.

APPLICANT: John Spring

OWNER: 720 CENTER LLC

APN: 094240046

LOCATION: 720 E CENTER AVE

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

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

Additional Comments:

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Leslie Blair

Leslie Blair

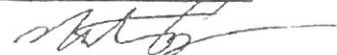
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500
COMMERCIAL BIN SERVICE

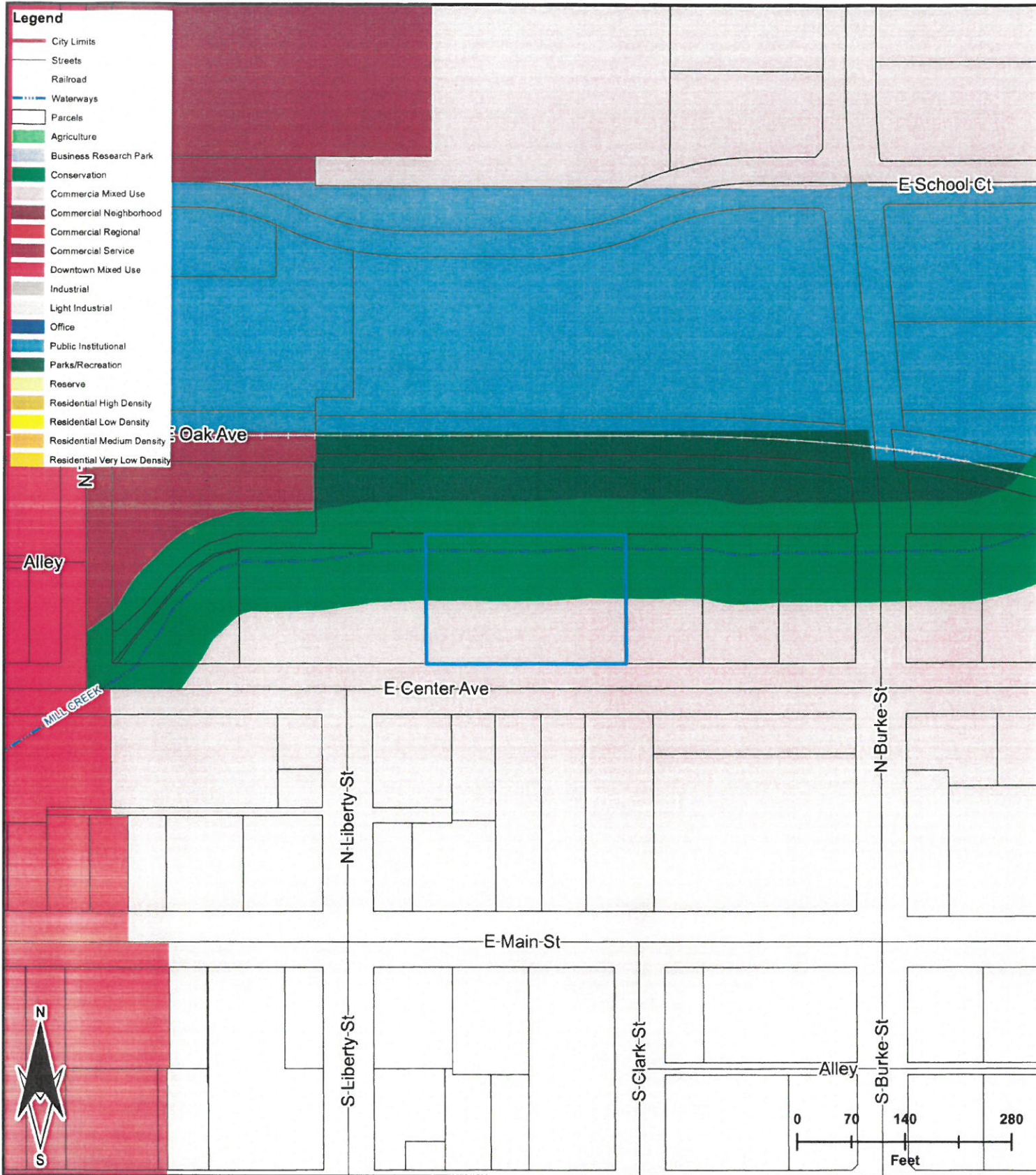
20102

- 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** Customer to be added to existing shared services assigned at 720 E. Center Ave.

Jason Serpa, Solid Waste Manager, 559-713-453;
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

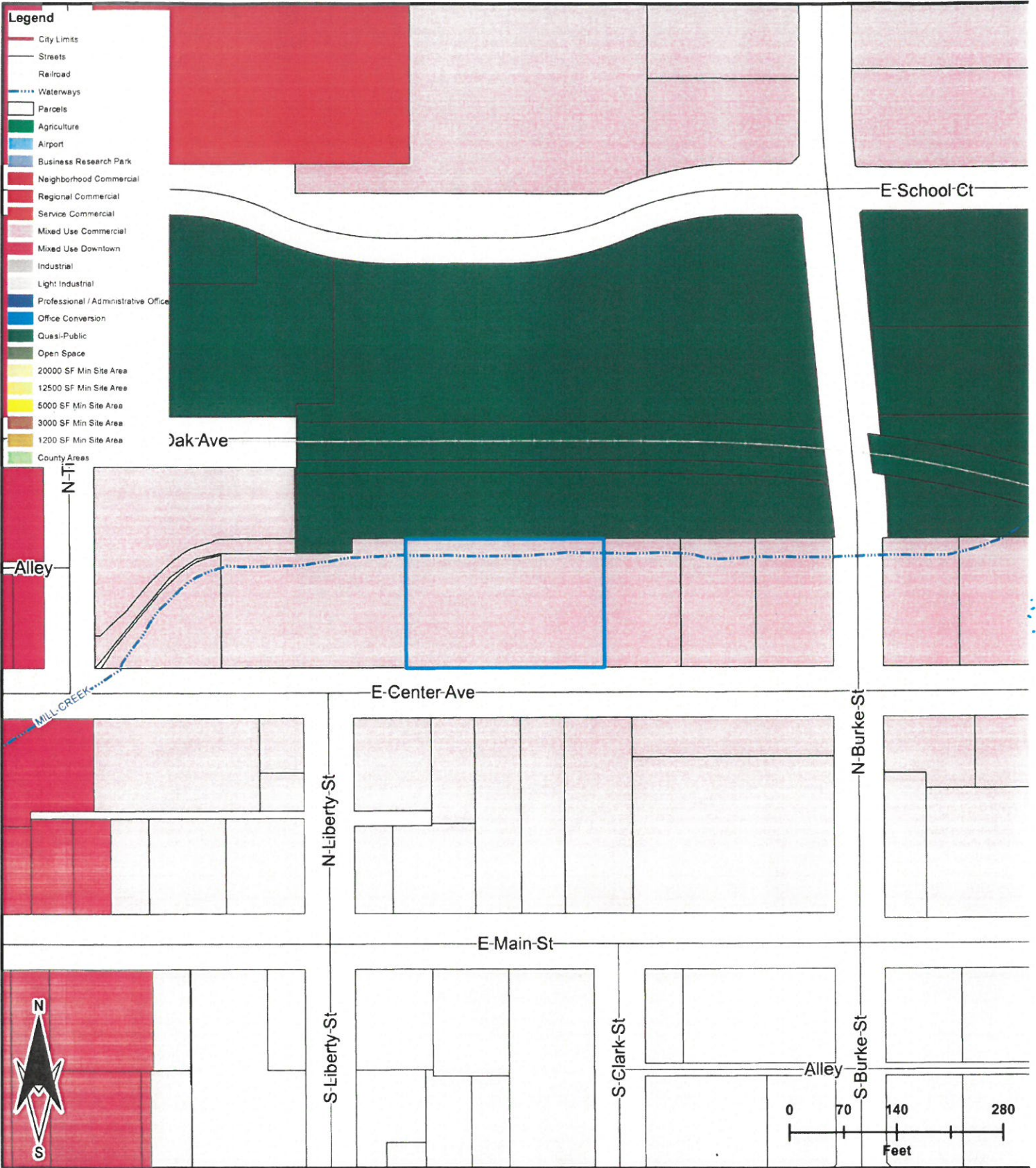
Nathan Garza, Solid Waste, 559-713-4582





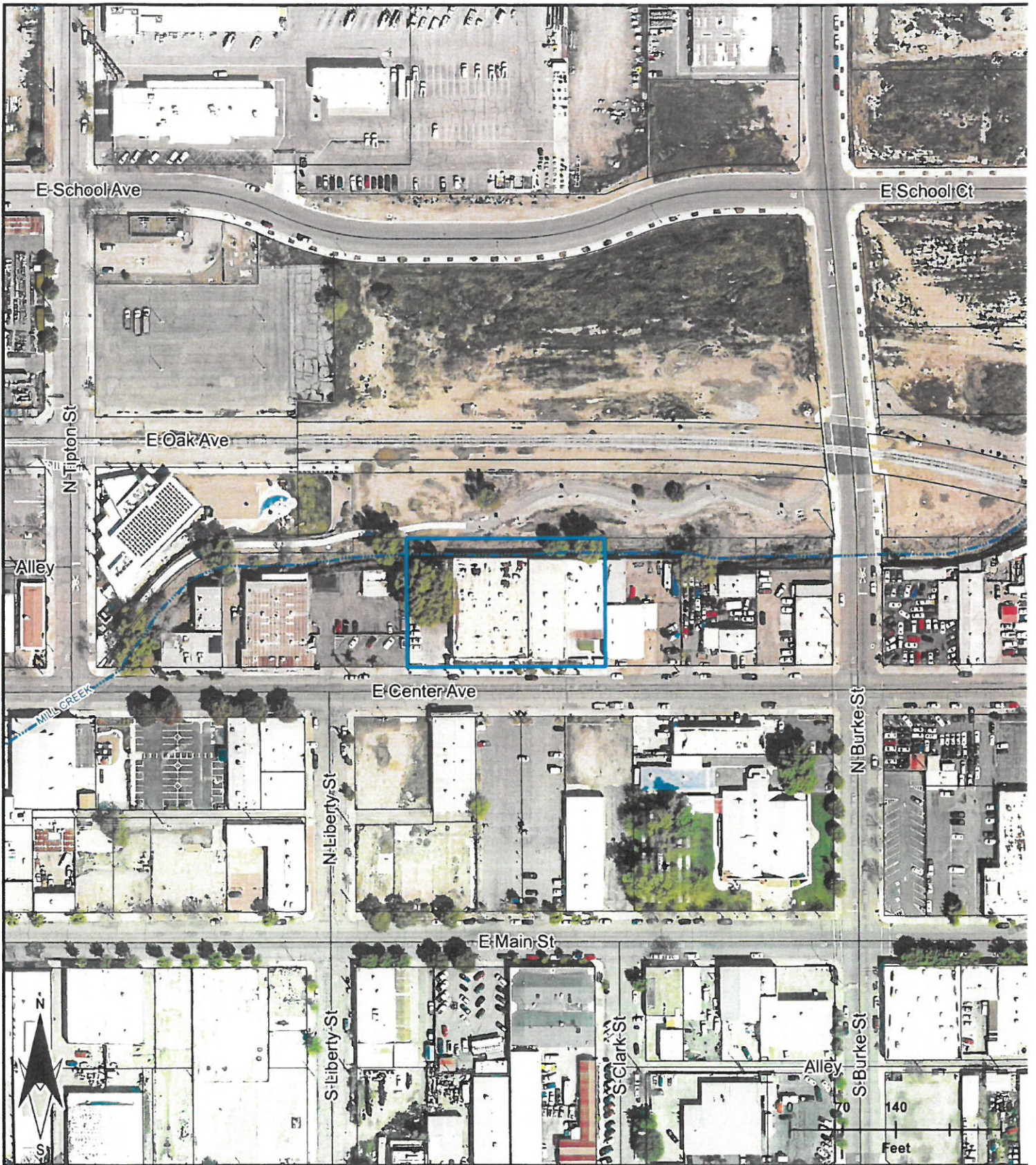
Conditional Use Permit No. 2020-22

General Plan
Land Use Map



Conditional Use Permit No. 2020-22

Zoning Map

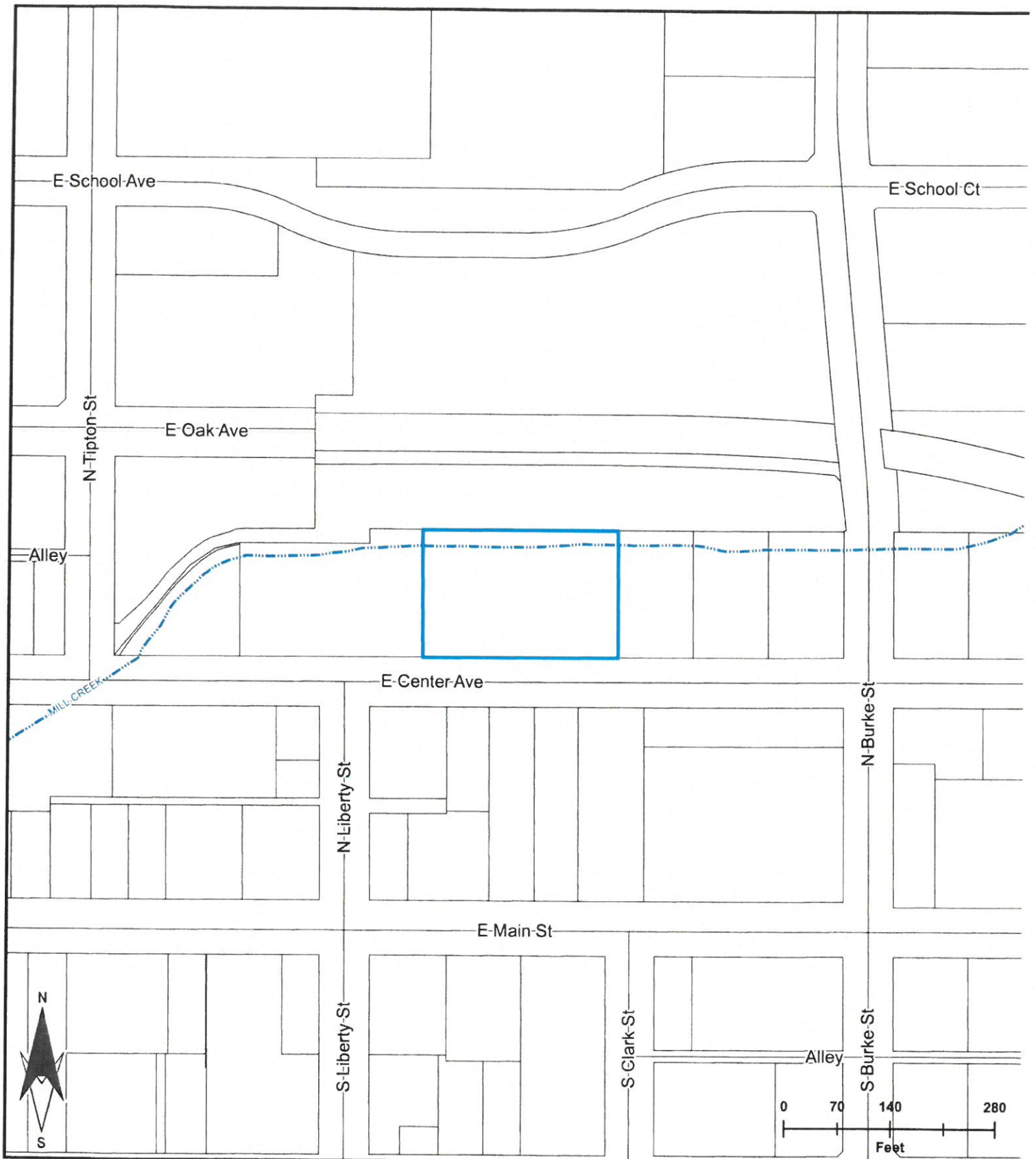


Conditional Use Permit No. 2020-22

Aerial Map






Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



Conditional Use Permit No. 2020-22

Location Map

- Legend**
-  City Limits
 -  Streets
 -  Railroad
 -  Waterways
 -  Parcels