

# 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:** Amy Weiser, Principal Planner  
Phone No.: (559) 713-4369  
E-mail: [amy.weiser@visalia.city](mailto:amy.weiser@visalia.city)

**SUBJECT: 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 Street (APN: 081-180-004).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2020-24, as conditioned, based upon the findings in Resolution No. 2020-52 Staff's recommendation is based on the conclusion that the request is consistent with the intent of the Industrial Zone, Zoning Ordinance and the Land Use Element of the Visalia General Plan.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-24, based on the findings and conditions in Resolution No. 2020-52.

## PROJECT DESCRIPTION

The applicant, Advanced Career Institute, is requesting a Conditional Use Permit (CUP) to construct a new facility for their existing trade / vocational school for truck, bus, and commercial vehicle driving and welding. The trade school currently operates at two separate locations, the commercial driving school is located at 1728 N. Kelsey Street and the welding school is located at 8425 W. Elwin Court. The applicant is proposing to construct a new school at 1243 N. Clancy Street that will serve all of their current needs and future expansion.

The project site is located on the northern half of a 9.14 acre parcel owned by American Incorporated. At this time the applicant is proposing to construct two buildings connected by a covered breezeway for a total of 11,100 square feet. The applicant is also requesting approval for a future expansion of two additional buildings.

Based on the operational statement attached as Exhibit "B", the commercial driving vocational school operates two different classroom tracts each day five days a week, a daytime session from 7:00 AM to 3:30 PM and an evening session from 4:30 PM to 9:00 PM. The school will include instruction in a formal classroom setting inside and in an outdoor "skills yard" (i.e. parking and yard area), with three immobile tractors and trailers used for pre-trip and air brake classes. Currently, all student truck maneuvering skills are practiced at the Tulare campus. The trucks located at the Visalia campus are utilized to taxi students between the Visalia and Tulare campuses but are parked overnight at the subject site. Please refer to Exhibit "A" for the site plan and floor plans.

The vocational school may accommodate up to twenty students, eight administrative staff, six instructional staff, and receives deliveries and visits from prospective students.



## BACKGROUND INFORMATION

General Plan Land Use Designation	Industrial
Zoning	I (Industrial)
Surrounding Zoning and Land Use	North: I / Glen's Mini Storage South: I / Martin Milk Transport East: I / JM Eagle West: I / Rainscape Landscape Designer
Environmental Review	Categorical Exemption No. 2020-58
Site Plan	2020-060

### **RELATED PROJECTS**

**CUP 2019-45** approved the operation of the trucking school at an existing facility located at 1728 N. Kelsey Street. It had been operating at this location without approvals and received a code violation. The applicant at this time expressed the desire to relocate both schools to an alternate location.

**CUP 2015-01** approved the welding vocational school and offices to locate within an existing 5,139 square foot building in the I-H (Heavy Industrial) zone, at 8425 W. Elowin Court. This property is 250 feet south of the subject site

**Zoning Ordinance Text Amendment No. 2015-03** approved an amendment to Title 17, Section 17.18.050 of the Visalia Municipal Code (Allowed Uses) to allow vocational (welding) schools as a conditionally allowed use in the I-H (Heavy Industrial) zone district.

## PROJECT EVALUATION

Staff concludes that the proposed Conditional Use Permit is consistent with the purposes and intent of the Industrial Zone, Zoning Ordinance and Land Use Element of the Visalia General Plan.

### **Evaluation of Vocational School / Land Use Compatibility**

Advanced Career Institute (ACI) has an existing commercial truck driving and welding school located at two separate locations, 1728 N. Kelsey Street and 8425 W. Elowin Court respectively. According to their website, Advanced Career Institute provides instruction programs for welding and driving of commercial trucks and buses. Programs are distributed between four existing campuses located between Bakersfield and Merced. The truck driving school has been in operation since 1985

The applicant is proposing to construct a new school at 1243 N. Clancy Street that will serve all of their current needs and future expansion. The I zone will support several land use policies contained in the City's General Plan Land Use Element that promote capturing businesses that provide opportunities for skill training (LU-P-1, PSCU-P-39) and local workforce training (LU-P-11).

### **Zone Matrix Section 17.25.030 S6 Trade, Vocational School**

Trucking is a form of heavy machinery and equipment service that is an allowed use in the Industrial zone. Several types of uses affiliated with trucking, warehousing, and fulfillment centers are allowed uses in the zone. The vocational school for commercial vehicle driving would therefore be compatible with other uses in the I zone and would be compatible with the

purpose and intent of the I zone, which is “to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.” (ref. VMC Section 17.22.010(B)(2)).

The site plan and operational statement demonstrate that students will spend classroom time indoors, and that a limited amount of hands-on and immobile vehicle instruction will occur outdoors. There will be truck trips to and from the site that are similar in nature, and amount to those associated with surrounding warehouses and distribution centers. As such, the use is compatible with surrounding land uses, properties, and improvements in the vicinity. Land uses currently surrounding the property are large-scale distribution centers and contractor shops and yards.

#### Zone Matrix Section 17.25.030 M32 Welding

Similar to the logic applied to the trucking school above, welding and fabrication is listed as a conditional use under heavy equipment/machine manufacture/assembly. A vocational school for welding would therefore be compatible with other uses in the I zone and would be compatible with the purpose and intent of the I zone, which is “to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials.

#### Parking

The code requirement for a trade/vocation school is one parking space for each employee plus ten parking spaces for each classroom 17.34.020.C(4). According to the applicant’s site plan and operating statement there are a total of 5 classrooms and 14 employees. The total number of required parking spaces for the first two buildings, Phase 1, is 64 spaces. The applicant is providing the required number of spaces.

In the future, the applicant intends to construct an additional classroom building with four classrooms and an additional administration building to accommodate five additional employees. The new administration building will displace 11 parking stalls. The applicant’s parking analysis on the Site Plan (Exhibit A) states that an additional 45 spaces will be required for the future phase for a total of 109 spaces required. The applicant is providing 71 additional spaces to accommodate the 11 stalls that will be displaced, and overflow parking, for a future total parking stalls of 124.

#### Access Drive

The vocational school is proposing to develop 4.27 acres of an overall 9.14 acre site. The owner of the property, American Incorporated, stated that they do not have plans for development of the south end of the property at this time. The City’s Public Works Department Traffic Engineer noted in their Site Plan Review comments that the access drive at the proposed location does not line up with an existing driveway to the east and additional driveways on Clancy would not be able to achieve maximum spacing between driveways. The developer was given the option to relocate the driveway to the north, but declined. Therefore, the Traffic Engineer will require that no further access drives will be permitted for the entire parcel when fully built out. Future development to the south will be required to use the existing driveway. This is included as Condition of Approval No. 4.



## **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts in-fill development projects within city limits on a project site of not more than five acres (Categorical Exemption No. 2020-58).

### **RECOMMENDED FINDINGS**

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the proposed location of the Conditional Use Permit and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
4. The requested action is considered Categorical Exempt under Sections 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts in-fill development projects within city limits on a project site of not more than five acres (Categorical Exemption No. 2020-58).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-060, incorporated herein by reference.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
3. That the site shall substantially comply with the Operational Statement as stated in Exhibit "B".
4. Per the Traffic Engineer, only one access drive shall be permitted for this parcel when fully built out. Future development to the south will be required to use the existing driveway.
5. That any additional concurrent class sessions held at the facility shall be further evaluated by the City to determine compliance with the use's Operation Statement (Exhibit "B") and available on-site parking.
6. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

### **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 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](http://www.visalia.city) or from the City Clerk.

**Attachments:**

- Related Plans and Policies
- Resolution No. 2020-52
- Exhibit "A" – Site Plan and Floor Plans
- Exhibit "B" – Operational Statement
- Location Map
- Aerial Map
- Zoning Map
- General Plan Land Use Map
- Site Plan Review Comments No. 2020-060



## Related Plans & Policies

**General Plan and Zoning:** The following General Plan and Zoning Ordinance policies apply to the proposed project:

### General Plan Policy

**LU-P-1** Work to capture emerging market sectors and technologies to enhance Visalia's economic base, through incentives and other business attraction strategies described in this Element. Focus on businesses that:

- Possess a high growth potential, such as agricultural processing, healthcare, recycling industries, technology, light manufacturing, warehousing and distribution and other businesses that benefit from a Central Valley location;
- Provide opportunities for skill training;
- Create higher-paying and/or higher quality jobs for Visalia residents;
- Complement or expand existing goods and services in Visalia;
- Have a minimal negative impact on the environment; and
- Require minimal public investment.

**LU-P-11** Continue to coordinate planning, economic development, local workforce training, tourism, and other activities of regional significance with the Chamber of Commerce, Tulare County and other cities and organizations to foster the economic health of the area.

**PSCU-P-39** Promote the location and development of vocational and trade schools and alternative and continuing education programs such as Visalia Charter Independent Study.

### Zoning Ordinance

#### 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. (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.**

**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. 2020-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-24, A REQUEST BY AMERICAN INCORPORATED TO CONSTRUCT A VOCATIONAL TRAINING AND ADMINISTRATIVE FACILITY IN THE INDUSTRIAL (I) ZONE. THE PROJECT SITE IS LOCATED AT 1243 N. CLANCY STREET (APN: 081-180-004)

**WHEREAS**, Conditional Use Permit No. 2020-24, is a request by American Incorporated to construct a vocational training and administrative facility for Advanced Career Institute to operate a truck driving and welding school in the Industrial (I) Zone. The project site is located at 1243 N. Clancy Street (APN: 081-180-004); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 14, 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 15332.

**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 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 the 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, or materially injurious to properties or improvements in the vicinity.
2. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-58).

**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 Municipal 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. 2020-060, incorporated herein by reference.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A".
3. That the site shall substantially comply with the Operational Statement as stated in Exhibit "B".
4. Per the Traffic Engineer, only one access drive shall be permitted for this parcel when fully built out. Future development to the south will be required to use the existing driveway.
5. That any additional concurrent class sessions held at the facility shall be further evaluated by the City to determine compliance with the use's Operation Statement (Exhibit "B") and available on-site parking.
6. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.





**A110**

DATE: 07/20/11  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT: [Redacted]

**OVERALL FLOOR PLAN**

ADVANCED CAREER INSTITUTE  
 VOCATIONAL TRAINING WAREHOUSE 11,100 SQ. FT. METAL BUILDING

DATE	DESCRIPTION

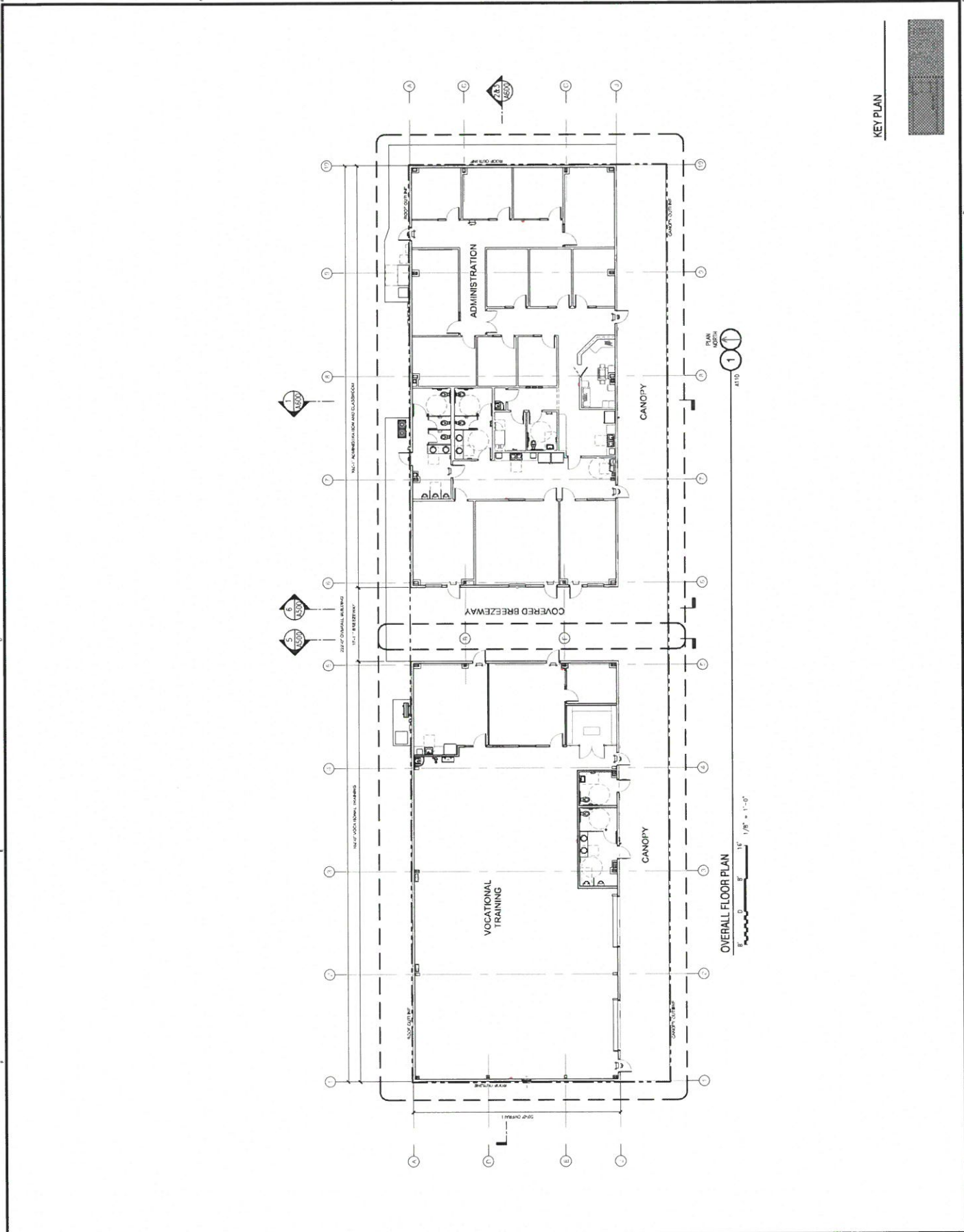
**AMERICAN INCORPORATED**

1345 North American Street, Walnut, CA 92391  
 Lic. 252529 Phone (951) 951-1770 Fax (951) 951-1795



**PROPRIETARY:**

THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION. ANY REPRODUCTION OR DISSEMINATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF AMERICAN INCORPORATED IS STRICTLY PROHIBITED.



**KEY PLAN**

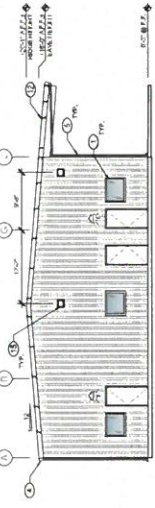




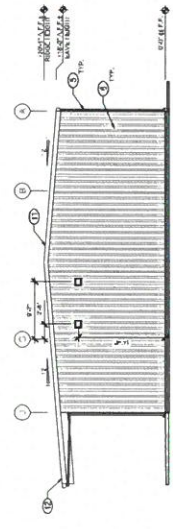




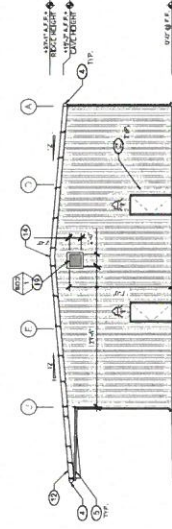




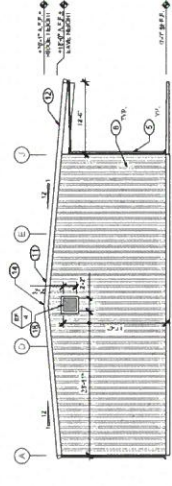
**BREEZEWAY CLASSROOM ELEVATION**  
 1/8" = 1'-0"



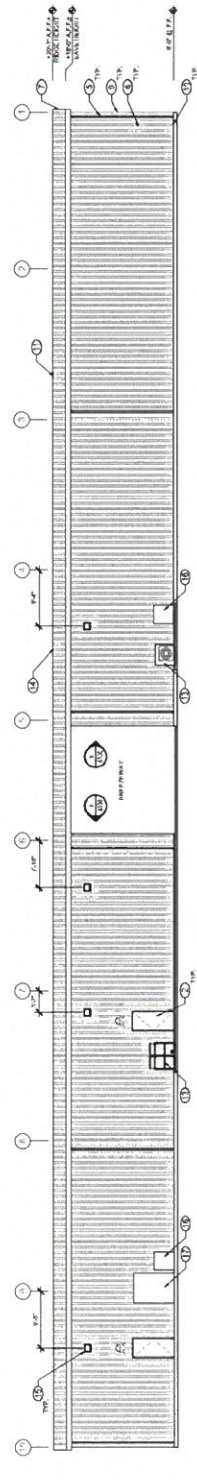
**WEST ELEVATION**  
 1/8" = 1'-0"



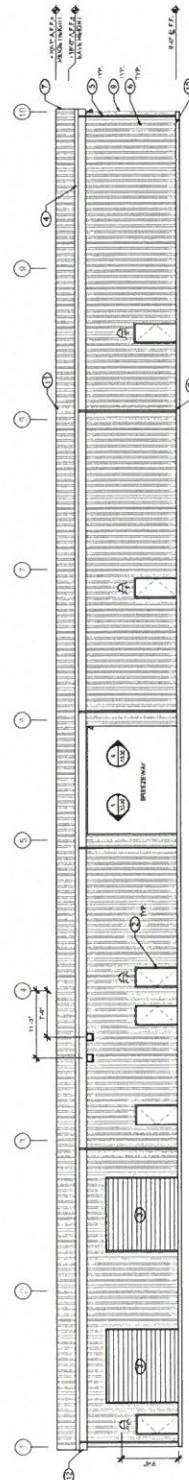
**BREEZEWAY VOCATIONAL TRAINING ELEVATION**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0"

- KEY NOTES:**
- 1 WINDOW PER PLAN
  - 2 W/8 DOOR PER PLAN
  - 3 ROLL UP DOOR PER PLAN
  - 4 METAL GUTTERS BY OWNER. COLOR AS DIRECTED BY OWNER.
  - 5 METAL DOWNSPOUT. DAYLIGHT 2" ABOVE FINISH.
  - 6 25 GA. METAL SIKING BY MBM.
  - 7 METAL HAKE TRIM BY MBM.
  - 8 METAL MANUFACTURER BY MBM. (IF APPLICABLE).
  - 9 METAL CORNER TRIM BY MBM.
  - 10 METAL BASE TRIM BY MBM. (IF APPLICABLE).
  - 11 25 GA. METAL ROOFING BY MBM. COLOR AS DIRECTED BY OWNER.
  - 12 STEEL CANOPY BY METAL BUILDING MARKET. SEE METAL BUILDING MARKET.
  - 13 DOOR. SEE MECH.
  - 14 ROOF TERMINATION CAP.
  - 15 RETURN EXHAUST AND OUTSIDE AIR LOUVER (TYP).
  - 16 TRANSFORMER.
  - 17 ELECTRICAL SERVICE PANEL.
  - 18 30" x 30" BRASS SCREEN W/ INCOGNITO DAMPER FOR WALL MOUNTED S.F.A.
  - 19 30" x 30" BRASS SCREEN W/ INCOGNITO DAMPER WITH 24" x 36" SOLE WALL LOUVER.

**PROPRIETARY:**  
 THE DRAWING IS THE PROPERTY OF AMERICAN SHIELD INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO REUSE OR REPRODUCTION OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF AMERICAN SHIELD INC.



**AMERICAN SHIELD INCORPORATED**  
 1345 North American Street, Vista, CA 92081  
 (760) 941-1177 Fax (760) 941-4009

NOV	DATE	DESCRIPTION

**EXTERIOR ELEVATIONS**  
 PROJECT NO. 15000000  
 SHEET NO. 15000000-01  
 PROJECT NAME: VOCATIONAL TRAINING WAREHOUSE 11,100 SQ. FT. METAL BUILDING  
 1345 NORTH AMERICAN STREET, VISTA, CA 92081

**A500**  
 SHEET NO. 15000000-01  
 PROJECT NAME: VOCATIONAL TRAINING WAREHOUSE 11,100 SQ. FT. METAL BUILDING  
 1345 NORTH AMERICAN STREET, VISTA, CA 92081



## Operational Statement

### *Organization Background*

In 1975, K-B Bither Trucking began as a partnership between two brothers, Barry and Kevin Bither. That same year the new company landed a contract with the U.S. Postal Service delivering mail between the distribution centers in Los Angeles, Bakersfield, San Bernardino, and San Diego areas. K-B Bither Trucking started out as owner operators, and then quickly grew to twenty trucks and over forty drivers. The relatively new company soon ran into a shortage of qualified drivers, and started training people to become drivers. It wasn't too long before other companies turned to K-B and asked them to train drivers for their fleets too. The trucking company was only running routes at night so this left the trucks free for training students during the day. 1985 saw the birth of Advanced School of Driving in Fontana, California, a new company with Barry, Kevin, and the younger brother Glenn as partners. The new company grew at a rapid pace right along with the trucking company. In 2004 the family changed the name to Advanced Career Institute, to accommodate a new direction for the thriving company.

In 2011, ACI received its accreditation from the Council on Occupational Education and the Department of Education. ACI is a recognized trainer for Work Force Investment, Department of Rehabilitation, Veteran Affairs, Proteus as well as many employers such as Amazon, UPS, and FedEx.

- *Nature of the operation/project – Please describe in detail.*

Each weekday, there are approximately seven to eight visits per day with prospective students interested in enrolling in the program. These applicant visits are typically spaced out throughout the work day and consist of each student meeting with one of the two admissions advisors. Realistically, no more than two potential students' applicants visit the property at any point in time. Following the campus tour the student applicant leaves campus.

ACI has two different classroom tracts, one in the morning and one in the evening, both classes starting on Monday. The morning classes start at 7am and end at 3:30pm, and the evening class starts at 4:30pm and ends at 8:30pm. The morning classes typically have 10 to 12 in attendance and the evening classes 5 to 6 in attendance. Classroom instruction is for one and a half weeks and students ending the first two weeks of the instruction taking written tests at Department of Motor Vehicles. Typically there are two instructors on campus at any given time, one being in the classroom and one in the "skills yard" with students. In the skills yard there are three immobile tractors with trailers. The three truck combination vehicles are used for pre-trip and air brake classes with wheels chocked not permitting the students to move them. After students train on these trucks they transfer to our campus in Tulare. Three to four trucks used during the day are parked at the Visalia property overnight on the asphalt pavement. These trucks are used to teach driving skills and operational movements to students off site. The trucks leave first thing in the morning, taxiing students that need to go from Visalia to Tulare and returning several times throughout the day both picking up and dropping off students. At no time will there be maneuvering or parking of trucks and trailers on unpaved surfaces.

Office staff is located in the East building and is comprised of four persons: a receptionist, a registrar and two admissions advisors and Financial Services person as well as placement officer. Supervision for all staff is done by visitation from both the campus director and the director of operations.



Minor repairs, maintenance and fueling of the onsite immobile training trucks are done on-site but performed by outside vendors. We propose to fuel both immobile and mobile trucks on site by the outside vendors.

Students do their final testing at the Commercial Testing Center in Fresno, and after successful completion return to Visalia campus to do final paper work.

- *What products will be produced or sold by the operation?*

There are no products sold at this site. ACI provides the professional services of vocational training certification at this location.

- *List the hours and days of operation during a typical work week.*

Classes begin every other week throughout the year on Monday mornings. Prior to a “class start”; students attend an orientation for the truck driving program. Orientation is hosted at the Visalia property every other Friday at 2:30PM, with an average of ten students in attendance. Orientation lasts approximately an hour and a half. Subsequently, students will begin classes the following Monday, with start times being staggered throughout the day. The first class period begins at 7:00AM and ends at 3:30PM, with approximately eight to ten students in attendance and participating during this time slot. The second class period begins at 4:30PM and ends at 9:00PM, with approximately four to six students in attendance during this time slot. Generally, students within the program are in the classroom for two weeks during the day classes and for four weeks in the evening classes. After classroom instruction is completed students move out to the “yard” area to learn pre-trip and air brakes with no truck movement.

The majority of students attend a four week 160 hour program (eight hours per day for four weeks) or an eight week 160 hour program (four hours per day for eight weeks).

- *If Seasonal, list the month of operation.*

ACI’s programs are not seasonal in nature and are ongoing throughout the year.

- *Anticipated number of clients/customers at one given time.*

At any given time there may be a maximum of approximately:

- Two prospective student applicants receiving a campus tour.
- Twenty students receiving classroom and yard instruction.

- *Number of employees and future employees.*

- Eight administrative staff
- Six instructional positions

- *Will any of the employees live on the site?*



No.

- *Number and type of service or delivery vehicles.*

Office supplies are deliverable by van (UPS type) as needed approximately once weekly and fuel is delivered and placed in immobile trucks on-site by a supplier weekly during off hours (usually Sunday night after 10PM). Bottled drinking water is provided by a service and delivery is weekly.

- *What equipment is used?*

The primary equipment consists of commercial trucks and trailers with a maximum trailer length of 28 feet.

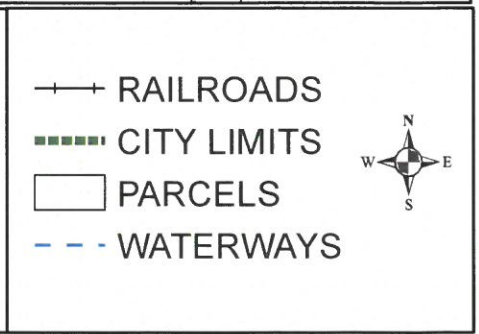
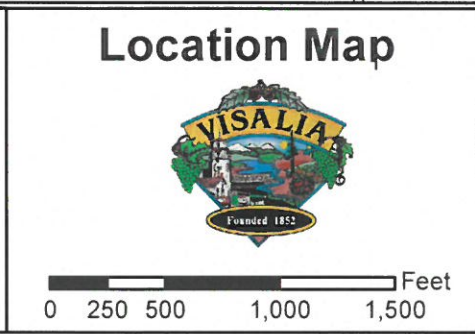
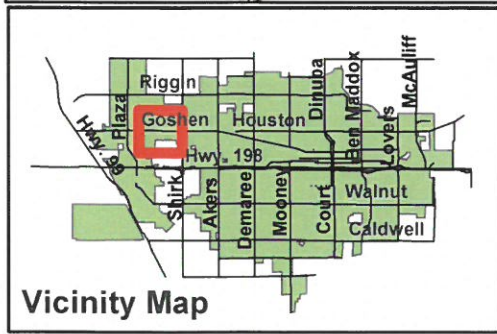
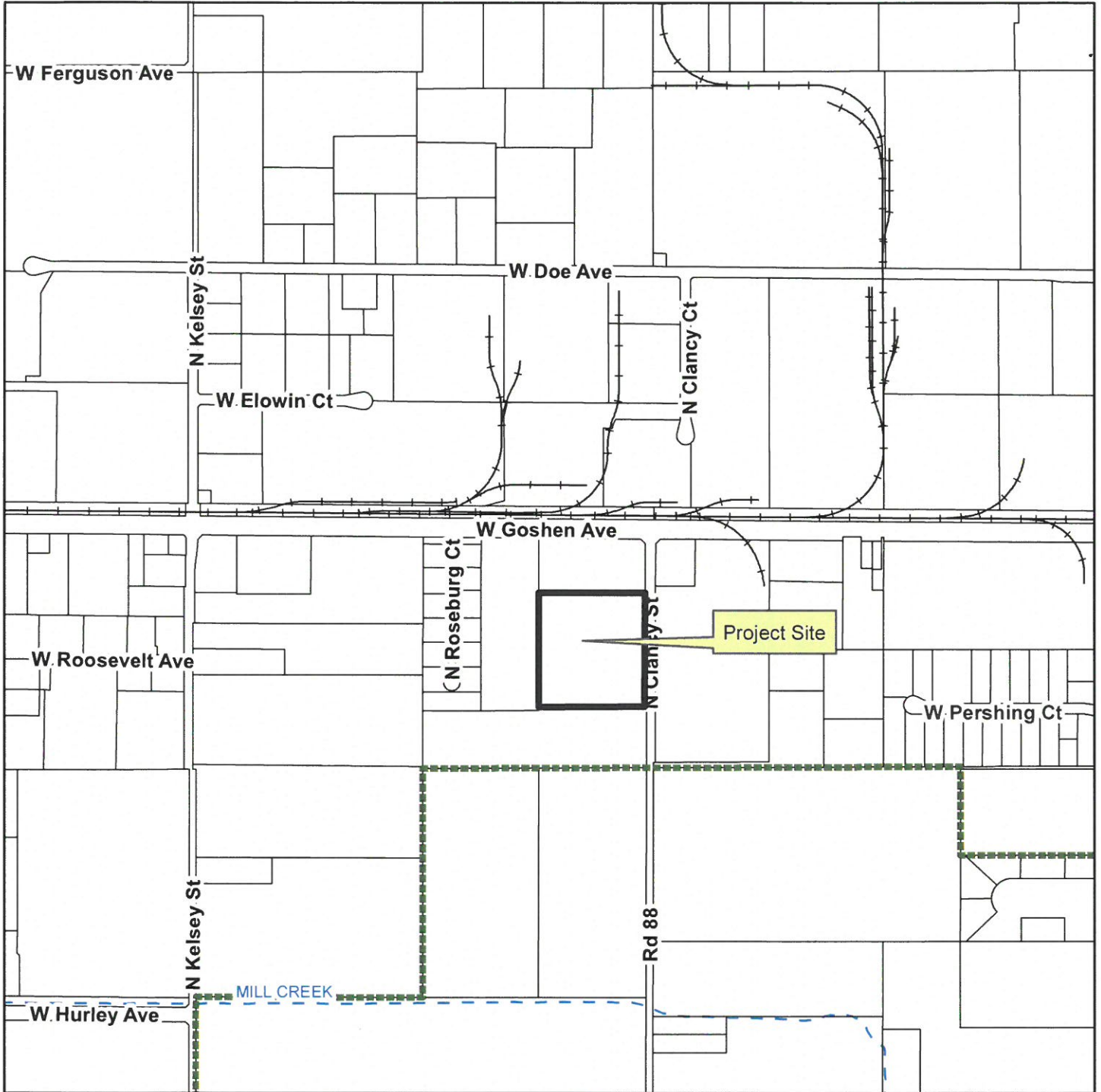
- *Will hazardous materials or waste be produced as part of this business? If yes, please explain.*

No. All significant maintenance of trucks is performed off-site for the most part so there is no hazardous waste to be considered.

- *Please include any other information that will provide a clear understanding of your business and its operation.*

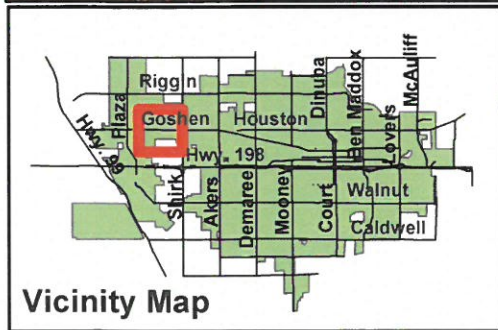
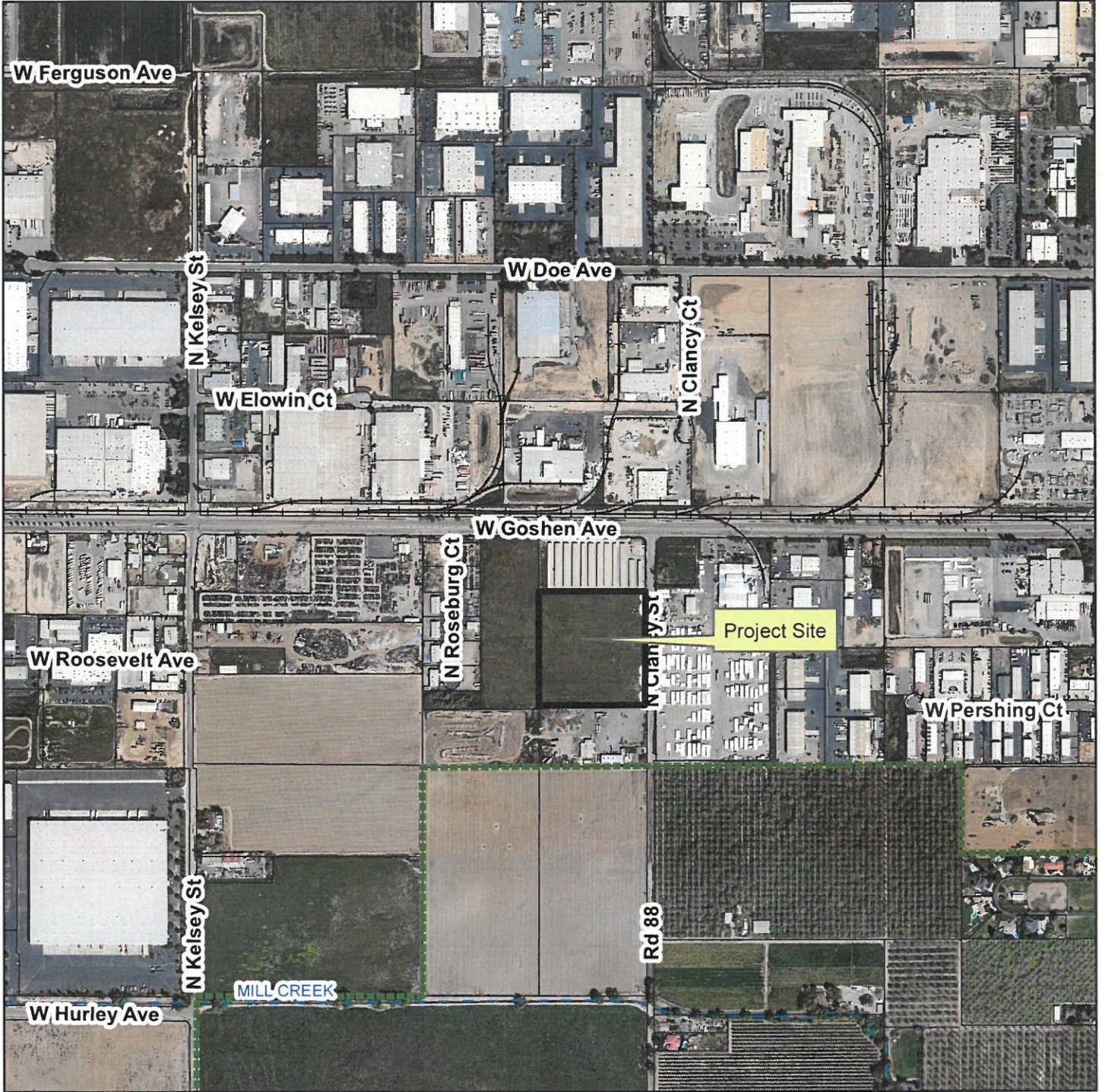
Advanced Career is in the process of building a new facility capable of accommodating current operations in one location as well as allow for future growth needs. The property is in Visalia not far from our present campuses. This move needs to be approved by several different agencies, THE BUREAU FOR PRIVATE POSTSECONDARY EDUCATION (state of California), THE COUNCIL ON OCCUPATIONAL EDUCATION (ACI's accrediting body), and the DEPARTMENT OF EDUCATION (federal agency).

**Conditional Use Permit No. 2020-24  
Vocational Training and Administrative Facility  
1243 N. Clancy Street**






Conditional Use Permit No. 2020-24  
 Vocational Training and Administrative Facility  
 1243 N. Clancy Street



**Aerial Map**



0 250 500 1,000 1,500 Feet

- +— RAILROADS
- +— CITY LIMITS
- PARCELS
- +— WATERWAYS


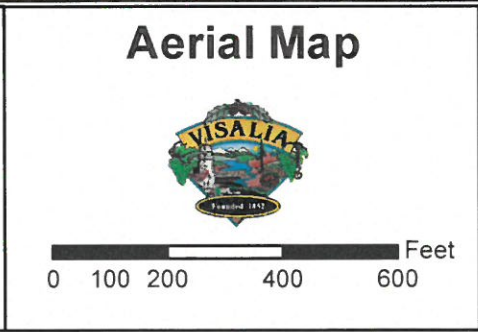
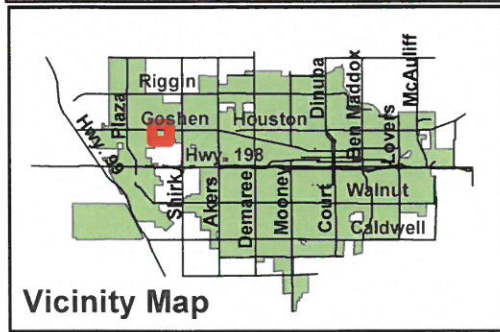


Photo Taken March 2020



Conditional Use Permit No. 2020-24  
 Vocational Training and Administrative Facility  
 1243 N. Clancy Street

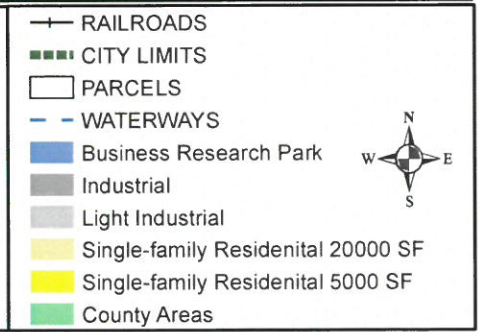
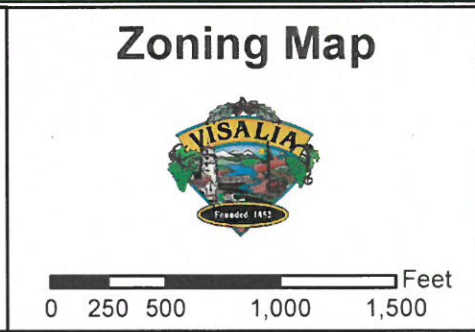
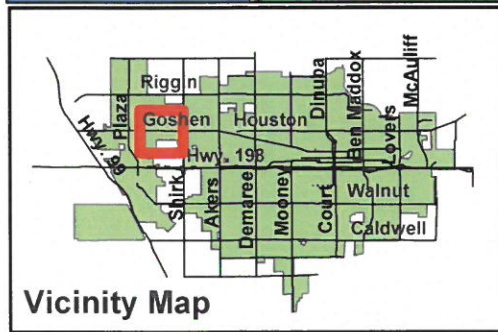
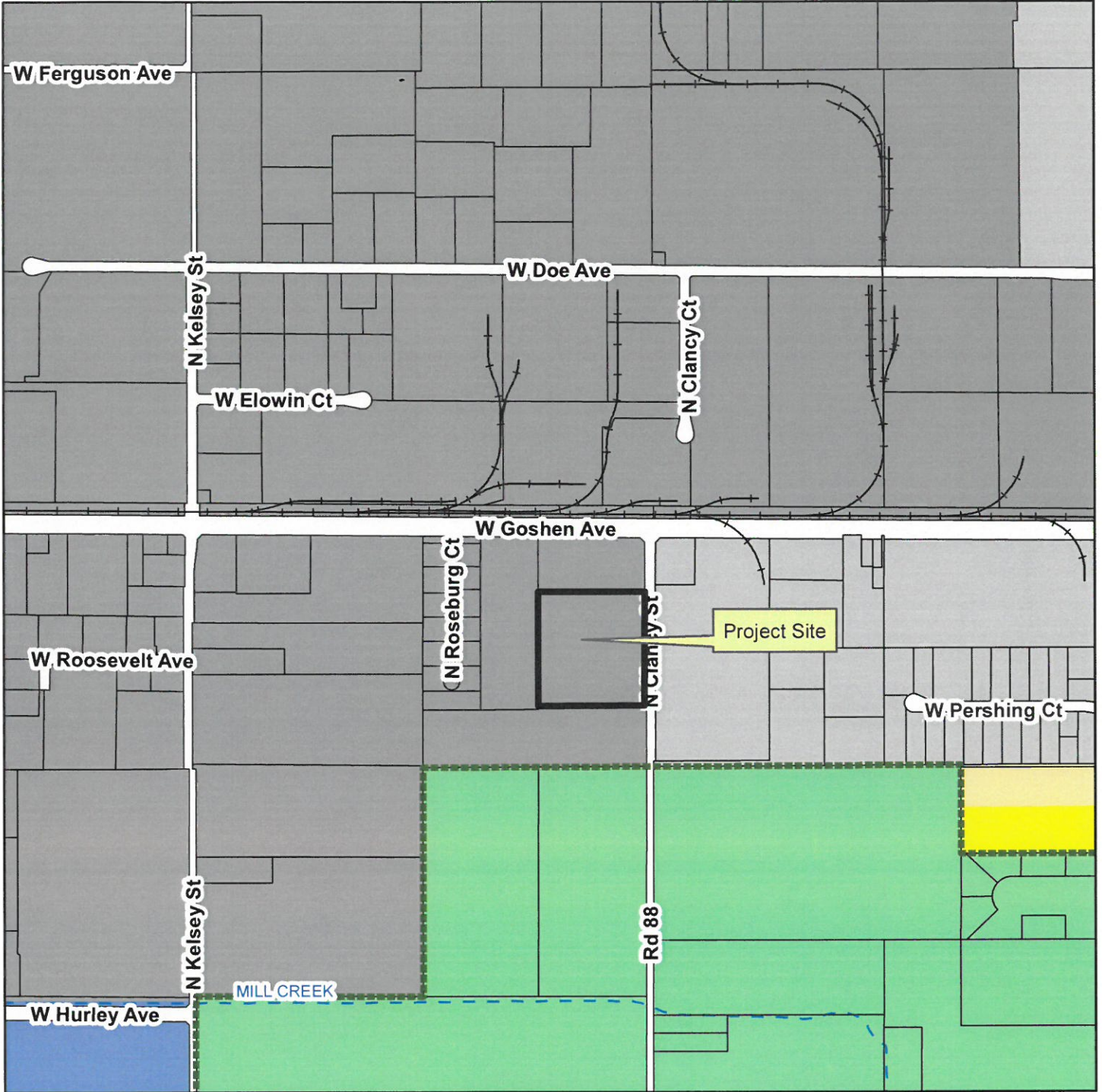


- RAILROADS
- CITY LIMITS
- PARCELS
- WATERWAYS

Photo Taken March 2020

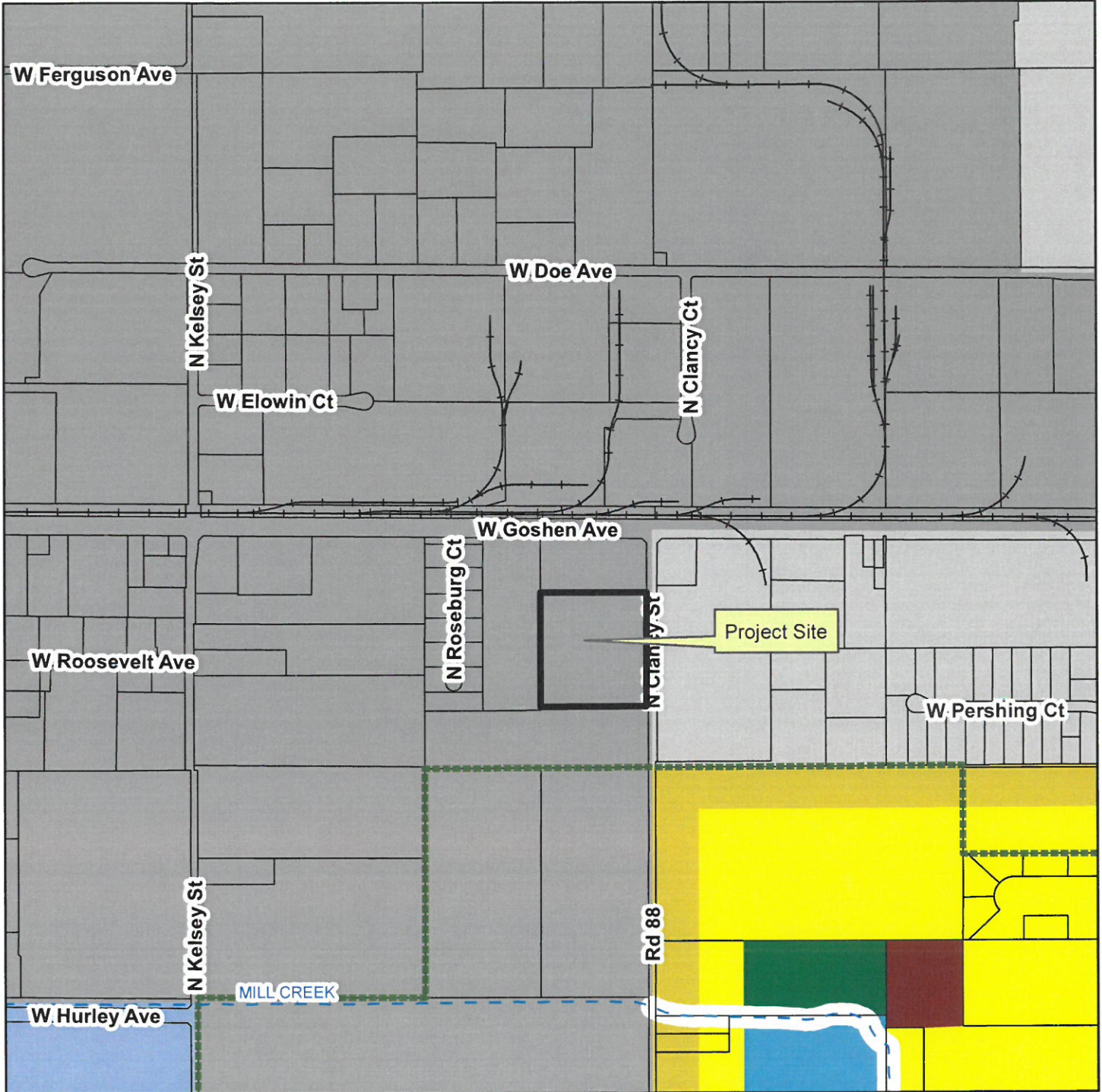


**Conditional Use Permit No. 2020-24**  
**Vocational Training and Administrative Facility**  
**1243 N. Clancy Street**





**Conditional Use Permit No. 2020-24  
Vocational Training and Administrative Facility  
1243 N. Clancy Street**



- Business Research Park
  - Commercial Neighborhood
  - Industrial
  - Light Industrial
  - Public Institutional
  - Parks/Recreation
  - Residential Low Density
  - Residential Very Low Density
-



April 30, 2020

[boldfield@aminc.com](mailto:boldfield@aminc.com)

**Site Plan Review No. 20-060:**

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 **April 29, 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, stylized blue flourish.

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

**Attachment(s):**

- Site Plan Review Comments





#1

MEETING DATE: April 29, 2020  
SITE PLAN NO. 20-060 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: 1	DATE: APRIL 29, 2020
SITE PLAN NO.:	20-060 RESUBMITTAL
PROJECT TITLE:	ADVANCED CAREER INSTITUTE
DESCRIPTION:	PARTIAL DEVELOPMENT OF 9.25 ACRES FOR A TRUCK DRIVING SCHOOL AND WELDING SCHOOL. NEW 10,000SF METAL BUILDING
APPLICANT:	CORWYN OLDFIELD
PROP OWNER:	GLASGOW DOROTHA C (TR)
LOCATION:	ROAD 88 - PARCEL #4
APN:	081-180-004

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **CLANCY FRONTAGE**
- Drive approach size: **30'**  Use radius return; **REFER TO CITY COMMERCIAL STDS**
- Sidewalk: **DEFERRED** width;  **10'** parkway width at **CLANCY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO RETAIN STORM WATER ONSITE**
- 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. **CLANCY TO BE WIDENED TO ULTIMATE RIGHT-OF-WAY ALONG DEVELOPMENT FRONTAGE**

- Traffic indexes per city standards: **REFER TO CITY COLLECTOR STREET STDS**
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters). **ONSITE PER DESIGN**
- 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: **1** each at **300' INTERVALS, REFER TO CITY PAVEMENT STDS**
- 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. **WIDENING REQUIRED ON CLANCY, RELOCATE EXISTING POWER POLES ACCORDINGLY**
- 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 project will incur impact fees associated with the acreage of site development and new building square footages. Refer to page 4 for applicable fees.**
- 2. Completion of public street frontage improvements along Clancy (Rd 88) will be required. Project shall install pavement, curb & gutter, 10' parkway landscaping, street lights, and drive approach. Revise site plan layout accordingly. Site plan will need to include locations of existing overhead poles and whether they can remain or need to be relocated.**
- 3. If gated entry/exit is desired, gates shall be setback a min. 25' from face of curb.**
- 4. Refer to City min. surface improvement standards for onsite parking lot and open areas. Comply with City parking standards.**
- 5. Provide calculations for onsite storm drain run-off and basin capacity. Refer to City storm retention design criteria.**
- 6. Proposed solid waste trash enclosure is inadequate size, refer to further comments by Solid Waste Dept. Redesign accordingly.**
- 7. Proposed drive approach location appears adequate and is designated to be temporary per Traffic Safety. Refer to further Traffic Safety Dept. comments. Install City standard drive approach.**
- 8. City has existing utilities, SD & SS, in Clancy along project frontage. No additional extensions are required at this time. Project is required to connect to sanitary sewer.**

9. *There is an existing storm drain lateral stubbed to the west right-of-way line per City records. Project shall install City standard drain inlet and connect to existing lateral. Design gutter flow accordingly.*

10. *Refer to City collector street lighting standards. An electrical design plan w/ voltage drop calcs shall be incorporated in the offsite civil plans. A new service pedestal will need to be installed. The City owns and maintains all newly installed street lights.*

11. *Project is subject to additional building requirements for construction within a high risk flood plain.*

12. *Any required backflow or fire apparatus shall be installed onsite and not in the public right-of-way.*



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 20-060 RESUBMITTAL

Date: 4/29/2020

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:8/3/2019)

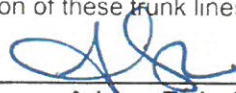
(Project type for fee rates:VOCATIONAL SCHOOL)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC X 2.5
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,540/1KSF X 9
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$32/STUDENT X 30 TREATMENT PLANT FEE: \$56/STUDENT X 30
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 290 (CLANCY)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$1,551/AC X 2.5
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$1,137/AC X 2.5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$259/AC X 2.5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC X 2.5
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$391/1KSF X 9
<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: April 29, 2020

SITE PLAN NO: 2020-060 B  
PROJECT: Advanced Career Institute  
DESCRIPTION: PARTIAL DEVELOPMENT OF 9.25 ACRES FOR A TRUCK DRIVING SCHOOL AND WELDING SCHOOL, NEW 10,000 SF METAL BUILDING.  
APPLICANT: CORWYN OLDFIELD  
PROP. OWNER: DOROTHA GLASGOW  
LOCATION TITLE: ROAD 88 – PARCEL #4  
APN TITLE: 081-180-004  
GENERAL PLAN: Industrial  
ZONING: Industrial

**Rule 9510** - This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District - see District web-site for information.

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit
- Additional information as necessary

## PROJECT SPECIFIC INFORMATION: April 15, 2020

1. A Conditional Use Permit is required in order to establish the proposed use.
2. A detailed site plan, floor plans, and operational statement shall be provided. The operational statement in particular shall describe business activities, hours of operation, number of employees, number of instructors, number of students, number of classrooms, etc. The floor plan shall provide dimensions of proposed class rooms, restrooms, break areas, and any other proposed facilities.
3. Site Plan shall show available parking per VMC 17.34.020.C.4 - Trade schools: one parking space for each employee plus ten parking spaces for each classroom.
4. Parking for trucks employed for the vocational school shall be provided and shown on the site plan.
5. Driving on dirt surfaces shall be prohibited. The area on the site plan marked "Dirt for Future Development" shall be fenced off in order to prevent access until such time as development occurs or the area is paved
6. Landscaping and irrigation plans shall be provided with the Building Permit submittal.
7. If development is proposed on the remaining areas of the site in the future, it is recommended the applicant include potential proposals in subsequent submittals. This will avoid having to return for Conditional Use Permit amendment reviews before the Planning Commission when additional development is proposed.
8. Meet all other applicable codes and ordinances.

**Staff initial finding is that the proposed use IS CONSISTENT with the City General Plan.**

### **17.20.060 Development standards in the I-L and I zones.**

- A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: seventy-five (75) feet.
- C. Minimum required yards (building setbacks):
  - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
  - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
  - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
  - 4. Rear: zero (0) feet;
  - 5. Rear yards abutting an R-1 or R-M zone district: twenty (20) feet;
  - 6. Side: zero (0) feet;
  - 7. Side yards abutting an R-1 or R-M zone district: twenty (20) feet;
  - 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);
  - 2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);
  - 3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);
  - 4. Rear: zero (0) feet;
  - 5. Rear yards abutting an R-1 or R-M zone district: ten (10) feet;
  - 6. Side: zero (0) feet;
  - 7. Side yards abutting an R-1 or R-M zone district: ten (10) feet;
  - 8. Side abutting railroad right-of-way: twenty-five (25) feet.
- E. Additional standards:
  - 1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.
  - 2. An eight-foot masonry wall is required along property line where a site abuts an R-1 or R-M zone district.

**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.

### **Landscaping:**

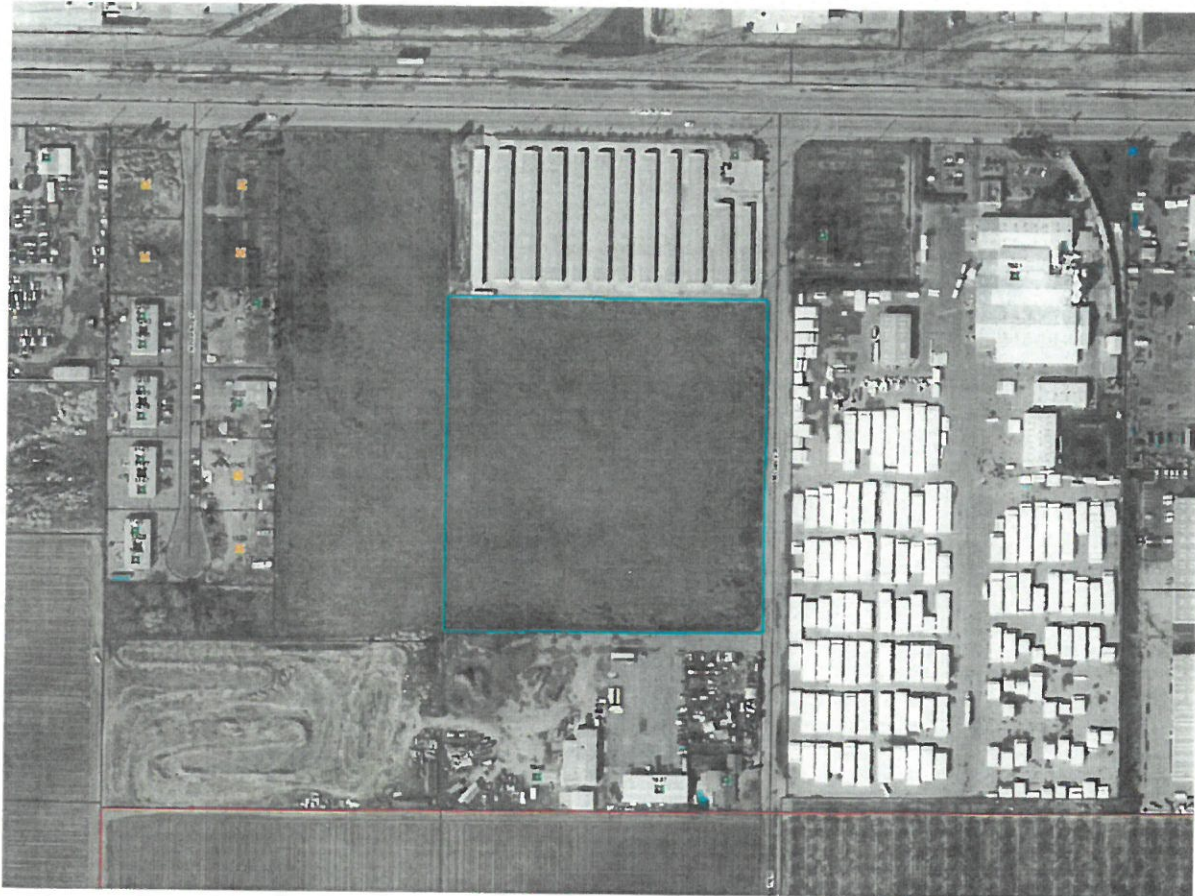
1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

**Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**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 John Dan





City of Visalia  
 Building: Site Plan  
 Review Comments

SPR 20060  
 TRUCK DRIVING  
 School  
 091120004

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 EACH BUILDING** 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. **FINISH FLOOR 1 FOOT ABOVE BFE OR FLOOD PROOF.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **ALL NEW LANDSCAPING SHALL MEET THE MWELD REQUIREMENTS. PROVIDE BIKE RACKS, FUTURE EXCHARGING PARKING AND CLEAN AIR CARPOOL PARKING.**

VA. CARCIA 4/23/20  
 Signature

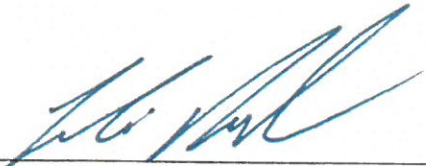


**Site Plan Comments**

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

Date	April 28, 2020
Item #	1
Site Plan #	SPR20060 Resub
APN:	081180004

- 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.



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Corbin Reed  
Fire Marshal



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

April 29, 2020

SPR 20-060R  
Advanced Career Institute  
Partial development of 9.25 Acres for truck driving school and welding school, new 10,000SF metal building.  
Corwin Oldfield  
Glasgow Dorothea C (TR)  
APN: 081180004  
Road 88 – Parcel #4

**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:**

- For driveway, provide a shared access agreement for development of Phase 2. Parcel to have only one driveway onto Clancey.
- On street parking may be restricted due to sight visibility triangle.

*Leslie Blair*

\_\_\_\_\_  
**Leslie Blair**

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

20060

- 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** Per California's mandatory commercial recycling law (AB-341) this site will require both trash and recycling services. The bin enclosures must be R-3 or R4 (City Standard) enclosure and allow for stab load services, with no less than 38' clear space in front of bin, included the front concrete pad. Enclosure gates must open 180 degrees, clear all curbing, and include cain bolts.

Jim Ross, Solid Waste Manager, 559-713-4533                      Nathan Garza, Solid Waste, 559-713-4532  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

