

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: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443;
E-mail: cristobal.carrillo@visalia.city

SUBJECT: 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 N. Church Street (APN: 094-272-008)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-23 based on the findings and conditions in Resolution No. 2020-50. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-23, based on the findings and conditions in Resolution No. 2020-50.

PROJECT DESCRIPTION

The applicant proposes establishment of a group counseling facility, providing ministry and social service coordination services to persons experiencing homelessness. Per the operational statement in Exhibit "C" the facility, to be called "The Warehouse", will operate as a clearinghouse for social support services. Staff will conduct assessments for clients and assist with paperwork in order to find housing for individuals. The facility will partner with local groups to connect persons experiencing homelessness with churches, mental health agencies, service organizations, and other support service entities. The facility will also conduct bible study sessions, provide clients with donated amenities (ex. clothing, hygiene products, internet service) and operate as a cooling center during the summer months. Employees will conduct daily sweeps of the premises and surrounding area to pick up debris left as a result of the use. Food services in the form of refreshments will be provided. No worship services will be conducted onsite as part of the operation.

Per Exhibit "C" hours of operation for the facility will vary depending on the service provided, season of the year, and the needs of individuals. Hours of operation will largely be contained to 8:00 a.m. to 4:00 p.m., Monday through Friday, with Bible study occurring 6:00 p.m. to 8:00 p.m., Tuesday and Thursday, and 9:00 a.m. to 11:00 a.m. on Sunday. The facility will have four employees, with additional staff from partnering organizations onsite to assist with clients. Per the operational statement, the facility will be equipped to host up to 20 clients at a time, with an anticipated 75 to 100 clients visiting the facility per day.

Per the site plan in Exhibit "A" and elevations in Exhibit "D", no exterior alterations or additional signage for the building is proposed. The facility will occupy an existing 3,382 sq. ft. former church building. Per the floor plan in Exhibit "B" the facility will contain a main meeting room for client services, an office and kitchen for staff use, and four rooms for storage of items to be donated to clients. A section of the main meeting room area, separated by partition walls, will be used for the sorting of donated materials.

Exhibit "C" indicates that onsite security will consist of the installation of security cameras and motion sensor outdoor lighting to the exterior of the facility. Security cameras will be set up so that they can be monitored remotely or onsite. The operational statement notes that outdoor lighting will be placed so as not to produce glare onto neighboring properties.

The building is within the Historic District and is listed on the Local Register of Historic Structures as a "Focus" designated building exhibiting Bungalow style architecture. The age of the structure is unknown. Due to the historic designations, review of the proposal by the Historic Preservation Advisory Committee (HPAC) is required.

BACKGROUND INFORMATION

General Plan Land Use Designation	Downtown Mixed Use
Zoning	D-MU (Downtown Mixed Use)
Surrounding Zoning and Land Use	North: D-MU / Single-family residential dwelling South: D-MU / E. School Ave. and vacant lot (former outdoor basketball court) East: D-MU / Parking lot and office West: D-MU / Mixed office uses
Environmental Review	Categorical Exemption No. 2020-55
Site Plan	2020-104

RELATED PROJECTS

Historic Preservation Advisory Committee Item No. 2020-07 - A Conditional Use Permit request by Foundation for the Least, Last, & Lost to establish a group counseling facility, at a "Focus" designated Local Register structure within the Historic District, located at 400 N. Church Street. At its September 9, 2020 meeting the HPAC determined that the proposal would not be detrimental to the historic nature of the structure, and was consistent with the Historic Preservation Element and Ordinance. The Committee subsequently recommended approval of the Conditional Use Permit to the Visalia Planning Commission. In its approval, the HPAC added conditions requiring the applicant to repair siding on the building exterior, place exterior security cameras and lighting at inconspicuous locations, and ensure that onsite lighting not produce glare onto neighboring properties.

PROJECT EVALUATION

Land Use Compatibility

The use as described in the operational statement falls under the designation of "Counseling/psychologist – groups" (Line O8 of the Zone Matrix). This use is "conditionally permitted" in the D-MU Zone, requiring approval of a CUP through the public hearing process.

The surrounding area consists primarily of commercial and office uses, with residential uses located just north of the project site. Impacts from the increased site usage will be mitigated through operations described in Exhibit "C". Facility staff will conduct daily clean-ups of the site and surrounding area during hours of operation. Security lights installed as a part of the use will be placed so as to not produce glare onto neighboring properties. Security cameras will be installed onsite along building entrances facing the street to deter unauthorized activity at the site and surrounding areas.

Per the building elevations in Exhibit "D", no physical changes are proposed to the building exterior. Per the requirements of the HPAC, damage to building siding will be repaired prior to operation of the use. Given the above, the addition of the use to the site will not affect the historic physical characteristics of the building, ensuring continued compatibility with the Historic District in which it is located.

Parking

The project site contains no onsite parking, though street parking is available along E. School Avenue and N. Church Street. The property is within both Central Business Parking District "A" and the Parcel Based Improvement District (PBID). Parking Districts were formed to ensure that uses established within district boundaries either meet Visalia Municipal Code parking requirements or, if not possible, that uses pay in-lieu fees for future downtown parking facilities. Parking in-lieu fees are used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district.

The requirements for onsite parking/parking in-lieu payments for areas within Parking Districts have since been restructured for projects categorized as a "Change in Use". A change in use project applies to existing lease space when a former use is renovated to another use. This project qualifies as a "Change in Use" project as it converts existing lease space from a church/office use to a social service use. The project is therefore not subject to the Parking In-Lieu fee program or onsite parking requirements.

Security and Site Clean Up

In its July 7, 2020 Site Plan Review comments, the Visalia Police Department requested that the use provide additional lighting and video surveillance to deter possible criminal activity at the project site. Per the operational statement in Exhibit "C", the applicant has included both improvements in the project proposal. The operational statement notes that surveillance footage can be monitored remotely or on-site, ensuring that staff can address issues even if not onsite.

Per Exhibit "C" the applicant states that facility employees will regularly conduct cleanup of the site and adjacent rights of way to minimize potential impacts from the use on the surrounding neighborhood. It is recommended that this be included as Condition of Approval No. 8.

Public Comment

During the preparation and publication of this report, staff has not received any public comment regarding the proposed use from owners/occupants of sites within the vicinity, or from any other individuals. Note that activity occurring onsite that is not permitted by the approved CUP can be reported to City staff at any time. If issues are discovered, the CUP can be brought before the Planning Commission for additional review, modification, and if necessary revocation.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-55).

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. Impacts to surrounding areas will be mitigated through the installation of security lighting and cameras, and

continual maintenance of the site and surrounding areas by facility staff. As no exterior changes are proposed to the existing building, the site will remain compatible with the aesthetic of the surrounding Historic District.

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 used is a “group counseling facility”, which is conditionally permitted in the D-MU (Mixed Use Downtown) Zone. The purpose and intent of the D-MU zone is to promote the continued vitality and historic character of the Downtown core through the accommodation of a wide mix of land uses. The proposed group counseling facility is similar to other office and medical uses in the Downtown. Coupled with the retention of historic elements of the facility, the use is consistent with the Zoning Ordinance and General Plan.
 - 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. Impacts to surrounding areas will be mitigated through the installation of security lighting and cameras, and continual maintenance of the site and surrounding areas by facility staff. As no exterior changes are proposed to the existing building, the site will remain compatible with the aesthetic of the surrounding Historic District.
3. That the requested action is Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-55).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-104.
2. That the site be developed in substantial compliance with the approved site plan, floor plan, and elevations as shown in Exhibits “A”, “B”, and “D”.
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit “C”.
4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That all building signage shall require a separate building permit.
6. That the project be developed in substantial compliance and be consistent with the conditions of Historic Preservation Advisory Committee Item No. 2020-07.
7. That any exterior changes to the structure shall be reviewed and approved by the Historic Preservation Advisory Committee.
8. That facility staff shall be responsible for the timely cleaning and removal of all trash and waste left on the project site, nearby public sidewalks, and adjacent alleyways.
9. That all other federal, state and city codes, ordinances and laws be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, 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 & Policies
- Resolution No. 2020-50
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" - Elevations
- Categorical Exemption No. 2020-55
- Historic Preservation Advisory Committee Item No. 2020-07 Action Letter
- Site Plan Review Comments No. 2020-104
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map
- Parking and PBID District Map

RELATED PLANS AND POLICIES

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2020-50

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

WHEREAS, Conditional Use Permit No. 2020-23 is 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); 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 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:

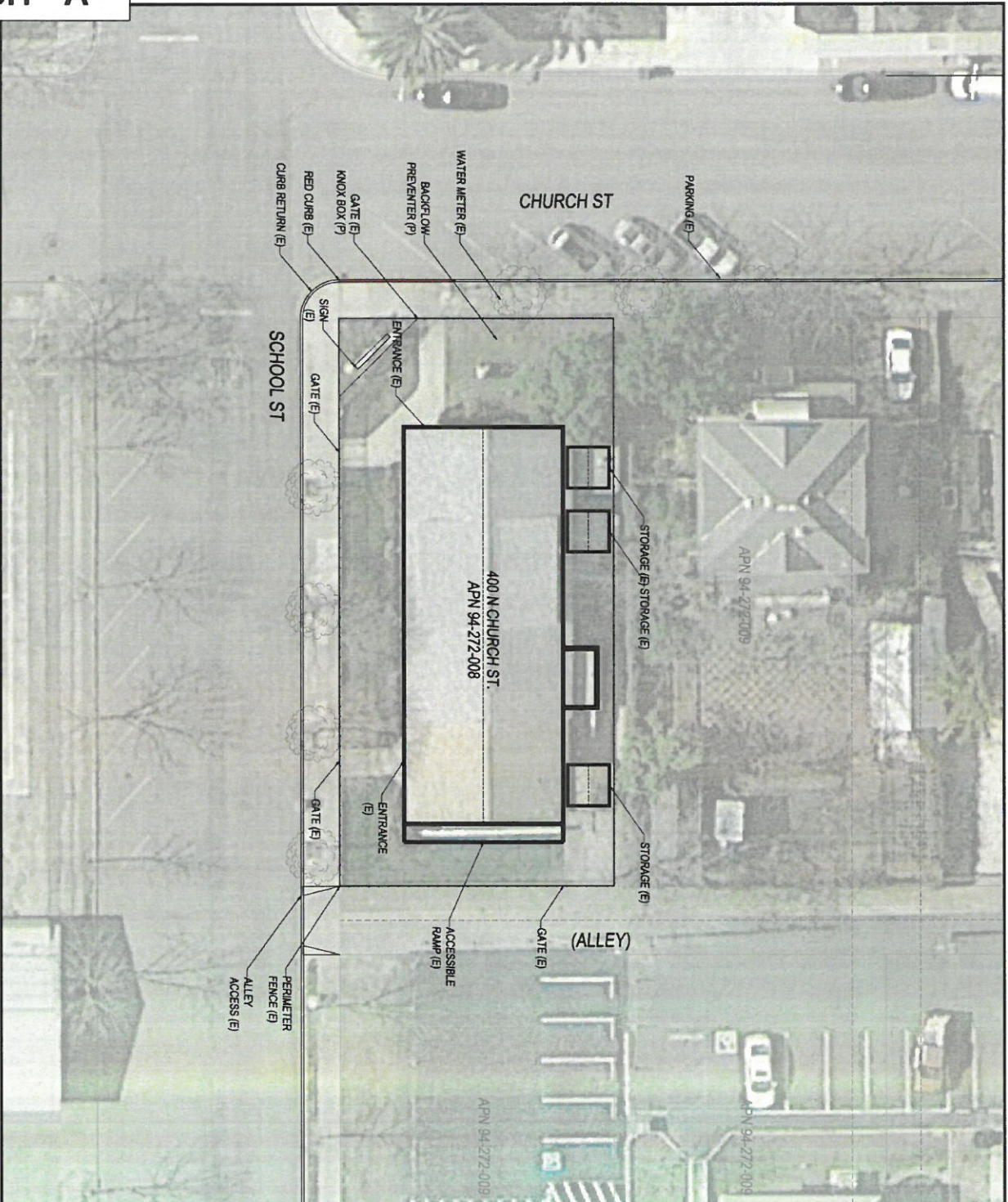
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Impacts to surrounding areas will be mitigated through the installation of security lighting and cameras, and continual maintenance of the site and surrounding areas by facility staff. As no exterior changes are proposed to the existing building, the site will remain compatible with the aesthetic of the surrounding Historic District.
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 use is a "group counseling facility", which is conditionally permitted in the D-MU (Mixed Use Downtown) Zone. The purpose and intent of the D-MU zone is to promote the continued vitality and historic character of the Downtown core through the accommodation of a wide mix of land uses. The proposed group counseling facility is similar to other office and medical uses in the Downtown. Coupled with the retention of historic elements of the facility, the use is consistent with the Zoning Ordinance and General Plan.

- 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. Impacts to surrounding areas will be mitigated through the installation of security lighting and cameras, and continual maintenance of the site and surrounding areas by facility staff. As no exterior changes are proposed to the existing building, the site will remain compatible with the aesthetic of the surrounding Historic District.
3. That the requested action is Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-55).

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

1. That the project be developed in substantial compliance and be consistent with the conditions of the Site Plan No. 2020-104.
2. That the site be developed in substantial compliance with the approved site plan, floor plan, and elevations as shown in Exhibits "A", "B", and "D".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C".
4. That substantial changes to the site plan, floor plan, elevations, or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That all building signage shall require a separate building permit.
6. That the project be developed in substantial compliance and be consistent with the conditions of Historic Preservation Advisory Committee Item No. 2020-07.
7. That any exterior changes to the structure shall be reviewed and approved by the Historic Preservation Advisory Committee.
8. That facility staff shall be responsible for the timely cleaning and removal of all trash and waste left on the project site, nearby public sidewalks, and adjacent alleyways.
9. That all other federal, state and city codes, ordinances and laws be met.

EXHIBIT "A"



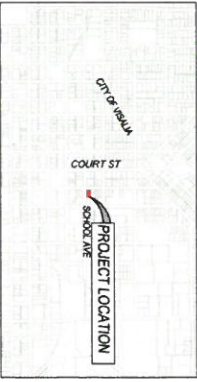
JUNE 30, 2020

THE WAREHOUSE SITE PLAN

MAP AND DESIGN APPLICANT: THE WAREHOUSE, 201 N. 12th Street, Suite 100, San Jose, CA 95131
CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

LEGEND

ENTITLEMENTS	CONDITIONAL USE PERMIT
APN: 94-272-008	
AGE: 8,191 SF±	
FLOOD ZONE: AE	
EXISTING ZONING: M2	
PROPOSED ZONING: M2	
GENERAL PLAN: M2	
ELECTRICITY: M2	
WATER: M2	
TELEPHONE: M2	
SOLID WASTE: M2	
NATURAL GAS: M2	
PROPOSED USE: M2	



VICINITY MAP
SCALE: 1" = 100'

4CORDEKS
301 S. WILSON ST., SUITE 100
VISALIA, CA 95178
TEL: 559.233.1234
WWW.4CORDEKS.COM

EXHIBIT "C"

The Warehouse Visalia Operations 10.22.20

Statement:

We are a Christian Ministry that does not exist to be a church. We will not be operating a church onsite. We provide an opportunity for the homeless population to attend bible studies where they might not feel comfortable in a traditional church setting. If they desire, we seek to help them plug into a church in the community.

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- Monday through Friday:
 1. 8:00 AM - 3 staff members arrive. Duties include cleaning up around the site as we are finding that there is plenty of trash left in the street and alley overnight, particularly Monday mornings. Staff will prepare inside for opening.
 2. 9:00 – 12:00 Doors Open
 - 4-5 round tables and chairs are set up for visitors to sit, study, relax. Tables and chairs will be cleaned routinely.
 - Coffee, water and individually wrapped snacks are provided.
 - Restroom services are provided.
 - Customers can submit a written request for clothing items from the clothing closet. A staff member will fill those requests.
 - Hygiene products will be available.
 - Internet service is available for housing searches, job searches, DMV, etc.
 - Local service agencies will have space to meet with clients. Currently we have a Family Services Housing Outreach Specialist come weekly to meet with clients and do housing assessments. Our Administrative Director and the housing specialist work together to get the proper documents for housing through Kings and Tulare County Homeless Alliance. Other agencies we work with and who will conduct frequent on-site meetings with clients include Kings and Tulare County Homeless Alliance, Kaweah Delta Bridge Program, Tulare County Health and Human Services. We will provide meeting areas for individuals from these groups to conduct interviews or meetings with their clients in the homeless community.
 3. 12:00-1:00 Doors closed and staff will be onsite cleaning.
- During summer, hours may switch to afternoon (1:00-4:00) to provide relief from the heat. Additional afternoon hours may be added (1:00-4:00) depending on demand.
- Sunday Mornings- A group of less than 20 people will be allowed to gather inside the building for Bible Study.
- Our doors will be open during business hours to anyone, they do not have to receive any services to come in. We will also provide people with cold water given we have it in stock.
- Bible Study Hours:
 - Tuesday 6pm – 8pm
 - Thursday 6pm – 8pm
 - Sunday 9am – 11am

Staff & Clientele:

- Administrative Director, plus 3 operational staff members.
- With staff and partnering agencies, we are equipped to host up to 20 clients at a time. A client's average stay is 45 minutes, and we anticipate to have 75 to 100 clients per day.
- *Current State regulations surrounding COVID-19 will be adhered to.

Security Plan:

Existing outdoor lighting is provided around the building with attention to not shining into neighboring properties. Lights are on photocells (motion sensors) and will be on from dusk until dawn.

Security cameras will be installed at all building entrances facing the street. These cameras can be monitored remotely or on-site. Footage will be reviewed periodically and on an as-needed basis.

Goals:

- 1) We do not want to create a Church, but plug people into churches within our city.
- 2) Provide a conduit for the homeless of our community to get the existing services our community is already offering ranging from mental health to housing.

Summary:

The Warehouse Visalia has operated in the community for approximately ten years. We have found success in a very deliberate niche. We build trusting, authentic relationships with the marginalized of our community. At the same time, we build relationships with people and service organizations within our community to connect those that need help with those that offer help. A connection hub within our community. We have seen many get off the streets and begin to rebuild their lives through this effort. At the heart of it all is our belief in Jesus Christ, but we have no requirements for anyone seeking help. We do our best to be the hands and feet of Jesus. To some people that might look like a cold bottle of water on a hot day, to others it might look like picking up trash around the neighborhood. We want to let the people around us see Jesus in us. When they ask what changed in us we are able to share our stories of addiction and homelessness and what God did in our lives to draw us to Him.

EXHIBIT "D"



THE WAREHOUSE
400 N CHURCH STREET
SOUTH ELEVATION



THE WAREHOUSE
400 N CHURCH STREET
WEST ELEVATION



THE WAREHOUSE
400 N CHURCH STREET
EAST ELEVATION



THE WAREHOUSE
400 N CHURCH STREET
NORTH ELEVATION

**Environmental Document No. 2020-55
NOTICE OF EXEMPTION**

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4443

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

Conditional Use Permit No. 2020-23

PROJECT TITLE

400 N. Church Street (APN: 094-272-008)

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by the Foundation for the Least, Last, & Lost (Jason Griffiths) to establish a group counseling facility with ministry and social service coordination services, within the D-MU (Downtown Mixed-Use) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

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

NAME OF LEAD/PUBLIC AGENCY APPROVING PROJECT

Jason Griffith, PO Box 989, Visalia CA 93297, (559) 280-2929, E-mail: N/A

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Molly McDonnel, 4-Creeks, Inc., 324 S. Santa Fe Street, Ste. A, Visalia CA 93292

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

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

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

(559) 713-4443

CONTACT PERSON

AREA CODE/PHONE

DATE

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



September 11, 2020

Jason Griffith
PO Box 989
Visalia, CA 93279

RE: Historic Preservation Advisory Committee No. 2020-07 (400 N. Church Street)

On September 9, 2020, the Historic Preservation Advisory Committee (HPAC) reviewed your request for a Conditional Use Permit to establish a group counseling facility within an existing converted residence, located at 400 N. Church Street (APN: 094-272-008). The HPAC recommended approval of the Conditional Use Permit request to the Planning Commission based upon the following findings and conditions:

Findings

1. The site is within the Historic District, and is listed in the Local Register of Historic Structures.
2. That the proposed use would be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the proposed use is consistent with the D-MU (Downtown Mixed Use) Zone and other uses in the Historic District.
4. That the proposed Conditional Use Permit for the group counseling facility as described herein would not be injurious to the surrounding properties or character of the Historic District.

Conditions

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A", site pictures in Exhibit "B", and operational statement in Exhibit "C".
2. That onsite lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
3. That security cameras and flood lights be placed onsite so as to be inconspicuous and not visible from the public right of way.
4. That the project undergoes the appropriate City permitting process.
5. That any significant changes in the operation of the proposed use, or any changes to the exterior of onsite structures, be brought back before the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
6. That vinyl siding damage located on the southern exterior of the building be repaired with like materials prior to occupancy of the site.
7. That all other City codes and ordinances be met.

There is a 10 day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following completion of

City of Visalia

315 East Acequia Ave., Visalia, CA 93291

*Community
Development
Planning Division*

Tel: (559) 713-4359 Fax: (559) 713-4814

the appeal period, a Conditional Use Permit and a building permit shall be obtained from the City of Visalia prior to commencing the use and/or any work onsite.

If you have any questions, please contact me at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city

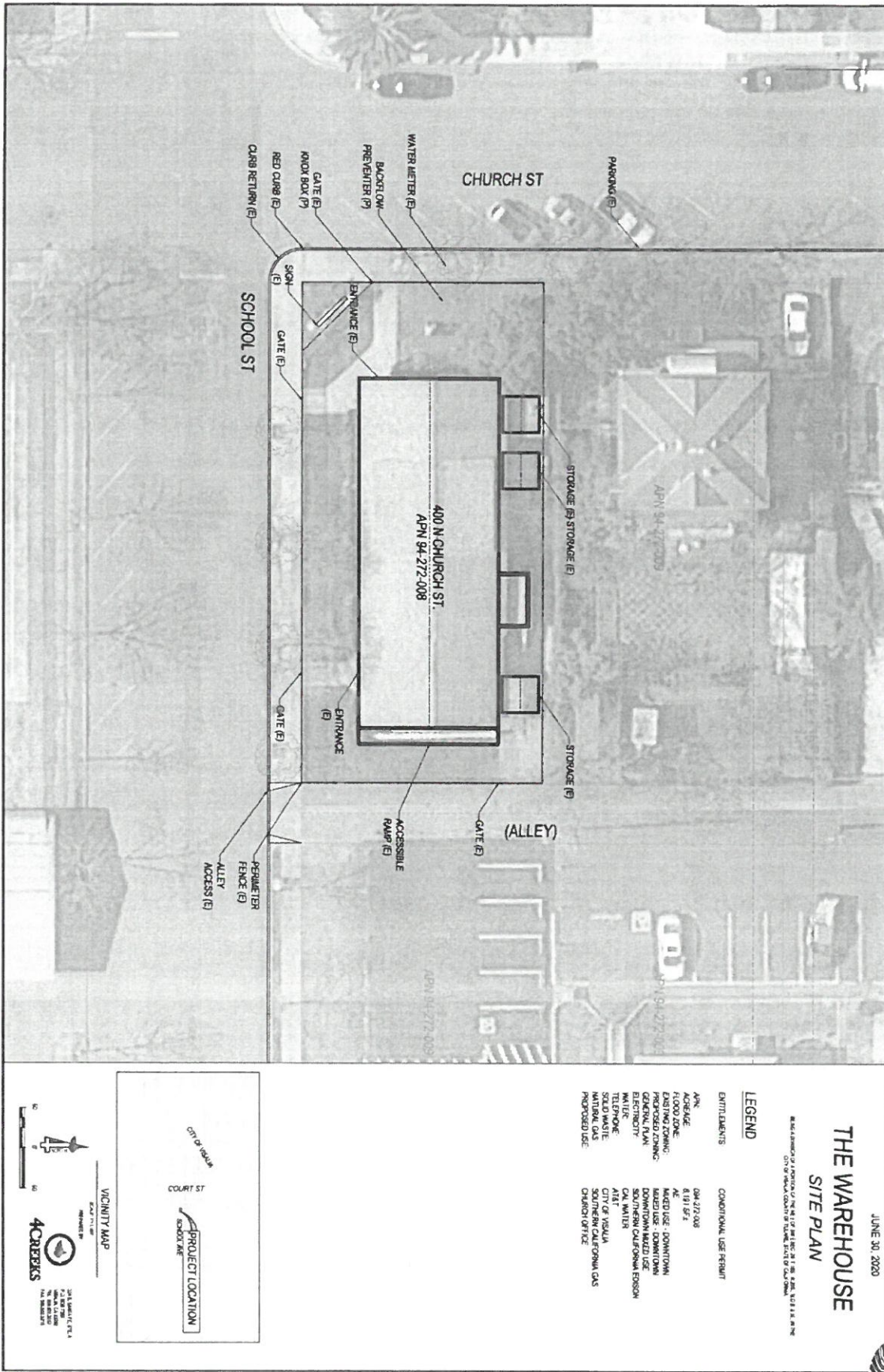
Regards,



Cristobal Carrillo,
Associate Planner

Cc: David Duda, 4Creeks, 324 S. Santa Fe Street, Visalia CA 93292

EXHIBIT "A"



JUNE 30, 2020

**THE WAREHOUSE
SITE PLAN**

844 1/2" = 1' (VERTICAL SCALE) 1" = 10' (HORIZONTAL SCALE)
DATE: 06/23/2020

LEGEND

- | | |
|-----------------|----------------------------|
| ENTITLEMENTS | CONDITIONAL USE PERMIT |
| APN: | 094-272-008 |
| ACREAGE: | 8.191 SF ± |
| FLOOD ZONE: | NE |
| LANDING ZONING: | MEDIUM DENSITY RESIDENTIAL |
| GENERAL PLAN: | GENERAL PLAN |
| ELECTRICITY: | SOUTHERN CALIFORNIA Edison |
| WATER: | CAJ VALLEY |
| WASTE: | AT&T |
| TELEPHONE: | AT&T |
| STORMWATER: | AT&T |
| NATIONAL GAS: | SOUTHERN CALIFORNIA GAS |
| PROPOSED USE: | CHURCH OFFICE |

VICINITY MAP

PROJECT LOCATION

ACRIBERKS

3141 MARKET PLACE
SUITE 100
SAN ANTONIO, TEXAS 78204
TEL: 214.343.1111

HPAC 2020-07 - 400 N. Church Street - The Warehouse

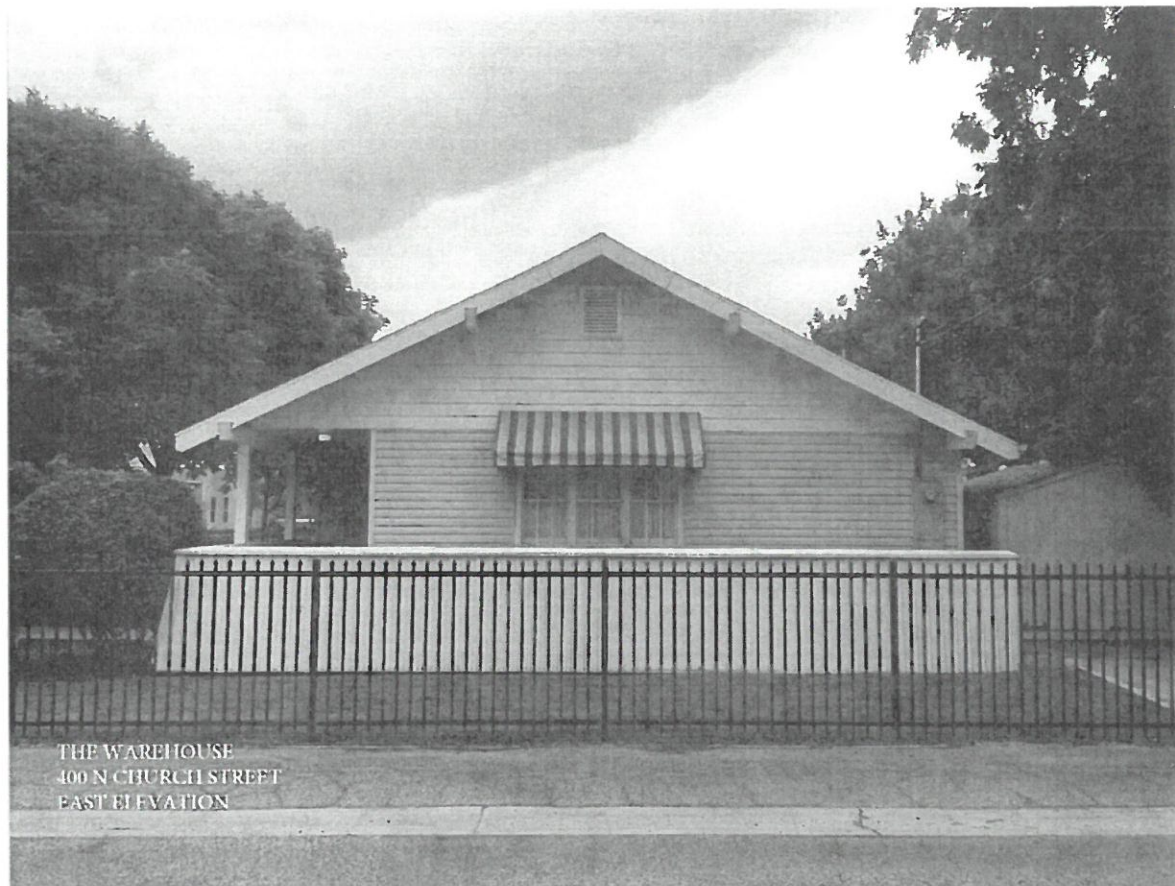
EXHIBIT "B"



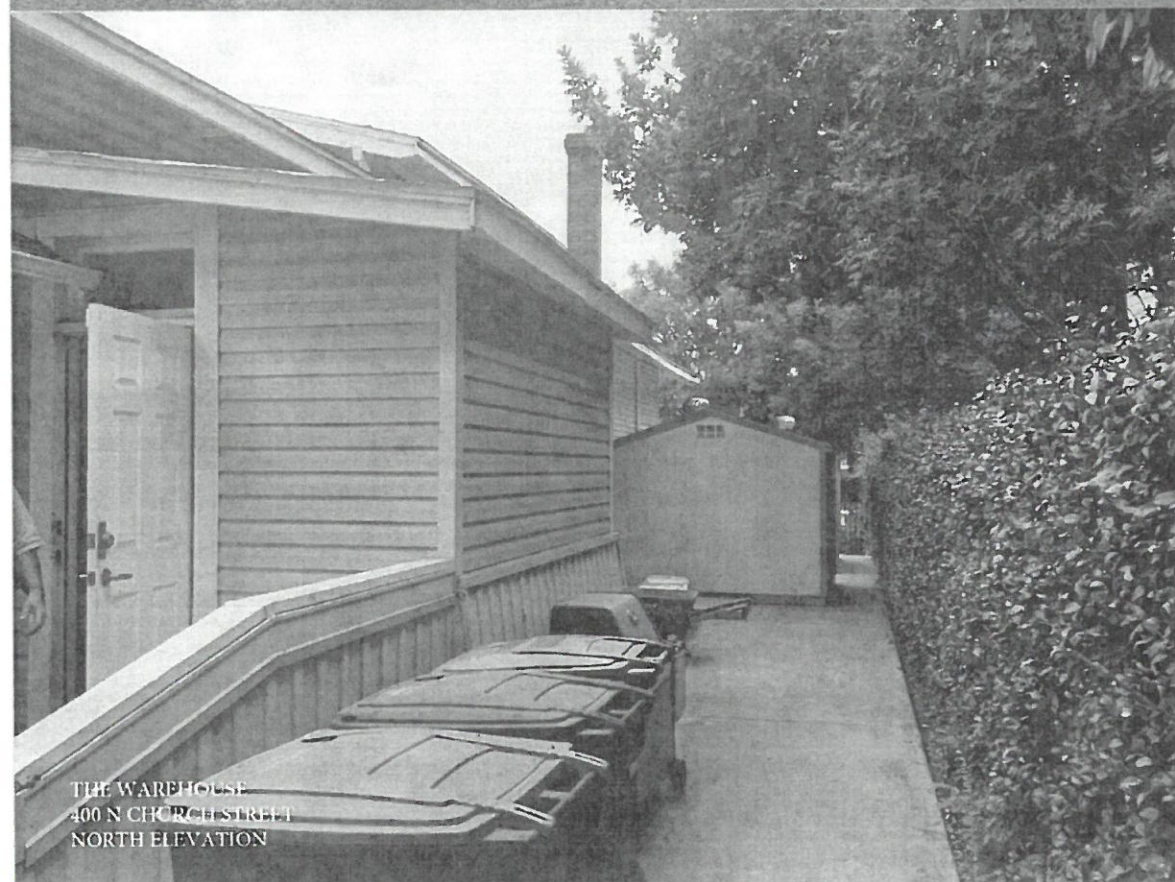
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SOUTH ELEVATION



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WEST ELEVATION



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Re: 400 N. Church Street "The Warehouse" - HPAC Application

Aaron Carpenter <aaronc@4-creeks.com>

 You replied to this message on 09/03/2020 4:21 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

sent Thu 09/03/2020 4:14 PM
to Cristobal Carrillo

Hey Cristobal, sorry, I don't have either of those items. I know they installed cameras and floodlights to the exterior, and they haven't changed anything to the interior floorplan from the previous use (to the best of my knowledge).



August 5, 2020

jaqriffith@verizon.net

Site Plan Review No. 20-104:

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 22, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

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

Attachment(s):

- Site Plan Review Comments



#3

MEETING DATE: July 22, 2020

SITE PLAN NO. 20-104 Resubmittal

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

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

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

Conditional Use Permit

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3	DATE: JULY 22, 2020
SITE PLAN NO.:	20-104 RESUBMITTAL
PROJECT TITLE:	THE WAREHOUSE VISALIA
DESCRIPTION:	BIBLE STUDY, OPEN-HOUSE FUNDRAISERS
APPLICANT:	THE WAREHOUSE VISALIA
PROP OWNER:	H2KW
LOCATION:	400 N CHURCH ST
APN:	094-272-008

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. Proposed use within existing building will not incur additional impact fees.**
- 2. Refer to other City Dept. conditions and comments.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-104 RESUBMITTAL**

Date: **7/22/2020**

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:**CHURCH**)

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 22, 2020

SITE PLAN NO: 2020-104 - B
PROJECT TITLE: The Warehouse Visalia
DESCRIPTION: Bible Study, Open-House Type Fundraisers
APPLICANT: The Warehouse Visalia
PROP. OWNER: H2KW
LOCATION TITLE: 400 N. Church Street
APN TITLE: 094-272-008
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: D-MU (Mixed-Use Downtown Zone)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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

Project Requirements

- HPAC Review
- Conditional Use Permit
- Additional requirements as necessary.

PROJECT SPECIFIC INFORMATION: July 22, 2020

1. The project site is within the Historic District, and contains a building listed on the Local Register of Historic Structures. The proposal shall undergo review by the Historic Preservation Advisory Committee (HPAC), prior to review by the Planning Commission.
2. The proposal is considered a "Counseling/psychologist – groups" facility, requiring submittal of a Conditional Use Permit for review by the Planning Commission.
3. Provide elevations for both HPAC and Planning Commission review.
4. Provide a detailed Site Plan identifying the site, any buildings, and parking areas for both HPAC and Planning Commission review.
5. Provide a detailed Floor Plan for both HPAC and Planning Commission review.
6. Provide a detailed Operational Statement for both HPAC and Planning Commission review, detailing the existing and proposed operations onsite.
7. Provide a Security Plan for both HPAC and Planning Commission review. Security plan shall also address how potential loitering onsite will be addressed.

PROJECT SPECIFIC INFORMATION: July 8, 2020

1. The project site is within the Historic District, and contains a building listed on the Local Register of Historic Structures. Any proposed use to be conducted onsite that requires discretionary review, or any exterior alterations requiring a Building Permit, shall be reviewed first by the Historic Preservation Advisory Committee (HPAC).
2. Provide detailed elevations if any exterior alterations are proposed. If no changes are proposed, pictures of the existing exteriors will be required for the HPAC review.
3. Provide a detailed Site Plan identifying the site, any buildings, and parking areas.
4. Provide a detailed Floor Plan.
5. Provide a detailed Operational Statement detailing the existing and proposed operations onsite.

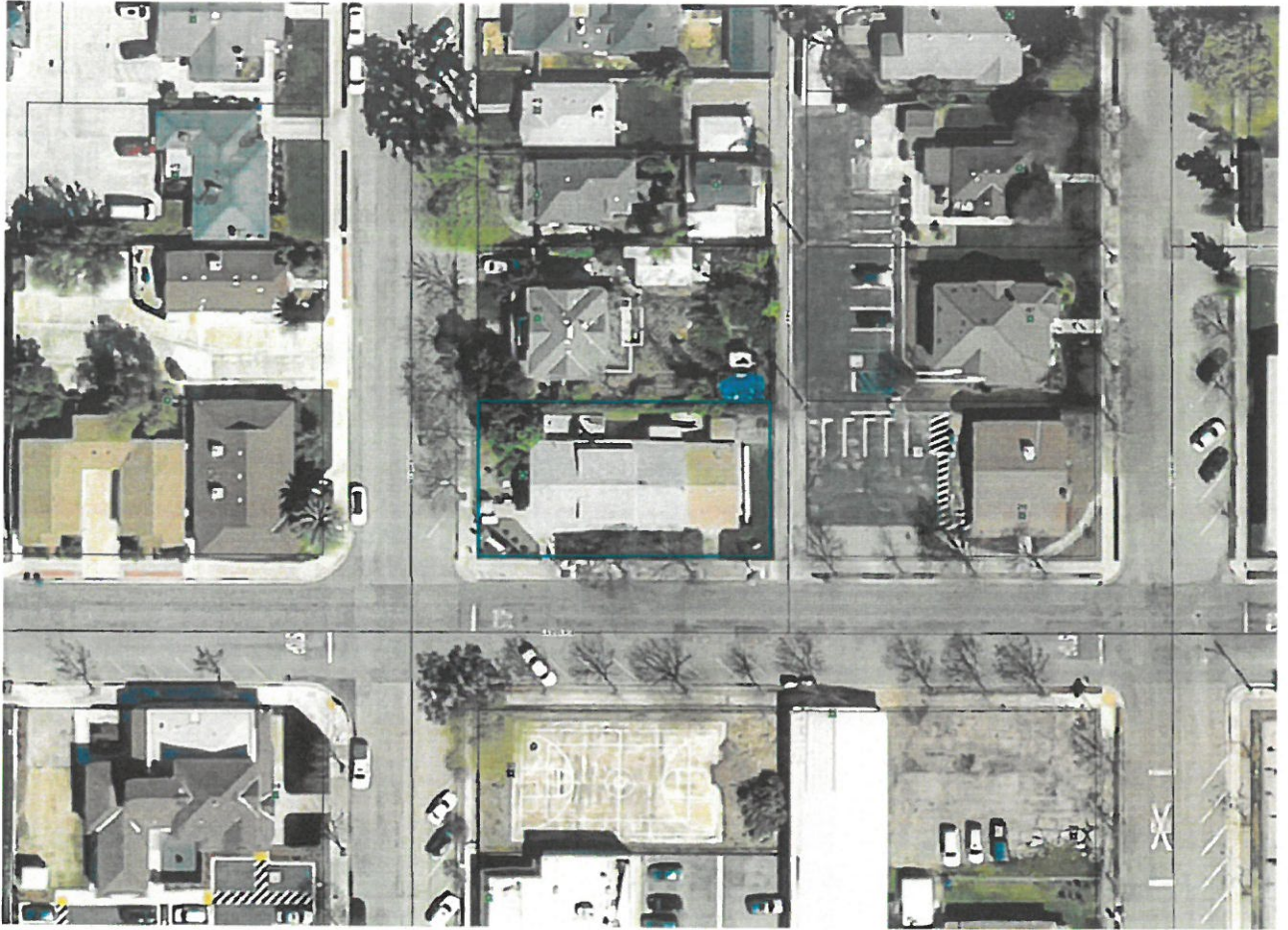
17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

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

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: zero (0) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 - 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: five (5) feet (except where a building is located on side property line);
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
 - 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

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

Signature



SPR No. 2020-104 - B

SFR 20104
THE WAREHOUSE VISALIA
400 N CHURCH ST

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- 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 _____ * 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: _____

VAL GARCIA 7/22/20
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 21, 2020
Item #	3
Site Plan #	20104
APN:	094272008

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

Corbin Reed
Fire Marshal



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

Date : 7/2/12
 Item: 3
 Site Plan: RG-Sub SPR-20-104
 Name: A. Alvarez 9753

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 or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:
see plan comments

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 22, 2020

ITEM NO: 3

Resubmit

SITE PLAN NO: SPR20104

PROJECT TITLE: The Warehouse Visalia

DESCRIPTION: Bible Study, Open-House Type Fundraisers

APPLICANT: The Warehouse Visalia

OWNER: H2KW

APN: 094272008

LOCATION: 400 N CHURCH ST

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

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

Additional Comments:

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Leslie Blair

Leslie Blair

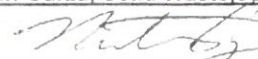
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500
COMMERCIAL BIN SERVICE

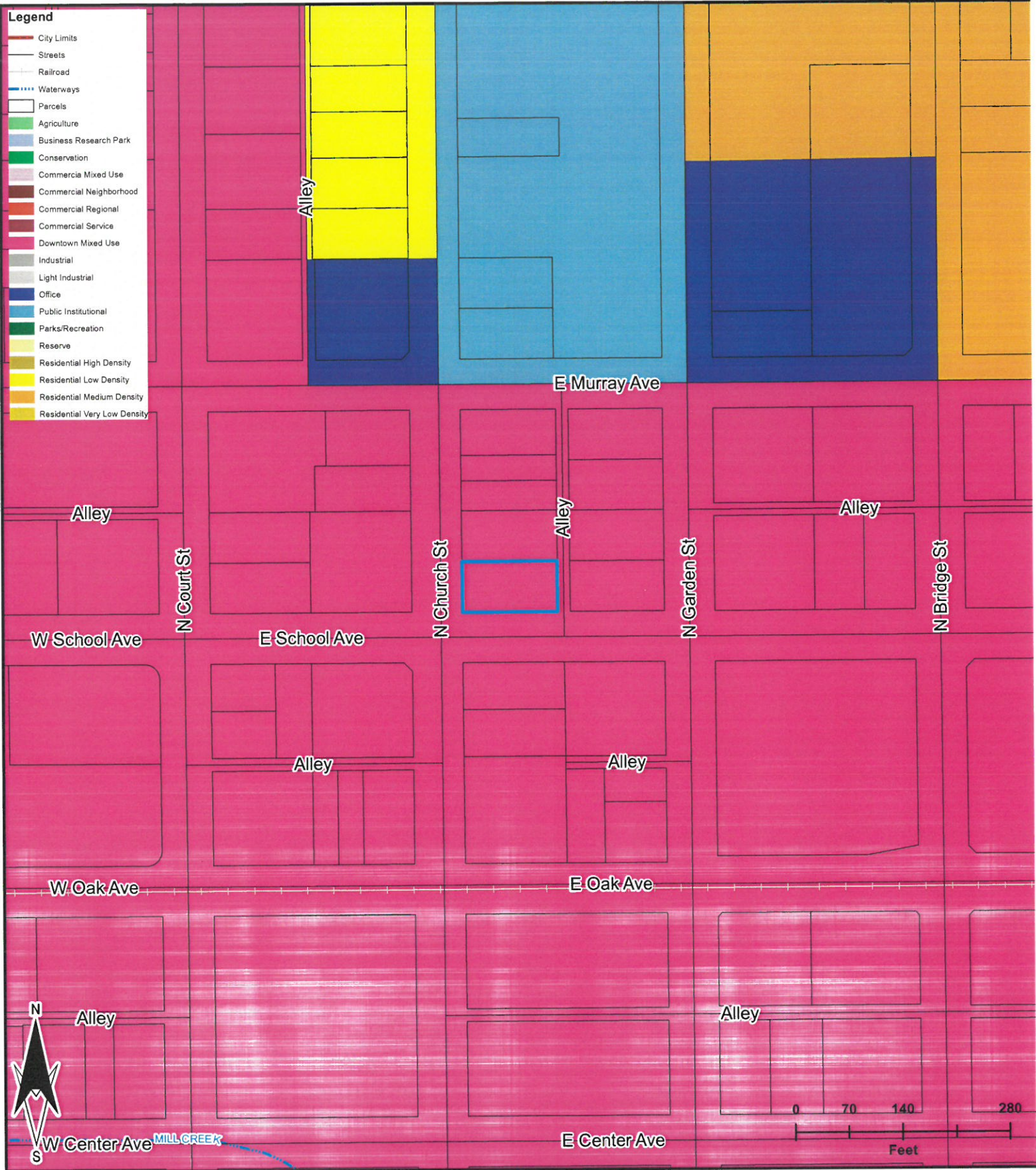
20104

- 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 assigned residential 3 can services.

Jason Serpa, Solid Waste Manager, 559-713-4531
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532

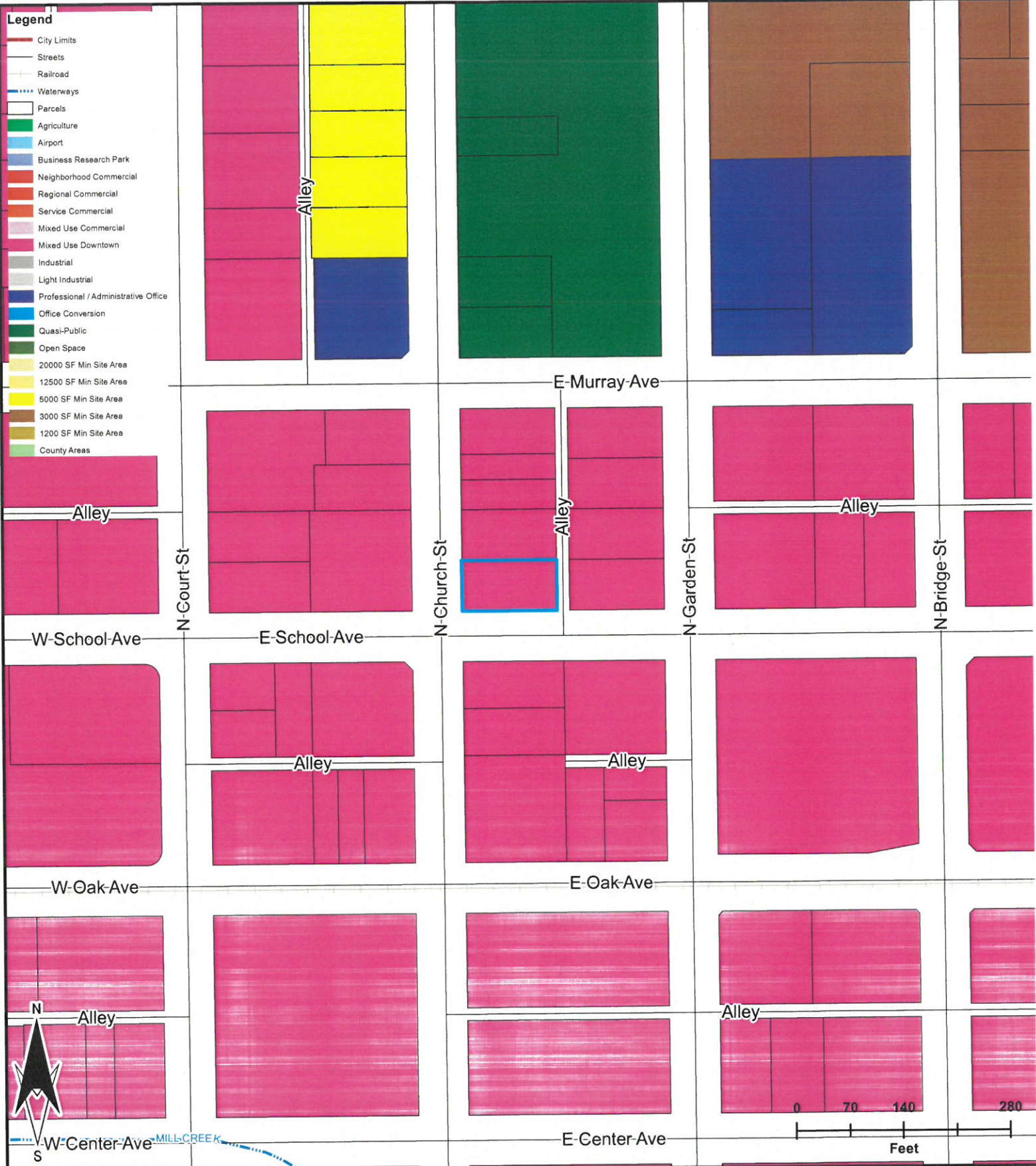




Conditional Use Permit 2020-23

General Plan
Land Use Map





Conditional Use Permit 2020-23

Zoning Map










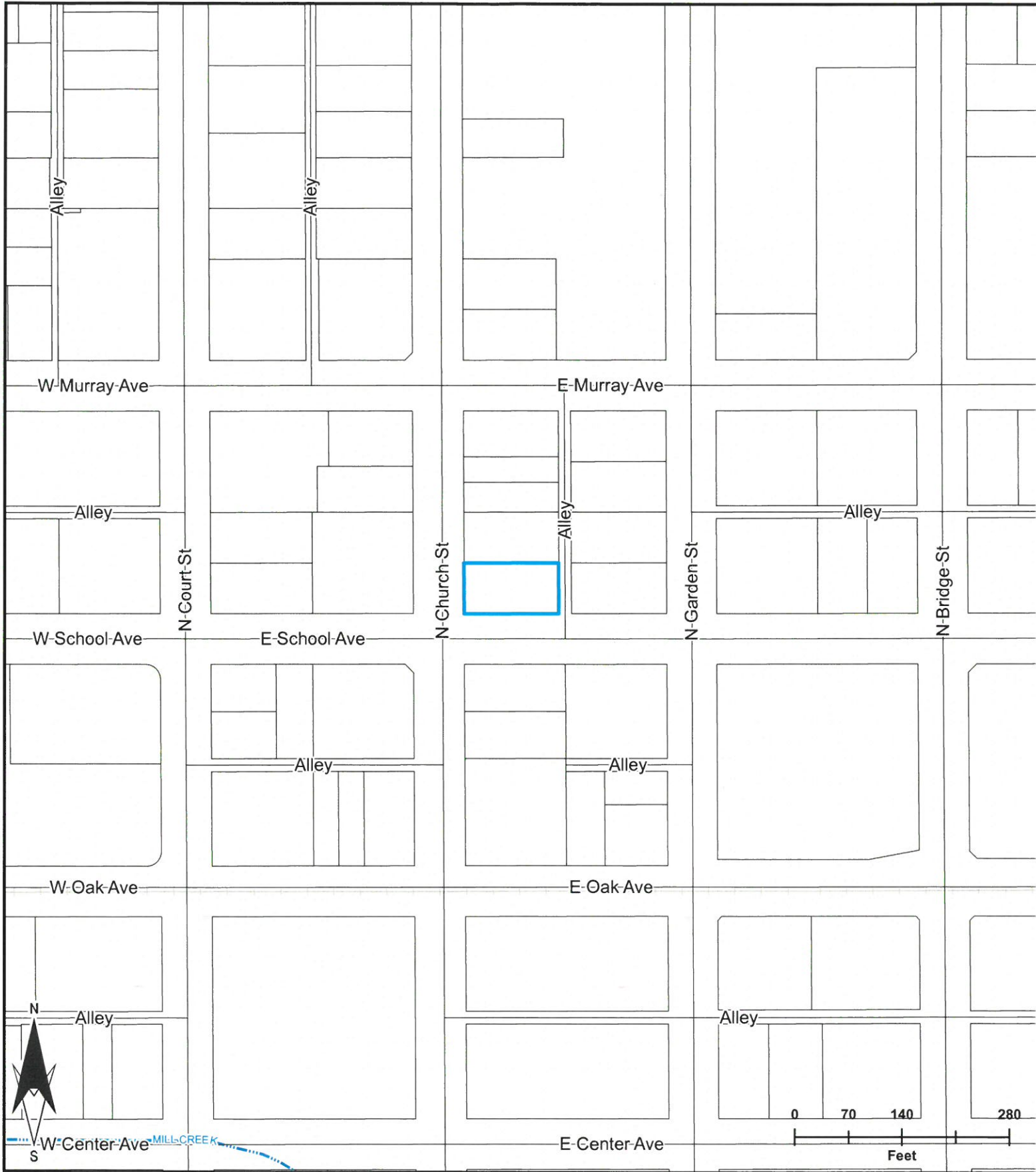
Conditional Use Permit 2020-23

Aerial Map



Legend






-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels

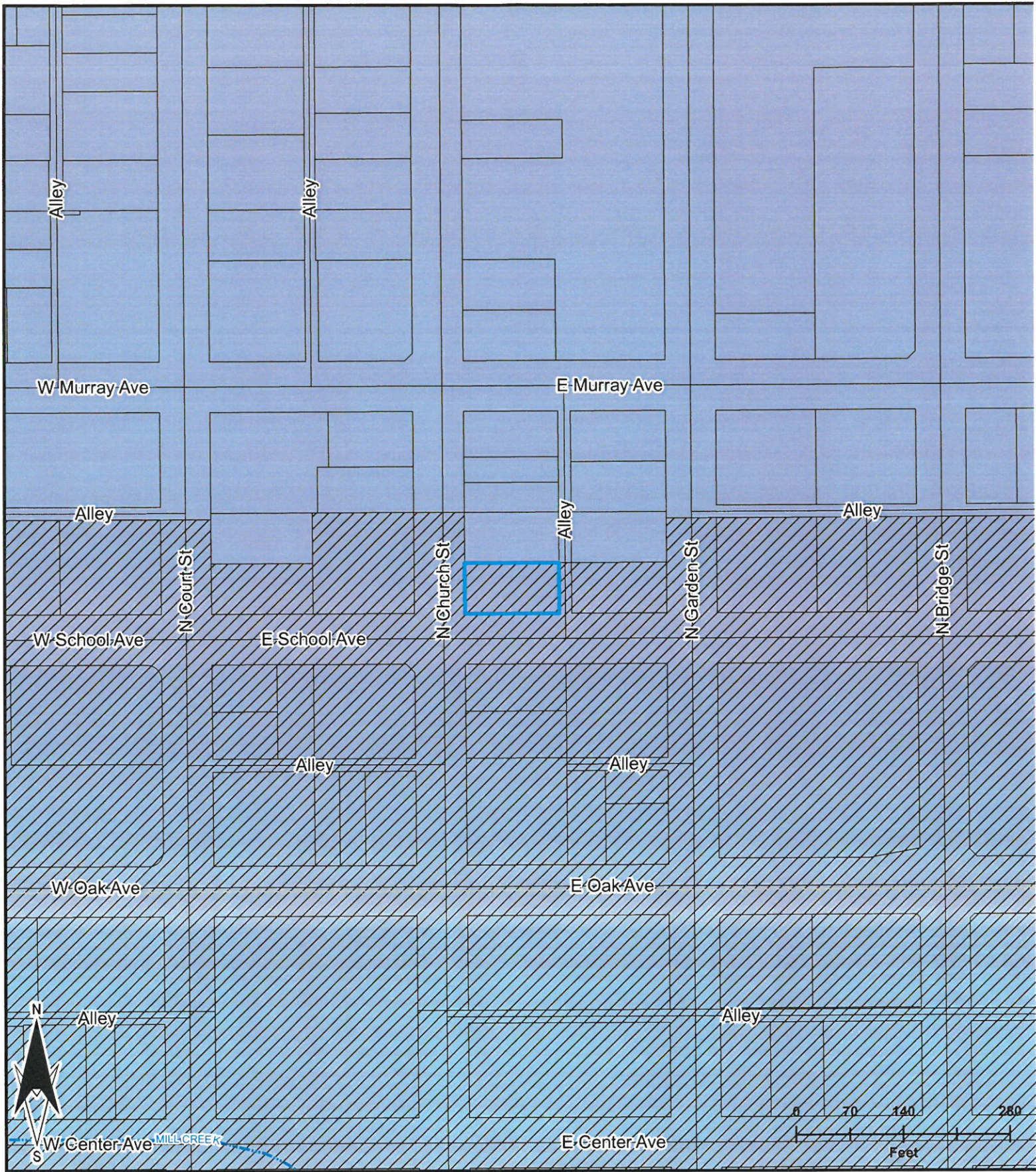


Conditional Use Permit 2020-23

Location Map

Legend








-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels



Conditional Use Permit 2020-23

Parking and
PBID District

Legend

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