

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, DECEMBER 14, 2020**

**VISALIA CONVENTION CENTER**

**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

**MEETING TIME: 7:00 PM**

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

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
3. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - a. Time Extension for Tentative Parcel Map No. 2003-10
  - b. Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42
5. PUBLIC HEARING – Brandon Smith, Senior Planner  
Conditional Use Permit No. 2020-31, a request by Plaza FPU LLC to allow an amendment to Conditional Use Permit No. 2007-39, which adopted a master-planned development on 29 acres in the Business Research Park (BRP) zone, to replace an office pad with a parking lot on a 1.65 acre site. The project site is located at the southeast corner of Hurley Avenue and Neeley Street (APN: 081-160-022).

6. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2020-26: A request by Lake Bottom Distillery to operate a craft distillery as an ancillary use to the permitted restaurant use by adding a 60 gallon still in the D-MU (Downtown Mixed-Use) zone. The project is located at 105 E. Main Street (APN: 094-298-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-68.
7. PUBLIC HEARING – Amy Weiser, Principal Planner  
Conditional Use Permit No. 2020-24: A request by Advanced Career Institute to construct an 11,100 square foot facility for a trade school in the 'I' (Industrial) zone. The project site is located at 1243 N. Clancy Street, on the west side of Clancy Street south of W. Goshen Avenue (APN: 081-180-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Environmental Document No. 2020-58.
8. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2020-21: A request by Ginder Development to develop a 219-unit gated multi-family residential development on 15.1 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located on the northeast and southeast corners of North Akers Street and West Sedona Avenue (APNs: 077-060-031 & 000-012-4). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2020-47 should be adopted.
9. PUBLIC HEARING – Paul Bernal, City Planner  
Variance No. 2020-11: A request by Lennar Homes of California to allow a variance to the minimum front and/or rear yard setbacks associated with six lots in the 239-lot River Island Ranch subdivision located in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone. The River Island Ranch subdivision is located on the east side of North Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River. The Variance request pertains to Lots 11, 12, 45, 107, 134 and 135 of the subdivision. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Environmental Document No. 2020-66.
10. PUBLIC HEARING – Paul Bernal, City Planner  
Zoning Ordinance Text Amendment No. 2020-01: A request by the City of Visalia to amend Zoning Ordinance Chapter 17.64 Mobile Food Vending Ordinance by expanding the Mobile Food Vending Overlay District Map, and establishing Mobile Food Vending Program Registration and Performance Standards to the downtown area which is defined as Center Avenue to the north, Mineral King Avenue to the south, Santa Fe Street to the east and Stevenson Street to the west. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Environmental Document No. 2020-67.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
  - a. Next Planning Commission Meeting is Monday, January 11, 2021. No meeting on December 28, 2020.
  - b. The Agriculture Mitigation Program and Feasibility Study Work Session is tentatively set for the January 11, 2020, Planning Commission meeting with Work Session scheduled to begin at 6:00 p.m.

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 MONDAY, DECEMBER 28, 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 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 11, 2021**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** December 14, 2020

**PROJECT PLANNER:** Josh Dan, Associate Planner  
Phone: (559)713-4003

**SUBJECT: Conditional Use Permit No. 2020-26:** A request by Lake Bottom Distillery to operate a craft distillery as an ancillary use to the permitted restaurant use by adding a 60 gallon still in the D-MU (Downtown Mixed-Use) zone. The project is located at 105 E. Main Street (APN: 094-298-001).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-26, as conditioned, based on the findings and conditions in Resolution No. 2020-67. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-26, based on the findings and conditions in Resolution No. 2020-67.

## PROJECT DESCRIPTION

Lake Bottom Brewery and Distillery is requesting approval of a conditional use permit to operate a craft distillery as an ancillary use to the permitted restaurant use at 105 E. Main Street. This will require the placement of a 60 gallon still used in the process of distilling spirits (which could include whiskey, vodka gin, and bourbon). The site is within the D-MU (Downtown Mixed Use) zone which "conditionally" permits craft distillery uses subject to the CUP process.

The Lake Bottom Brewery and Distillery has its main brewery and distillery at its flagship store in the City of Corcoran, but the applicant wishes to bring their restaurant and a much smaller scale distillery to the vacant tenant space located at 105 E. Main Street (formerly occupied by Mike's Quality Camera). The primary business occurring at the site will be a restaurant, which is permitted in the D-MU zone. However, the craft distillery use, per Table 17.25.030, line E4, requires the applicant to apply for a conditional use permit. The site plan, see Exhibit "A" & "B", describe how the applicant is seeking to renovate a portion of the existing 3,547 square foot restaurant space to install and operate a 60-gallon still. The 60-gallon still will be installed in a 63 square foot area (see figure below) at the rear of the building which previously served as restrooms for the former retail use. Per the site plan, new, larger restrooms will be provided in a more central location of the restaurant's floor plan.

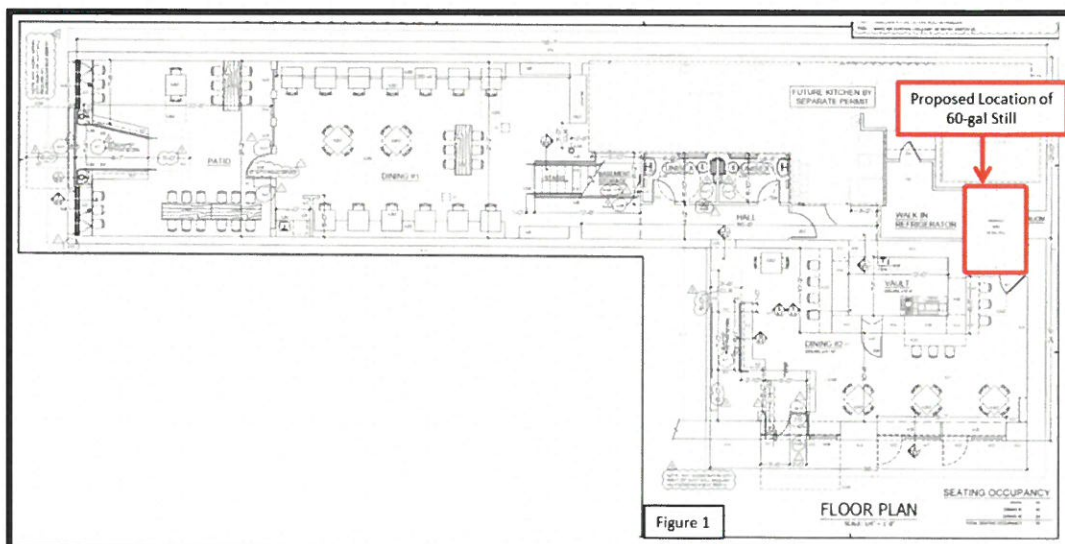


Figure 1

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Downtown Mixed Use
Zoning:	D-MU (Downtown Mixed Use)
Surrounding Land Use and Zoning	North: D-MU / E Main St. – Simply Chic Boutique South: D-MU / Misc. Service and Retail East: D-MU / GameQore West: D-MU / Pacific Western Bank
Environmental Review:	Categorical Exemption No. 2020-68
Special Districts:	Downtown Retail Overlay District
Site Plan:	2020-145

### **RELATED PLANS & POLICIES**

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

## **PROJECT EVALUATION**

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

### **Land Use Compatibility**

The Visalia Zoning Matrix identifies "craft distillery" as a conditional use in the D-MU zone, and requires the submittal and approval of a Conditional Use Permit (CUP) application. Through the CUP process, potential land use impacts can be addressed, thereby ensuring compatibility between the proposed use and existing surrounding uses. As identified by the applicant, the "craft distillery" is an ancillary component of the overall restaurant use.

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 environment by attracting businesses, which are open throughout the day and serve a broad range of clientele.

Staff concludes the project, as conditioned, complements the downtown area because it increases daily pedestrian traffic, which helps surrounding businesses in the area. It should be noted that if Conditional Use Permit No. 2020-26 is denied, the restaurant will continue to function as a permitted use in accordance with the municipal code; however, distilling would not be permitted.

Adjacent land uses include a variety of retail, restaurant, and service-related uses. The hours of operation for most existing businesses in the surrounding area curtail in the early evening, with the exception of nearby restaurants (Colima & Cellar Door), and a wine bar (Blend Wine Room).

### **Building and Fire Code Compliance**

Both the Building Division and Fire Marshal reviewed the proposed request at Site Plan Review and provided comments (see attached SPR comment packet). The Building Division requested that, if approved, the area used for distilling be designed with a minimum two-hour fire

separation between the distillery and dining uses. The applicant was additionally requested to provide a minimum two-hour fire construction at the ceiling of the distillery operation. Furthermore, the applicant was advised that they can only store a maximum of 120-gallons of alcohol produced by the still onsite. Condition of Approval No. 1 requires that, if approved, the applicant develop the site consistent with the comments and conditions of Site Plan Review No. 2020-145.

### **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., retail) is being renovated to another use (i.e., restaurant). This project qualifies as a "Change in Use" project and therefore is not subject to the Parking In-lieu fee program.

### **Correspondence**

Staff received email correspondence from a neighboring property owner (see Exhibit "D"). Per the attached e-mail, the primary concern from the neighboring property owner is related to noise as a result of music/bands playing into the evening hours. As noted in the staff report, this CUP has been submitted for use of a 60 gallon still. The restaurant is a "Permitted" use and there is no request to establish a CUP for live entertainment at this location.

### **Environmental Review**

The requested action is considered a tenant improvement to an existing building with no additional square footage added as provided in the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301, and is therefore Categorically Exempt from a full environmental review. (Categorical Exemption No. 2020-68).

## **RECOMMENDED FINDINGS**

1. That the proposed project, as conditioned, 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 CUP 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:
  - 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.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.

4. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-68)

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-145, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A" and the operational statement in Exhibit "B", notwithstanding any required conditions below and/or imposed by the State Department of Alcoholic Beverage Control. Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
3. That all new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
4. That failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2020-26, per Visalia Municipal Code Section No. 17.38.040.
5. That all applicable federal, state and city laws, codes and ordinances be met.

### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2019-80
- Exhibit "A" – Site Plan "Before"
- Exhibit "B" – Site Plan "After"
- Exhibit "C" – Operational Statement
- Exhibit "D" – Correspondence
- Site Plan Review Item No. 2020-145 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

## Related Plans & Policies

### Zoning Ordinance

#### **Chapter 17.04: Definitions**

“Live Entertainment” means the performance by one (1) or more of any of the following performed live with amplified sound by one (1) or more persons, whether or not done for compensation and whether or not admission is charged: (i) musical act, including karaoke; (ii) theatrical act, including a play, revue, or stand-up comedy; (iii) dance; (iv) magic act; (v) disc jockey; or (vi) similar activity.

#### **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.

**NOTICE OF EXEMPTION**

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

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

Conditional Use Permit No. 2020-26

**PROJECT TITLE**

105 E. Main Street, on the south side of Main Street 40 feet east of S. Court Street. (APN: 094-298-001)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request to allow craft distillery to an approved restaurant use in the D-MU (Downtown Mixed Use) zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Lake Bottom Brewery and Distillery, Fred Figueroa, 1508 North Ave., Corcoran, CA

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Fred Figueroa, 1508 North Ave., Corcoran, CA

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

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

Minor land use limitation for an existing structure

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

December 14, 2020

**DATE**

Brandon Smith

**ENVIRONMENTAL COORDINATOR**





## Exhibit C

**Lake Bottom Brewery and Distillery  
105 East Main Visalia, CA. 93291  
12/9/2020**

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**1) The Company:**

**a) About Us:**

**Lake Bottom is based out of Corcoran Ca, we are a Restaurant with a 10 Barrel Brew System and a 450 gallon Combo Still. We brew several types of Ales and Lagers and also have guest Beers. We Distill Moon Shine, Vodka and Whiskey. Our Restaurant serves every thing from Sandwiches, Burgers, Flat Breads and Steakes.**

**b) Our Request:**

**ABC won't allow use to transport are Spirits from Corcoran location only our Beer. We need to have a working Still on site at our new location 105 East Main Visalia. This is our request to locate a 60 Gallon Still at this location, this would allow use to sell our Spirits and any one else's at our Bar.**

**Respectfully Submitted,**

**Fred Figueroa,**

## Exhibit D

**From:** Sam Sciacca [<mailto:sciaccac21@gmail.com>]  
**Sent:** Tuesday, December 8, 2020 8:46 PM  
**To:** Susan Currier  
**Subject:**

I am responding to the notice to public hearing conditional use permit #2020-26 request by lakebottom distillery to add a 60 gallon still to the permitted restaurant in downtown Visalia

my name is Sam Sciacca 1401 S Burke street Visalia Ca. I own the mixed use building at 115 E main units 1-8 6 of these units are residential and two units are commercial with a salon at 103 and a wine tasting bar at 101. When the conditional use permit was approved my concern was to allow the peaceful residential use from the surrounding businesses .The area had only one bar to the east of my location and i felt it was far enough away where the noise from potential bads were not going to interfere with the residential that was approved by the planning commission several years ago .The only issue that i have discovered after being at this location is the the long hours that the music was open was even longer while the patrons kept drinking and that created a nuisance to my tenants on the weekends.All that I ask given the planning commission approval is that music must not continue after a reasonable time say 9pm. the wine bar located at unit 101 usually closes by 9pm and 10 on the weekends with little to no music .I rent to primarily nurses who work at Kaweah Delta Hospital and they often work days that are 10 hours each which puts them home after 8pm so my concern is the noise level after 8pm I would like to see a restriction on the hours of operation and especially the addition of music needs to have a curfew so that the residents of my building and the nearby hotel will have a quiet atmosphere after 8 pm .Thankyou for your consideration in this request

--

Sam Sciacca  
Broker Associate  
License #00661440  
Century 21 Jordan-Link and Co.  
Cell: 559-909-5506  
Office Direct: 559-625-6922  
Fax: 559-738-0946  
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RESOLUTION NO. 2020-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-26, A REQUEST BY LAKE BOTTOM DISTILLERY TO OPERATE A CRAFT DISTILLERY AS AN ANCILLARY USE TO THE PERMITTED RESTAURANT USE BY ADDING A 60 GALLON STILL IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE PROJECT IS LOCATED AT 105 EAST MAIN STREET. (APN: 094-298-001)

**WHEREAS**, Conditional Use Permit No. 2020-26, a request by Lake Bottom Distillery to operate a craft distillery as an ancillary use to the permitted restaurant use by adding a 60 gallon still in the D-MU (Downtown Mixed-Use) zone. The project is located at 105 E. Main Street (APN: 094-298-001); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on December 14, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2020-26, as conditioned, 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 project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-68).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2020-68 was prepared finding the project exempt under CEQA Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed project, as conditioned, 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 CUP 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 is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. 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. 2020-68)

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-145, incorporated herein by reference.
2. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A" and the operational statement in Exhibit "B", notwithstanding any required conditions below and/or imposed by the State Department of Alcoholic Beverage Control. Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
3. That all new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
4. That failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2020-26, per Visalia Municipal Code Section No. 17.38.040.
5. That all applicable federal, state and city laws, codes and ordinances be met.







## Exhibit C

Lake Bottom Brewery and Distillery  
105 East Main Visalia, CA. 93291  
12/9/2020

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**1) The Company:**

**a) About Us:**

Lake Bottom is based out of Corcoran Ca, we are a Restaurant with a 10 Barrel Brew System and a 450 gallon Combo Still. We brew several types of Ales and Lagers and also have guest Beers. We Distill Moon Shine, Vodka and Whiskey. Our Restaurant serves every thing from Sandwiches, Burgers, Flat Breads and Steakes.

**b) Our Request:**

ABC won't allow use to transport are Spirits from Corcoran location only our Beer. We need to have a working Still on site at our new location 105 East Main Visalia. This is our request to locate a 60 Gallon Still at this location, this would allow use to sell our Spirits and any one else's at our Bar.

Respectfully Submitted,

Fred Figueroa,

## Exhibit D

**From:** Sam Sciacca [<mailto:sciaccac21@gmail.com>]

**Sent:** Tuesday, December 8, 2020 8:46 PM

**To:** Susan Currier

**Subject:**

I am responding to the notice to public hearing conditional use permit #2020-26 request by lakebottom distillery to add a 60 gallon still to the permitted restaurant in downtown Visalia

my name is Sam Sciacca 1401 S Burke street Visalia Ca. I own the mixed use building at 115 E main units 1-8 6 of these units are residential and two units are commercial with a salon at 103 and a wine tasting bar at 101. When the conditional use permit was approved my concern was to allow the peaceful residential use from the surrounding businesses .The area had only one bar to the east of my location and i felt it was far enough away where the noise from potential bards were not going to interfere with the residential that was approved by the planning commission several years ago .The only issue that i have discovered after being at this location is the the long hours that the music was open was even longer while the patrons kept drinking and that created a nuisance to my tenants on the weekends.All that I ask given the planning commission approval is that music must not continue after a reasonable time say 9pm. the wine bar located at unit 101 usually closes by 9pm and 10 on the weekends with little to no music .I rent to primarily nurses who work at Kaweah Delta Hospital and they often work days that are 10 hours each which puts them home after 8pm so my concern is the noise level after 8pm I would like to see a restriction on the hours of operation and especially the addition of music needs to have a curfew so that the residents of my building and the nearby hotel will have a quiet atmosphere after 8 pm .Thankyou for your consideration in this request

--

Sam Sciacca

Broker Associate

License #00661440

Century 21 Jordan-Link and Co.

Cell: 559-909-5506

Office Direct: 559-625-6922

Fax: 559-738-0946

-----



October 30, 2020

[Figueroa\\_construction@hotmail.com](mailto:Figueroa_construction@hotmail.com)

**Site Plan Review No. 20-145:**

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 circular stamp or watermark.

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

**Attachment(s):**

- Site Plan Review Comments



#1

MEETING DATE: **September 30, 2020**

SITE PLAN NO. **20-145**

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: 1 DATE: SEPTEMBER 30, 2020

SITE PLAN NO.: 20-145  
PROJECT TITLE: LAKE BOTTOM BREWERY & DISTILLERY  
DESCRIPTION: INSTALLATION OF (60) GALLON STILL (DMU)  
APPLICANT: FRED FIGUEROA  
PROP OWNER: LEGACY INVESTMENTS LLC  
LOCATION: 105 E MAIN ST  
APN: 094-298-001

**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. No additional comments for proposed still in original restaurant proposal.***
- 2. Building permit is required, standard plan check and inspection fees will apply.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **20-145**  
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:**RESTAURANT**)

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: 2020-145  
PROJECT: Lake Bottom Brewery & Distillery  
DESCRIPTION: INSTALLATION OF 60 GALLON STILL  
APPLICANT: FRED FIGUEROA  
PROP. OWNER: LEGACY INVESTMENTS LLC  
LOCATION: 105 E MAIN ST.  
APN: 094-298-001  
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

- Proposed restaurant use is permitted
- CUP for still
- Obtain building permits
- Additional information as needed

## **PROJECT SPECIFIC INFORMATION:** September 30, 2020

1. The restaurant use is permitted by right. VMC Chapter 17.25 (Table 17.25.030) Sit-Down Restaurant/Café – with or without full bar using less than 25% of public area permitted by right.
2. The installation of a still will require the applicant to apply for a Conditional Use Permit (CUP).
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);

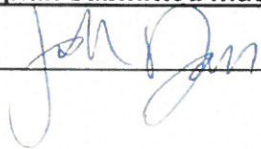
5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
  6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**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 \_\_\_\_\_





27K 2019  
LAKE BOTTOM BREWERY AND  
DISTILLERY  
105 E MAIN 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 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 2 HOUR FIRE SEPARATION BETWEEN BETWEEN THE DISTILLERY AND FINING. ALSO, PROVIDE 2 HOUR FIRE RATED CONSTRUCTION AT THE CEILING OF THE DISTILLERY OPERATION. MAXIMUM OF 120 GALLONS OF ALCOHOL STORAGE.

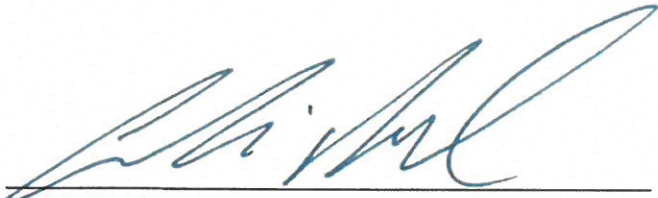
VSL GARCIA 9/30/20  
Signature



**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 #	6
Site Plan #	SPR20145
APN:	094298001

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2019 CFC 901.6
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **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
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2019 CFC 904.12 & 609.2
- **Special comments:**

A handwritten signature in blue ink, appearing to read 'Corbin Reed', written over a horizontal line.

Corbin Reed  
Fire Marshal



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

Date : 9/22/20  
 Item: 6  
 Site Plan: SPR 20-145  
 Name: A. ALVAREZ AZSS

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



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 30, 2020

ITEM NO: 1      Continue one week  
SITE PLAN NO: SPR20145  
PROJECT TITLE: Lake Bottom Brewery & Distillery  
DESCRIPTION: Installation of (60) Gallon Still (D-MU)  
APPLICANT: Fred Figueroa  
OWNER: LEGACY INVESTMENTS LLC  
APN: 094298001  
LOCATION: 105 E 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

20145

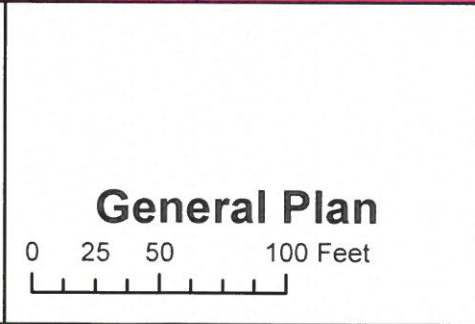
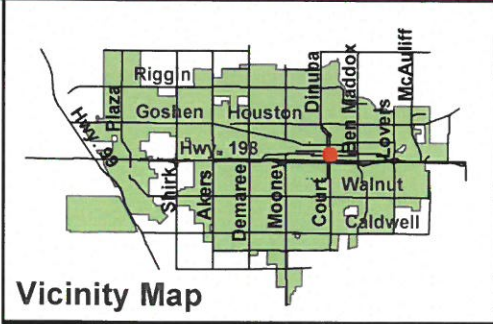
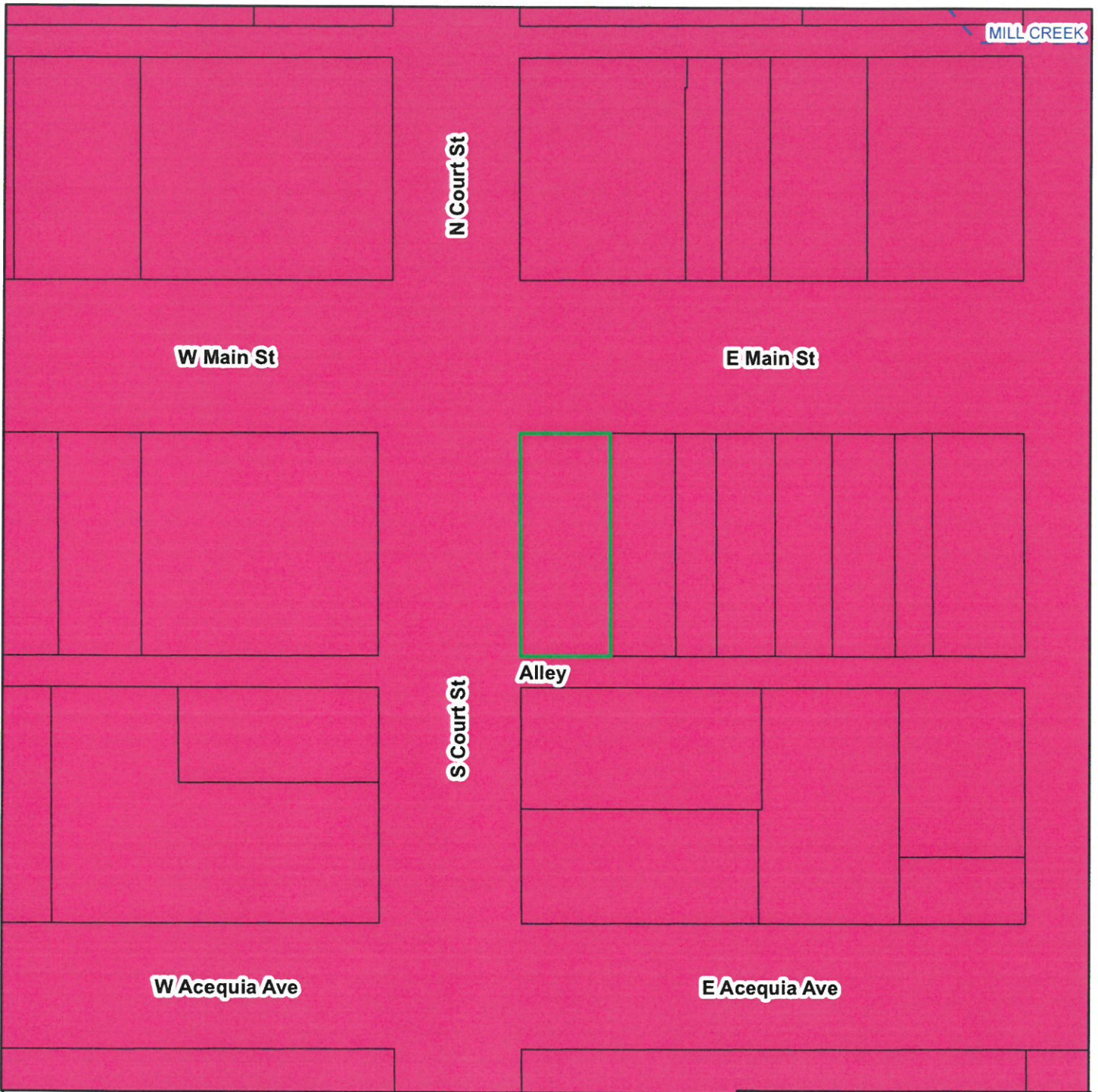
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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 Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532

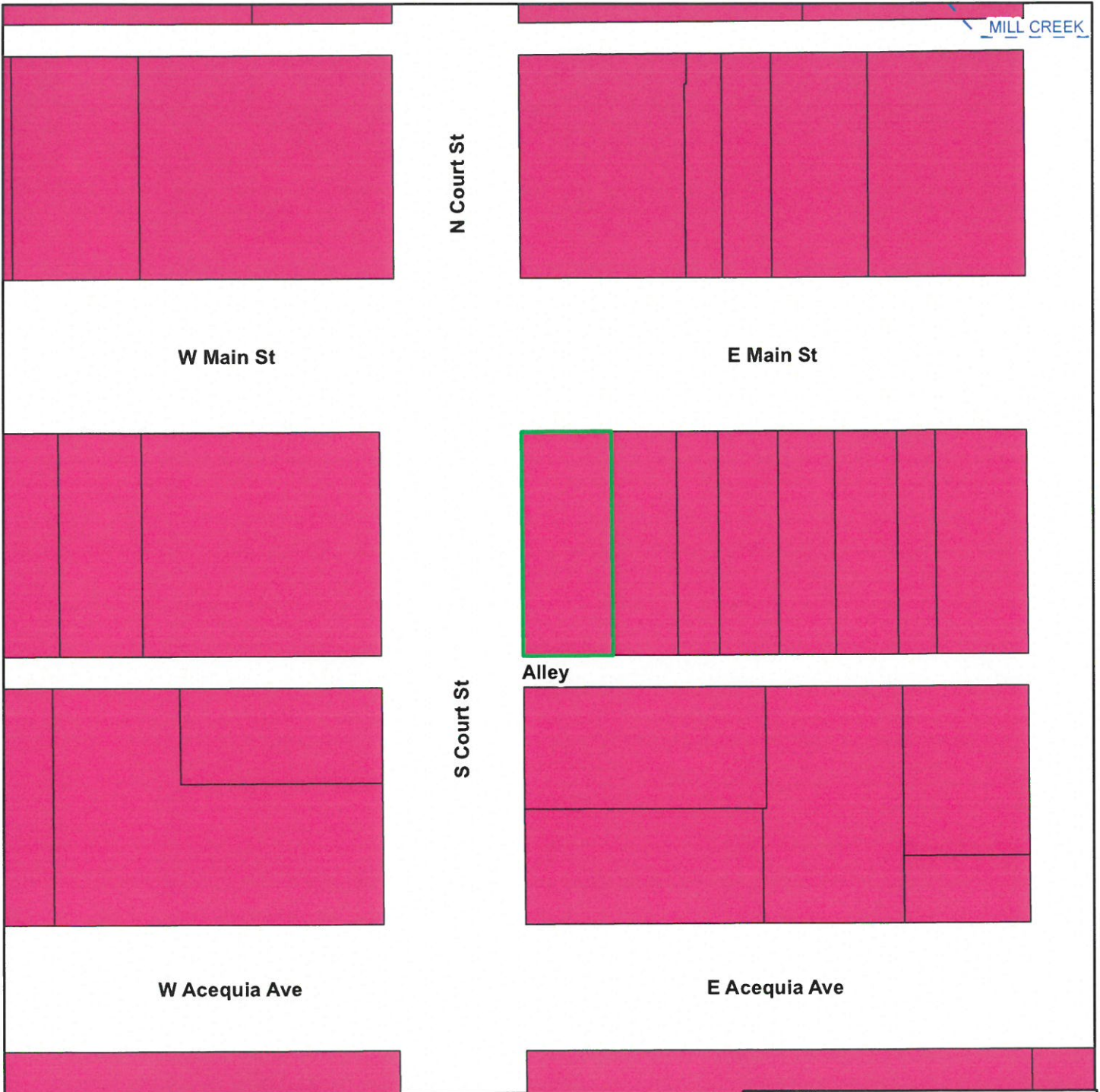
# Conditional Use Permit 2020-26

The project site is located on the southeast corner of North Court Street and West Sedona Avenue (APNs: 094-298-001)

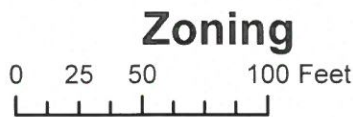


# Conditional Use Permit 2020-26

The project site is located on the southeast corner of North Court Street and West Sedona Avenue  
(APNs: 094-298-001)



Vicinity Map



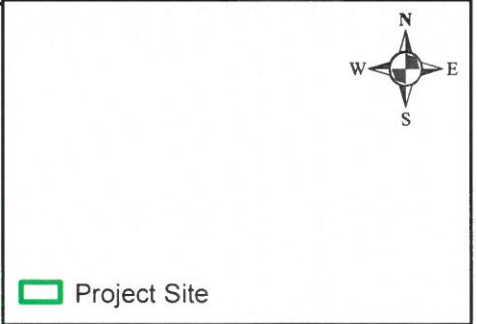
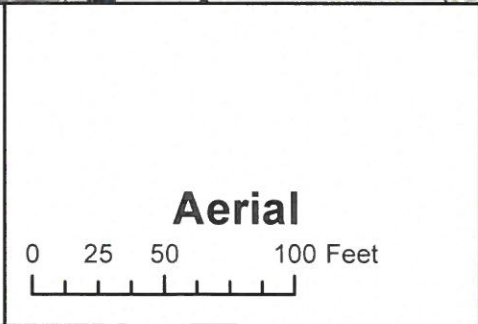
## Zoning

-  Project Site
-  Parcels
-  D-MU Mixed Use Downtown



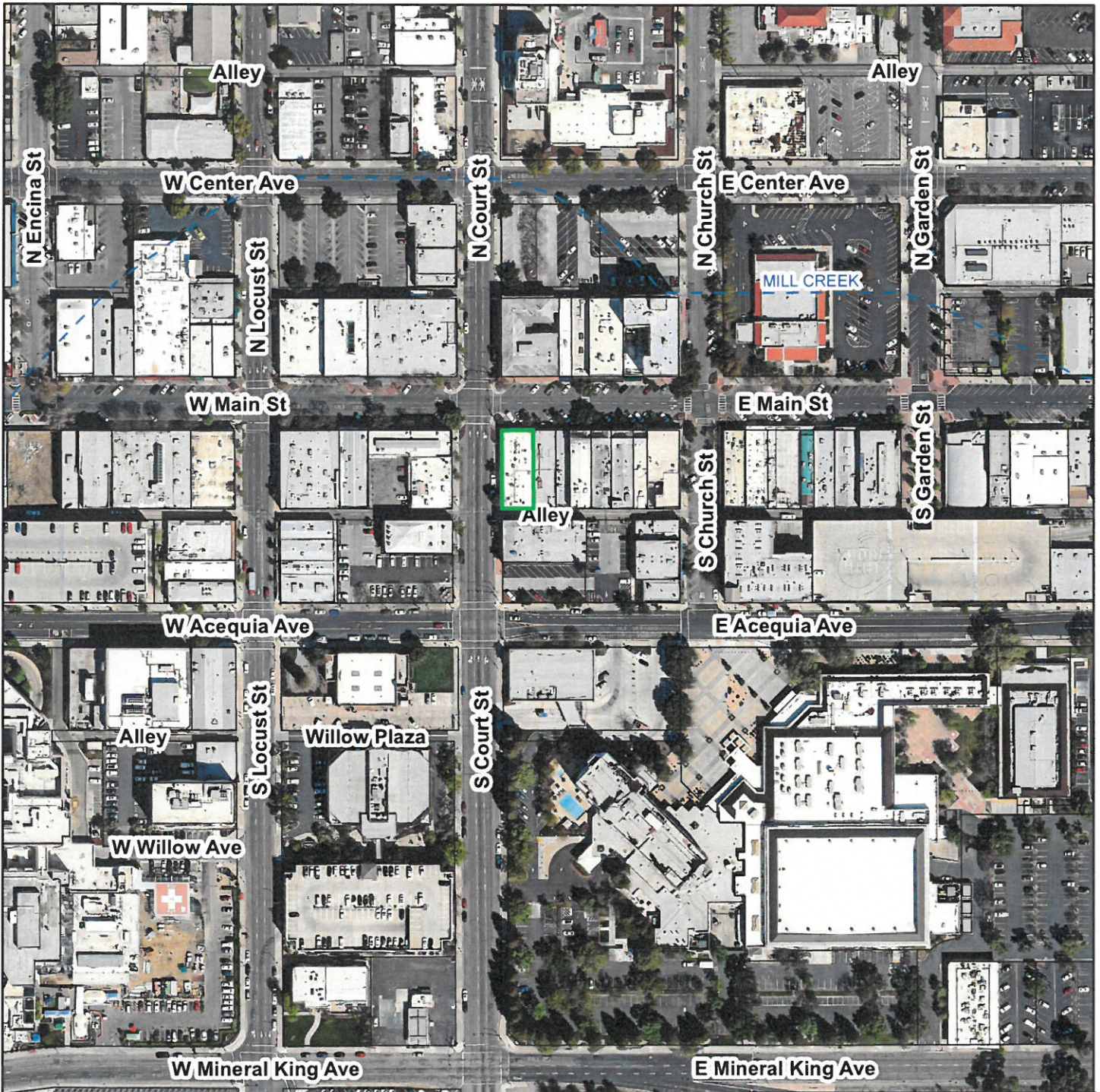
# Conditional Use Permit 2020-26

The project site is located on the southeast corner of North Court Street and West Sedona Avenue (APNs: 094-298-001)



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Vicinity Map

Aerial

0 75 150 300 Feet



Project Site

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