

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY, NOVEMBER 9, 2020

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

WORK SESSION MEETING TIME: 6:00 PM

REGULAR 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. CALL TO ORDER WORK SESSION

WORK SESSION ITEM

- A. Agriculture Mitigation Program and Feasibility Study Kick-Off Presentation and Discussion, City Staff and Consultant (Provost and Pritchard Consulting Group, and VRPA Technologies, Inc.).

ADJOURN TO REGULAR MEETING

2. CALL TO ORDER REGULAR MEETING –

3. THE PLEDGE OF ALLEGIANCE –

4. **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.

5. CHANGES OR COMMENTS TO THE AGENDA –

6. **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.

- a. Update on the In-Shape Health Club Temporary Conditional Use Permit No. 2020-51 operations and use of outdoor speakers.

7. PUBLIC HEARING – Paul Bernal, City Planner
Conditional Use Permit No. 2020-27: A request by CleVR Escape to allow an escape room and virtual reality arcade in the D-MU (Downtown Mixed Use) zone. The site is located at 205 West Main Street (APN: 094-326-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-57.
8. PUBLIC HEARING – Josh Dan, Associate Planner
 - a. Tentative Parcel Map No. 2020-06: A request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area. The project is located in the C-MU (Commercial Mixed-Use) zone. The project is located on the northwest corner of North Dinuba Boulevard and West Riggan Avenue. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Environmental Document No. 2020-59.
 - b. Conditional Use Permit No. 2020-25: A request by Donahue Schriber Realty Group to facilitate Tentative Parcel Map 2020-06 by creating two lots with no public street access, and parcels with less than the minimum five (5) acre size requirement in the C-MU (Commercial Mixed-Use) zone. The project is located on the northwest corner of North Dinuba Boulevard and West Riggan Avenue (APN: 000-013-376). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Environmental Document No. 2020-59.
9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-23: A request by the Foundation for the Least, Last, & Lost to establish a group counseling facility with ministry and social service coordination services in the D-MU (Downtown Mixed-Use) zone. The project site is located at 400 North Church Street (APN: 094-272-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-55.
10. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-08: A request by Rebecca Falcone to allow a variance from the standard 30-foot front yard setback required in the R-1-12.5 (Single Family Residential, 12,500 sq. ft. minimum site area) zone. The project is located at 2545 West Border Links Drive (APN: 089-100-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Next Planning Commission Meeting is Monday, December 14, 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, NOVEMBER 19, 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, DECEMBER 14, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 9, 2020

PROJECT PLANNER: Paul Bernal, City Planner
Phone No.: (559) 713-4025
E-mail: paul.bernal@visalia.city

SUBJECT: Conditional Use Permit No. 2020-27: A request by CleVR Escape to allow an escape room and virtual reality arcade in the D-MU (Downtown Mixed-Use) zone. The site is located at 205 West Main Street (APN: 094-326-018).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2020-54 for Conditional Use Permit No. 2020-27 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-27 based on the findings and conditions in Resolution No. 2020-54.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to allow an escape room and virtual arcade facility in an existing commercial building as described in Exhibit "A". Escape rooms are a recreational and team-building exercise consisting of groups of people (2-10 individuals) whom are placed in a room with a series of clues that lead to being able to escape the room. The virtual reality arcade will consist of two virtual reality stations where patrons can play video games with the headsets and controllers. Each station will have a TV, computer, controllers, headset, base stations, and seating. Snacks and merchandise will also be sold.

The 2,200 square foot tenant space area will provide for six escape rooms, two virtual reality arcade areas, bathroom and lobby area as depicted per the Exhibit "B" floor plan. The rooms are not locked, allowing anyone to leave at any time they desire. The purpose is to work with others to figure out the clues and escape the room as a group. The sessions last up to one hour and are done by appointments, which may be scheduled up to one hour prior to an appointment. There is a 30 minute period between use of the escape rooms to allow the rooms to be reset and sterilized. Per the applicant's operational statement (Exhibit "A"), the virtual reality arcade stations may also be booked online with at least one hour notice, and walk-ins are permitted subject to availability.

The business will have one to three employees onsite and will be open Monday through Friday from 4:00 p.m. to 10:00 p.m., and Saturday and Sunday from 12:00 p.m. to 10:00 p.m. The last booking availability is 9:00 p.m.

The 2,200 square foot tenant space is part of a larger commercial building. The other tenant directly to the east of the proposed use is Brown's Shoe Fit Company. No exterior alterations are being done to the building.

BACKGROUND INFORMATION

| | |
|------------------------------------|--|
| General Plan Land Use Designation: | Downtown Mixed- Use |
| Zoning: | D-MU (Downtown Mixed-Use) |
| Surrounding Zoning and Land Use: | North: D-MU (Downtown Mixed-Use) – Main St. and retail shops South: D-MU (Downtown Mixed-Use) – Alley and retail shops East: D-MU (Downtown Mixed-Use) – Brown’s Shoe Fit Company West: D-MU (Downtown Mixed-Use) – Downtown Visalia Plaza Commercial / Retail uses |
| Environmental Document | Categorical Exemption No. 2020-57 |
| Site Plan: | Site Plan Review No. 2020-153 |

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

SIMILAR PROJECT

Conditional Use Permit No. 2018-04: A request by Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street. (APN: 122-300-040). This conditional use permit was approved by the Planning Commission on April 23, 2018 by a 5-0 vote.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix identifies “other recreational facilities” as a conditional use in the D-MU zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff supports the re-use of this building for an indoor recreational facility.

The downtown area has seen continued growth in the number and variety of businesses over the past few years. The ongoing efforts to attract and enhance the downtown area with various businesses and uses are seen as a positive trend that is directly related to the goals and policies of the General Plan and Zoning Ordinance. Both General Plan Land Use policies and Zoning requirements are intended to promote a healthy retail, commercial, and entertainment environment by attracting businesses, which are open throughout the day and serve a broad range of clientele. The uses found in the downtown area are intended to permit the highest density and intensity of development in the city in order to keep downtown a vibrant, walkable environment.

The project is consistent with the Downtown Mixed-Use land use designation because it provides another entertainment venue to the downtown area which is consistent with Land Use Objectives LU-O-31 and LU-O-32, which state:

LU-O-31: Support the continued development and vitality of Downtown and the redevelopment and revitalization of East Downtown.

LU-O-32: Maintain Downtown as Visalia's medical, professional, government, cultural and entertainment center.

The proposed escape room will operate on weekdays from 4:00 p.m. to 10:00 p.m., and Saturday and Sundays from 12:00 p.m. to 10:00 p.m. which are generally consistent with the hours of operation of other commercial establishments in the area.

Staff concludes that the proposed escape room and virtual arcade business will be compatible and complementary to the surrounding area and uses and can operate without negative impacts on the surrounding uses based upon the recommended conditions in this staff report.

Downtown Parking

The building is located within the Downtown Parking District and the Parcel Based Improvement District (PBID). The downtown parking district was formed to ensure that uses established within this district meet the parking requirements of the Visalia Municipal Code (VMC) or, that uses pay in-lieu fees for future downtown parking facilities. These fees would be used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district.

The requirements regarding parking in-lieu payment(s)/requirement(s) for the Downtown District Parking Zone have since been restructured for projects categorized as "Change in Use" projects. A change in use project applies to existing lease space where the former use (i.e., office) is being renovated to another use (i.e., retail). This project qualifies as a "Change in Use" project and therefore is not subject to the Parking In-lieu fee program.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-57).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of 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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The downtown area is a regional draw to residents of Visalia, tourist and to surrounding

communities. The uses found in the downtown area are intended to permit the highest density and intensity of development in the city in order to keep downtown a vibrant, walkable environment. The project is consistent with the Downtown Mixed-Use land use designation because it provides another form of an entertainment venue to the downtown area which is consistent with Land Use Objectives LU-O-31 and LU-O-32.

- 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, or materially injurious to properties or improvements in the vicinity. The proposed escape room will operate on weekdays from 4:00 pm to 10:00 pm, and Saturday and Sundays from 12:00 pm to 10:00 pm which are generally consistent with the hours of operation commercial establishments in the area. The downtown area is a regional draw to residents of Visalia, tourist and to surrounding communities. The uses found in the downtown area are intended to permit the highest density and intensity of development in the city in order to keep downtown a vibrant, walkable environment. The project is consistent with the Downtown Mixed-Use land use designation because it provides another form of an entertainment venue to the downtown area which is consistent with Land Use Objectives LU-O-31 and LU-O-32.
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. 2020-57).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2020-153.
2. That the facility operates consistent with the Operational Statement in Exhibit "A". Any change in the hours of operation shall be reviewed by the City Planner prior to the change to determine consistency with this permit, and may require an amendment to this use permit.
3. That the site be developed in substantial compliance with the floor plan in Exhibit "B". Substantial changes to the floor plan shall be reviewed by the Site Plan Review Committee to determine consistency with this use permit.
4. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2020-54
- Exhibit "A" – Operational Statement
- Exhibit "B" – Floor Plan
- Exhibit "C" – Aerial Photo of Building
- Site Plan Review No. 2020-153 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2020-54

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-27, A REQUEST BY CLEVR ESCAPE TO ALLOW AN ESCAPE ROOM AND VIRTUAL REALITY ARCADE IN THE D-MU (DOWNTOWN MIXED-USE) ZONE. THE SITE IS LOCATED AT 205 WEST MAIN STREET (APN: 094-326-018)

WHEREAS, Conditional Use Permit No. 2020-27, is a request by CleVR Escape to allow an escape room and virtual reality arcade in the D-MU (Downtown Mixed-Use) zone. The site is located at 205 West Main Street (APN: 094-326-018); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 9, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Section 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 findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The downtown area is a regional draw to residents of Visalia, tourist and to surrounding communities. The uses found in the downtown area are intended to permit the highest density and intensity of development in the city in order to keep downtown a vibrant, walkable environment. The project is consistent with the Downtown Mixed-Use land use designation because it provides another form of an entertainment venue to the downtown area which is consistent with Land Use Objectives LU-O-31 and LU-O-32.
 - 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. The proposed escape room will operate on weekdays from 4:00

p.m. to 10:00 p.m., and Saturday and Sundays from 12:00 p.m. to 10:00 p.m. which are generally consistent with the hours of operation commercial establishments in the area. The downtown area is a regional draw to residents of Visalia, tourist and to surrounding communities. The uses found in the downtown area are intended to permit the highest density and intensity of development in the city in order to keep downtown a vibrant, walkable environment. The project is consistent with the Downtown Mixed-Use land use designation because it provides another form of an entertainment venue to the downtown area which is consistent with Land Use Objectives LU-O-31 and LU-O-32.

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. 2020-57). Projects determined to meet this classification 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.

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2020-153.
2. That the facility operates consistent with the Operational Statement in Exhibit "A". Any change in the hours of operation shall be reviewed by the City Planner prior to the change to determine consistency with this permit, and may require an amendment to this use permit.
3. That the site be developed in substantial compliance with the floor plan in Exhibit "B". Substantial changes to the floor plan shall be reviewed by the Site Plan Review Committee to determine consistency with this use permit.
4. That all other Federal, State, Regional, and City codes and ordinances be met.

CleVR Escape Operation

Statement

About Us:

Unreal Gaming LLC offers two forms of entertainment in one place: Escape Rooms and Virtual Reality Arcade. Participants of our escape rooms will come in as a group of 2-10 people and their goal is to solve the puzzles throughout the room in order to find a way to escape. They will not be locked in the rooms for fire safety purposes, but they will be directed to solve the puzzles in order to simulate escape. The virtual reality arcade will consist of 2 virtual reality stations where patrons can sit 1-4 people and play video games with the HTC Vive pro headset and controllers. Each station will have a TV, computer, controllers, headset, base stations, and seating. Unreal Gaming also plans to sell snacks such as water, soda, candy, etc. as well as merchandise with our logo such as shirts, hats, etc.

Escape rooms: When a group comes to do an escape room, they are given a story and objective for their chosen scenario. They are then put into a room where they must work as a team to find items, uncover clues, and solve puzzles to progress in the game. These are typically 1-hour. The focus is on team building, often requiring collaboration and communication to make progress in achieving the objective of the game. These games are made for adults and are recommended for ages 12+.

Virtual Reality: Customers can rent out a station for either 30 minutes or a full hour. The station has a headset they put on and two controllers. They can select from over 50 games to play. A player can also choose to select a different game at any point. A TV will be at each station that will display what the player is seeing so that friends or family can watch.

Operation Details:

We have 3 live escape rooms and 3 VR Escape rooms. When customers arrive, they will check in at the front desk and wait in the VR arcade area until the room is ready. This lobby area has 10 single person recliners as well as 2 large pews along the wall. The escape room booking times are staggered so that only one group will be in

the lobby at any given time. CleVR Escape will have 1-3 employees working during hours of operation.

Escape rooms and VR Escape rooms are 60 minutes long with 30 minutes in between bookings. The 30 minutes allows for the employees to reset and sanitize the room for the next group. Starting times for the three live escape rooms will be staggered so that only 2 escape rooms will be played at any time. The VR Escape rooms use the same equipment, so only one VR Escape game can be played at any time. Customers can book these games online through our website at www.clevrescape.com at least one hour in advance or they can walk-in and play if a room has not already been booked. The VR Arcade stations may also be booked online with at least 1 hour notice. Walk-ins are also welcome, but are subject to availability.

Pricing:

Escape rooms: \$27 per person

Virtual Reality arcade: \$15 for 30 min, or \$25 for 60 min

Snack and Merchandising prices will vary

Hours of Operation:

Mon-Fri: 4pm-10pm*

Sat: 12pm-10pm*

Sun: 12pm-10pm*

*Last booking starts at 9pm. One employee will arrive 20 minutes prior to opening for preparation, and one employee will stay 20 minutes after closing.

There may be special hours for businesses or events that choose to book out the entire venue during our non-operational hours.

Startup Costs:

- Equipment:
 - All necessary equipment is already owned at our current location
- Renovation
 - Estimated at \$48,000

- First month rent and deposit
 - \$2000 + \$2000
- Permits/Fees/other
 - \$3000

Estimated Total Startup Costs: \$55,000.

Monthly Expenses:

Licensing is per minute, so it will vary based on how busy we are. The following is based on about 50% booking:

Rent: \$2000 per month

Loan: \$1000 per month

SpringboardVR subscription: \$60/month

Utilities: \$1000/month

Licenses per game per minute: \$500/month

Employee Payroll: \$13/hr for (400 man hours) = 5200

Insurance/medicare/FUTA: \$500

Other (i.e. item replacements, cleaning supplies. etc) : \$200

Total per month expected costs: \$10,460

Gross Income:

The following is based on 50% booking:

VR: Assuming we average \$25 per station with discounts, 50 hours x \$25 = \$1250 per week

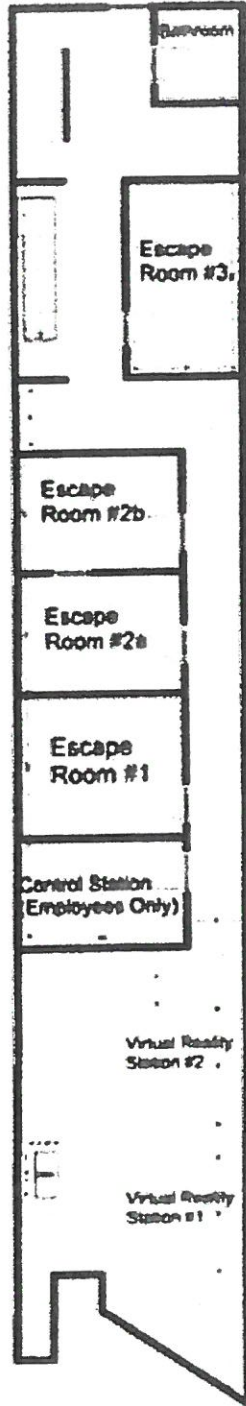
Escape rooms: Averaging 1 every hour, 3 people average x 50 groups x \$27 per person = \$4050 per week

\$5300 Per Week, or roughly \$20,000 gross per month.

Contact Us:

David McAllister, CEO and sole owner: (559)631-0351, clevrescape@gmail.com

Exhibit "B"



116 ft

19 ft



Exhibit C





October 30, 2020

clevrescape@gmail.com

Site Plan Review No. 20-153:

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 **September 30, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

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

Attachment(s):

- Site Plan Review Comments



#7

MEETING DATE: September 30, 2020

SITE PLAN NO. 20-153

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

Conditional Use Permit

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 7 DATE: SEPTEMBER 30, 2020

SITE PLAN NO.: 20-153
 PROJECT TITLE: CLEVR ESCAPE
 DESCRIPTION: ESCAPE ROOMS & VIRTUAL REALITY ARCADE (DMU)
 APPLICANT: DAVID MCALLISTER
 PROP OWNER: BIANCO PHILLIP S & MAUREEN A
 LOCATION: 205 W MAIN ST
 APN: 094-326-018

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

1. Proposed retail use will not incur additional impact fees.

2. A building permit is required for tenant improvements, standard plan check and inspection fees will apply.

3. Comply with current accessibility standards.

4. Any required backflow and/or fire devices will need to be installed within private property and not in public right-of-way. Coordinate with City Engineer for conflicts, if any.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-153
Date: 9/30/2020

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:9/1/2020)
(Project type for fee rates:RETAIL)

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

| <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: September 30, 2020

SITE PLAN NO: 2020-153
PROJECT: Clevr Escape
DESCRIPTION: ESCAPE ROOMS AND VIRTUAL REALITY ARCADE
APPLICANT: DAVID MCALLISTER
PROP. OWNER: BIANCO, PHILLIP S. & MAUREEN A.
LOCATION: 205 W. MAIN ST.
APN: 094-326-018
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU – MIXED USE DOWNTOWN

Rule 9510 – This project may be 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

- CUP – Other Rec.
- Obtain building permits
- Additional information as needed

PROJECT SPECIFIC INFORMATION: September 30, 2020

1. The escape room and arcade uses are considered other recreational and shall require the applicant to apply for a Conditional Use Permit (CUP).
2. Applicant shall revise operational statement to describe the use and customer experience, additionally staff is suggesting the applicant review hours of operation.
3. Project site is located within the PBID so additional parking will not be required.
4. Building permits required.
5. Meet all other codes and ordinances.

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

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

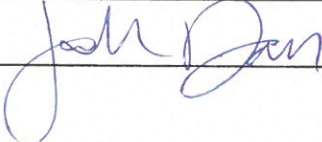
- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting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

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

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 20153
CLYR ESCAPE
205 W MAIN 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 ANY 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 ANY DEMO WORK** 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 \$0.66 per square foot & Self-Storage \$.23 per sf. 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: **PROVIDE TWO EXITS ONE FRONT AND ONE IN THE REAR. PROVIDE LOCKING HARDWARE FOR REVIEW AND APPROVAL FOR EACH ESCAPE ROOM.**

VAL GARCIA 9/30/20
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 | September 30, 2020 |
| Item # | 7 |
| Site Plan # | 20153 |
| APN: | 094326018 |

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1

Corbin Reed
Fire Marshal



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

Date: 9-29-20
 Item: 7
 Site Plan: SPB20-153
 Name: Agent McEwen

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:
Exterior Lighting
- Traffic Concerns:

- Surveillance Issues:
Exterior Surveillance, turn over upon request
- Line of Sight Issues:
Low shrubs
- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 30, 2020

ITEM NO: 7

SITE PLAN NO: SPR20153

PROJECT TITLE: Clevr Escape

DESCRIPTION: Escape Rooms and Virtual Reality Arcade (DMU)

APPLICANT: David McAllister

OWNER: BIANCO PHILLIP S & MAUREEN A

APN: 094326018

LOCATION: 205 W MAIN 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

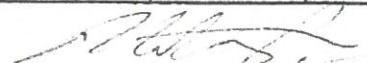
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

20153

- 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 utilize existing shared commercial solid waste services assigned to this downtown block.

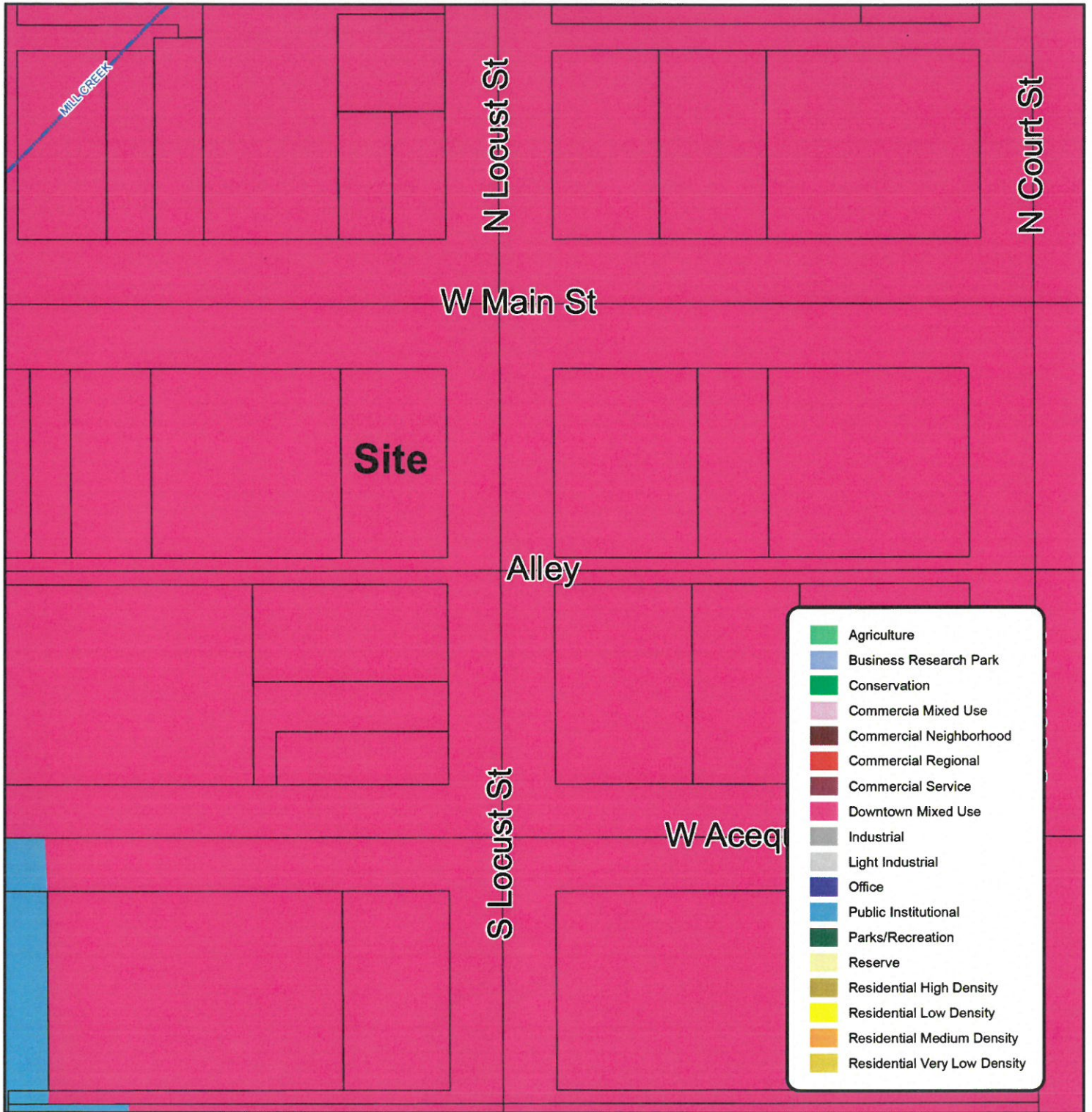
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniqa, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



Conditional Use Permit No. 2020-27

APN: 094-326-018

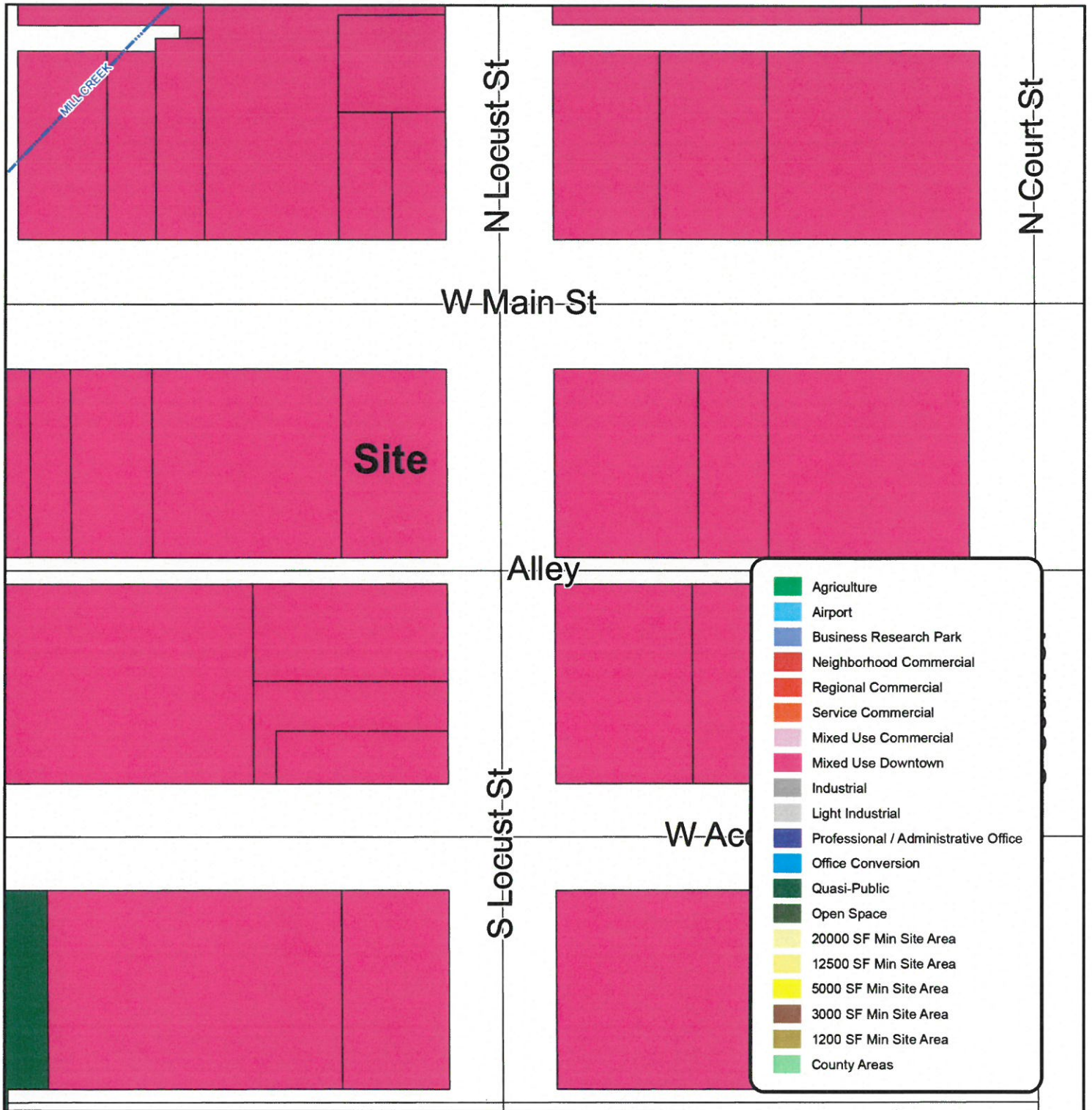


General Plan Land Use Map



Conditional Use Permit No. 2020-27

APN: 094-326-018



Zoning Map



Conditional Use Permit No. 2020-27

APN: 094-326-018



Aerial Map



Conditional Use Permit No. 2020-27

APN: 094-326-018



Vicinity Map

