

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, MARCH 8, 2021

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. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-02: A request by Goodguys Tire and Auto Repair to construct a new, 6,924 square foot stand-alone tire, oil change, and light auto repair business on a 0.8-acre parcel in the C-R (Regional Commercial) zone. The site is located on the southside of West Cameron Avenue within the South Packwood Grove Shopping Center (APN: 000-013-611). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-07.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-03: A request by Corvina Partners, LLC. to construct four duplexes, totaling eight units on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) zone, which is part of the overall master-planned Shannon Village East Market Place. The site is located at the southeast corner of North Mooney Boulevard and East Corvina Avenue (APN: 000-013-842). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (b), Categorical Exemption No. 2021-04.

8. PUBLIC HEARING – Brandon Smith, Sr. Planner
Conditional Use Permit No. 2021-04: A request by Omni Land Development LLC to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on 5.88-acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the operating hours of the car wash within the approved master-planned development. The project site is located on the northeast corner of North Dinuba Boulevard (State Route 63) and West Shannon Parkway (APN: 079-071-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2021-03.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Joint City Council and Planning Commission set for March 17, 2021.
 - b. Next Planning Commission Meeting is Monday, March 22, 2021.
 - c. Update on Conditional Use Permit No. 2020-05

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 18, 2021 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 22, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 08, 2021

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No. (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: **Conditional Use Permit No. 2021-02:** A request by Goodguys Tire and Auto Repair to construct a new, 6,924 square foot stand-alone tire, oil change, and light auto repair business on a 0.8-acre parcel in the C-R (Regional Commercial) zone. The site is located on the southside of West Cameron Avenue within the South Packwood Grove Shopping Center (APN: 000-013-611).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021-06 for Conditional Use Permit No. 2021-02 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2021-06 approving Conditional Use Permit No. 2021-02.

PROJECT DESCRIPTION

This request is to construct a 6,924 square foot Goodguys auto tire, oil, and light repair shop with four work bays as shown in Exhibit "A". The facility will be located in the South Packwood Grove Shopping Center between La-Z-Boy Furniture store to the east and Lowes Home Improvement store to the west. Primary vehicular access to the site will be provided by two primary drive lanes that extend from West Cameron Avenue south to Visalia Parkway through the shopping center (see Exhibit "A").

As depicted in Exhibit "A", 33 parking stalls are proposed with the development of this project, including one ADA space providing direct access to the facility. Screening in the form of trees and shrubs will be provided along the Cameron Avenue street frontage, with additional landscaping around the building, parking lot, and around the trash enclosure (see Exhibit "A"). Per Exhibit "B" the interior will consist of an office, work bays, tire and parts storage areas, and a sales area. The "On-site Improvement" section of the staff report below further describes improvements to the site required with the proposed development of the Goodguys parcel.

Per the Operational Statement in Exhibit "E", the facility provides a wide range of maintenance services including but not limited to tires, brakes, suspension work, and oil changes. Table 17.25.030 of the Visalia Municipal Code (VMC) lists auto oil lube and auto repair as conditional uses in the C-R (Regional Commercial) Zone. In addition, the Operational Statement states that Goodguys plans to hire 10-12 employees and the proposed hours of operation will be 7:30 a.m. through 6:00 p.m., six days a week (closed on Sundays). Additionally, the applicant states that vehicles required to stay overnight for repair will be parked inside the auto bays and not outside. Condition No. 4 has been included for the Planning Commission's consideration requiring vehicles that are to be held overnight are to be parked inside the building and not in the parking lot areas.

This condition ensures that the use does not detract from the overall shopping center by potentially establishing vehicle storage in the parking lot areas.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Regional
Zoning:	C-R (Commercial Regional)
Surrounding Land Uses and Zoning:	North: Cameron Avenue / C-R vacant land, South: C-R / vacant, Bob's Discount Furniture East: C-R / La-Z-Boy Furniture store West: C-R / vacant commercial pad, Lowes Home Improvement store
Environmental Review:	Categorical Exemption No. 2021-07
Special Districts:	South Packwood Creek Specific Plan area
Site Plan:	2020-151

RELATED PLANS & POLICIES

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

RELATED PROJECTS

On January 28, 2019, the Planning Commission approved Conditional Use Permit No. 2018-27, a request on behalf of Valvoline Instant Oil Changers to construct a three-bay oil change and lube shop on a vacant C-R zoned parcel in the South Packwood Grove Shopping Center. The Valvoline Instant Oil Changers is located to the southeast of the proposed Goodguys businesses.

PROJECT EVALUATION

Land Use Compatibility

Automobile oil and lube shops, and auto repairs are “conditionally” permitted uses in the C-R zone with approval of a Conditional Use Permit (CUP). The Goodguys business and building will be situated within an undeveloped portion of the South Packwood Grove shopping center, situated between the La-Z-Boy Furniture and Lowes Home Improvement stores. The proposal is not expected to conflict with existing or future uses as the entire surrounding area is zoned for Regional Commercial use. Proposed hours of operation are compatible with surrounding businesses within the shopping center area.

South Packwood Creek Specific Plan Compatibility

The South Packwood Creek Specific Plan provides design standards for the development of the project site and surrounding area. This includes requirements for setbacks and landscaping. It should be noted that parkway landscaping along the Cameron Avenue frontage has already been installed by the shopping center developer. The entire parkway landscaping along Cameron Avenue was installed when the Costco warehouse store was constructed in 2006/2007. The applicant is required to landscape their parcel and install landscaping through the new parking lot area consistent with the landscaping requirements of the Specific Plan, and subject to the water efficiency ordinance requirements. As shown in Exhibit “A”, the project conforms to the

requirements of the Specific Plan, providing ample landscaping in the parking areas and along their on-site landscaping areas.

Furthermore, although there are no elevation standards required for this portion of the shopping center area, the proposed architectural features and building scheme colorings as depicted in Exhibits "C" and "D" are compatible with existing structures in the shopping center.

Parking and Access

The site will be developed with 33 parking stalls for the use, which exceeds the required 17 parking stalls for this type of use (Section 17.35.020(F)(8) parking ratio of 1:400 for automobile repair shops). The facility will be accessed from two primary vehicular driveways along Cameron Avenue; one driveway which is to the west of the parcel, and the driveway/drive aisle that extends between Cameron Ave. and Visalia Parkway to the east (see Figure 1).

Noise

The project is not expected to impact sensitive receptors as it will be located in the middle of a shopping center, with new commercial development surrounding the site in the future. The nearest sensitive uses (residences) are located more than 650 feet to the northeast. To alleviate any potential impacts, staff has added Condition No. 5 requiring compliance with City community noise standards.

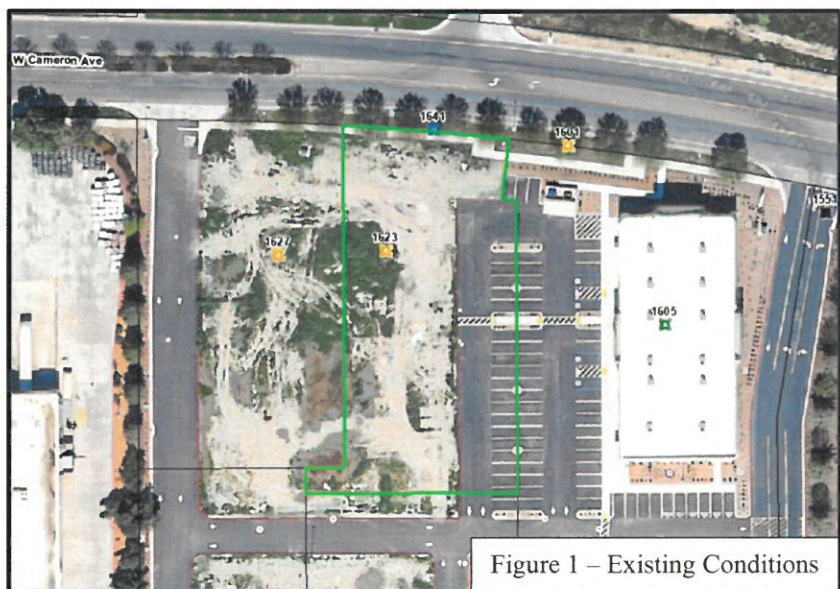
On-site Improvements

A series of Lot Line Adjustments (LLA 2018-16, 17, 18, and 19; recorded May of 2020) adjusted parcel lines within the shopping center creating the 0.8-acre subject parcel (shown to the right). Based on the property lines of this parcel, improvements to adjoining parcels to facilitate are cohesive unified project are required. This was discussed with the applicant during the Site Plan Review process for the proposed Goodguys project.

During Site Plan Review, staff informed the applicant that there

were several issues that their site plan exhibit did not address including connecting to existing vehicular drive aisles, and lack of parking lot connectivity. To address the items identified by the Site Plan Review Committee, the applicant resubmitted a site plan exhibit that depicts on-site circulation connectivity and expansion of the parking lot area to adjoining parcels south and west of the Goodguys project site (see Exhibit "A"). The depiction of these improvements adjacent to their project site ensures that this project, and the associated improvements, provides for cohesive development and fluid connectivity through the site for vehicular traffic and pedestrian access.

The applicant is working with the shopping center owner to ensure that these improvements on adjoining parcels are constructed and completed with the development of the Goodguys site. Condition No. 2 requires the use be developed in substantial compliance with Exhibit "A", thereby ensuring all improvements identified on the Goodguys parcel, including those improvements on adjoining parcels, are done under one building permit submittal.



Environmental Review

The requested action is Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for the construction of in-fill development projects (Categorical Exemption No. 2021-07).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The use of "auto oil, lube and auto repairs" are conditionally permitted in the C-R zone. The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The proposal is not expected to conflict with existing or future uses as the entire surrounding area is zoned for Regional Commercial use. Proposed hours of operation are compatible with surrounding businesses within the shopping center area.
 - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The use does not find itself within proximity to sensitive land uses, and its proposal to expand improvements to areas beyond their pad site provides cohesive improvement across the site facilitating unified parking lot, drive aisles, and pedestrian connectivity in the shopping center.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-07).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-151.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevations in Exhibit "C", and Operational Statement in Exhibit "E".
3. That substantial changes to the site plan, operational statement or floor plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That vehicle repair shall only occur within the building and not in the parking lot, and vehicles required to stay overnight for repair shall be parked inside the autobays and not in the parking lot areas.
5. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code.

6. That all building signage shall require a separate building permit.

7. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans & Policies
- Resolution No. 2021-06
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Renderings
- Exhibit "E" – Operational Statement
- Site Plan Review Comments, 2020-151
- Notice of Exemption 2021-07
- General Plan Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpt from Chapter 17.19: Mixed Use Zones

17.18.070 Development standards in the C-R Zone.

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: twenty (20) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: twenty (20) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) 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;
 6. Street side on corner lot: ten (10) feet.

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

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.

17.38.080 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)

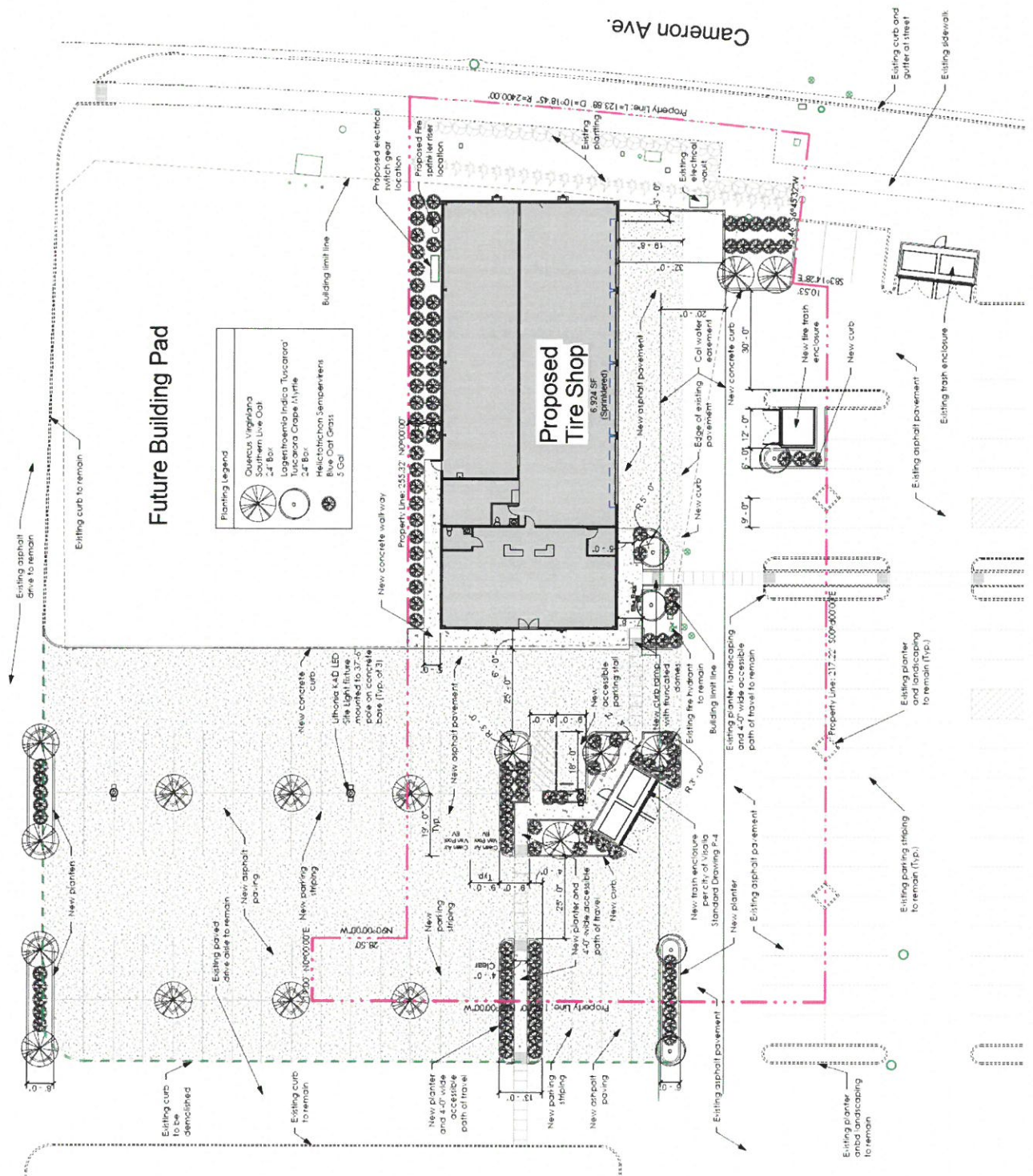
17.38.120 Appeal to city council.

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)

EXHIBIT "A"



Future Building Pad

	Quercus virginiana
	Southern Live Oak
	Ligustrum indicum 'Tuscarora'
	4' Box Ligustrum indicum 'Tuscarora'
	Magnolia grandiflora
	Magnolia semperflorens
	Blue Oak
	5' Oak

1 Site Plan
1" = 20'-0"



1. ADDRESS NUMBERS SHALL BE PLACED ON THE EXTERIOR OF THE BUILDING IN

EXHIBIT "B"

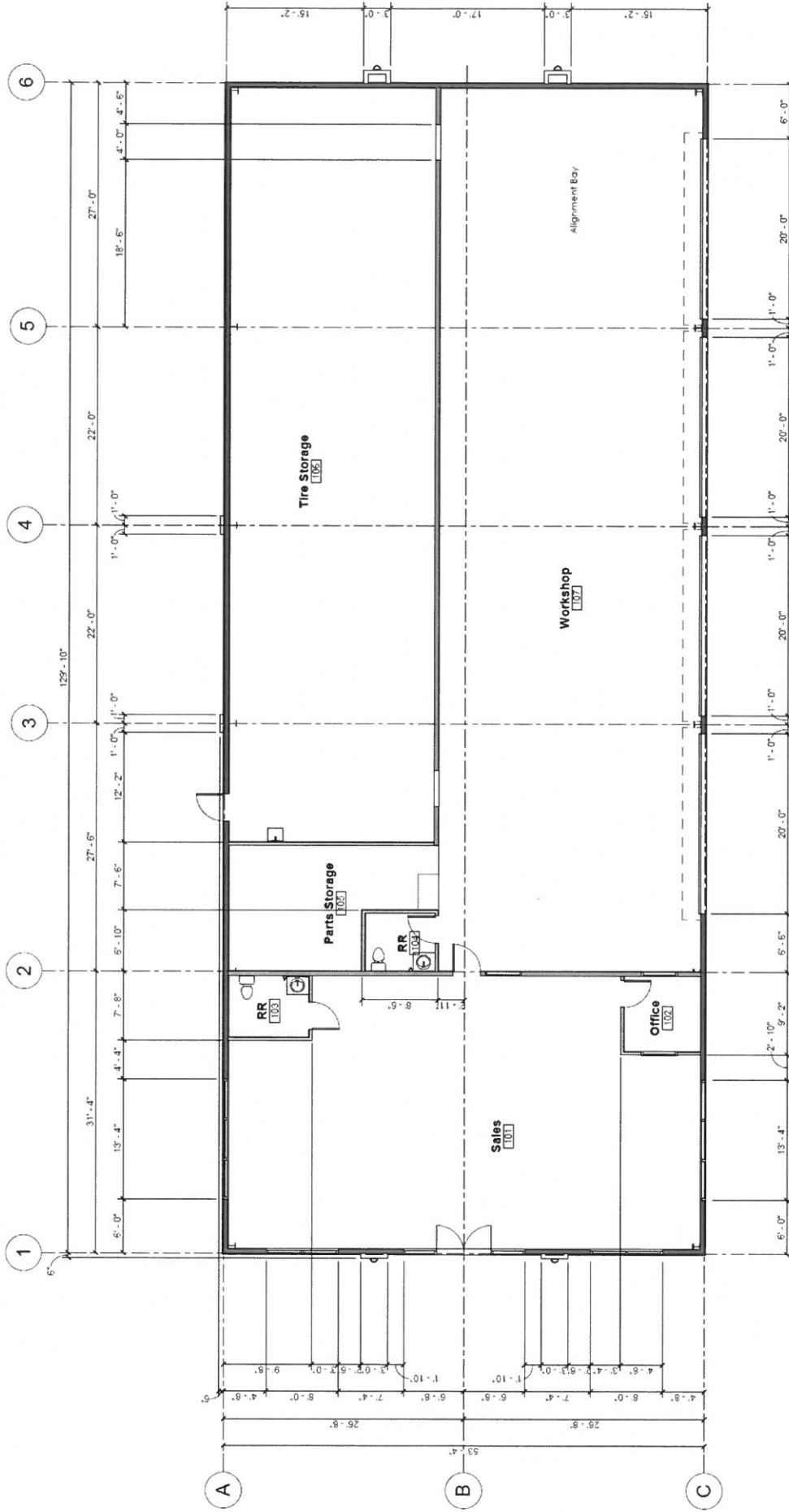
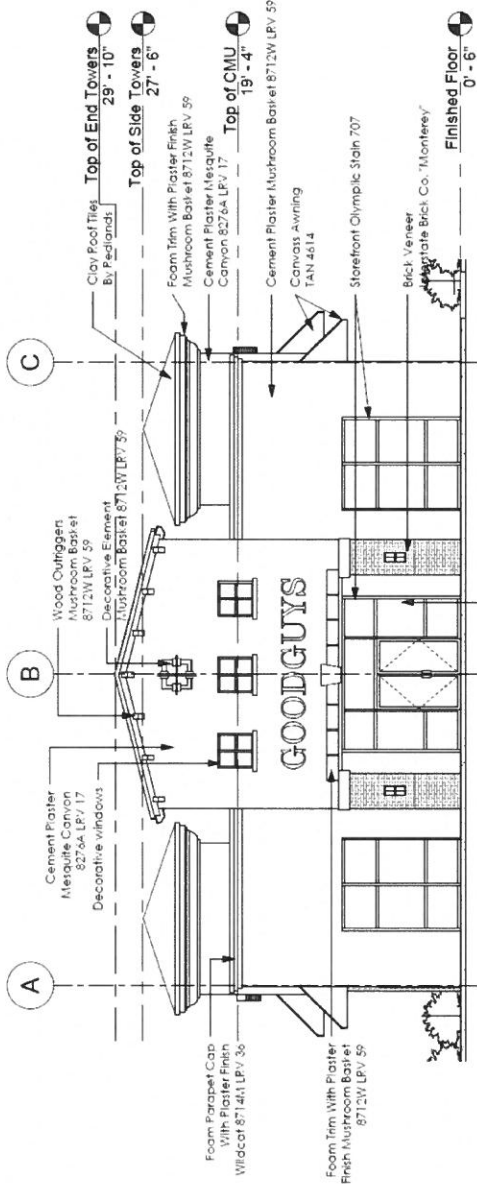
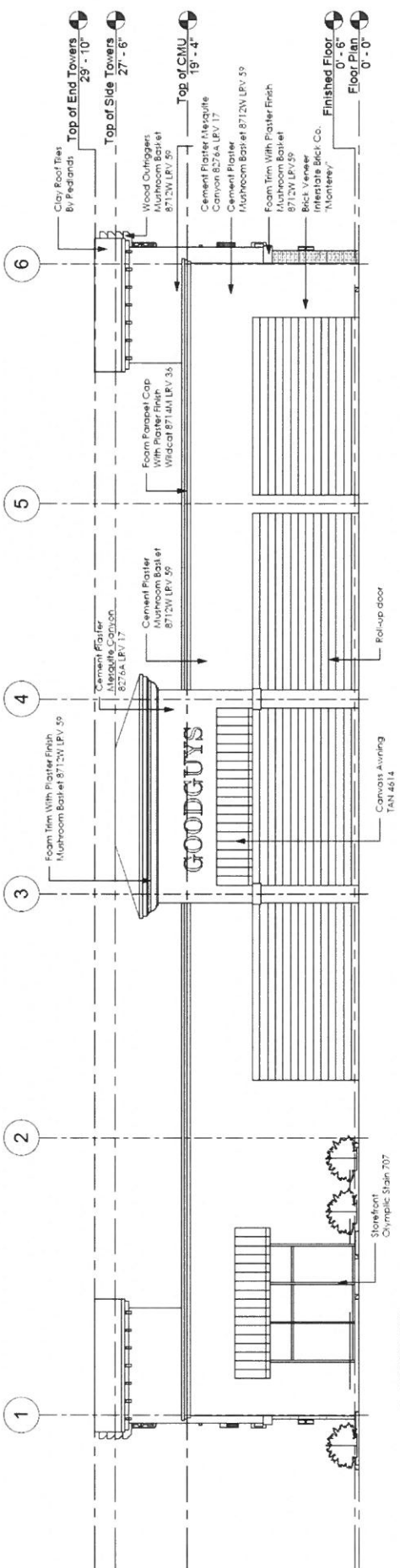


EXHIBIT "C-1"

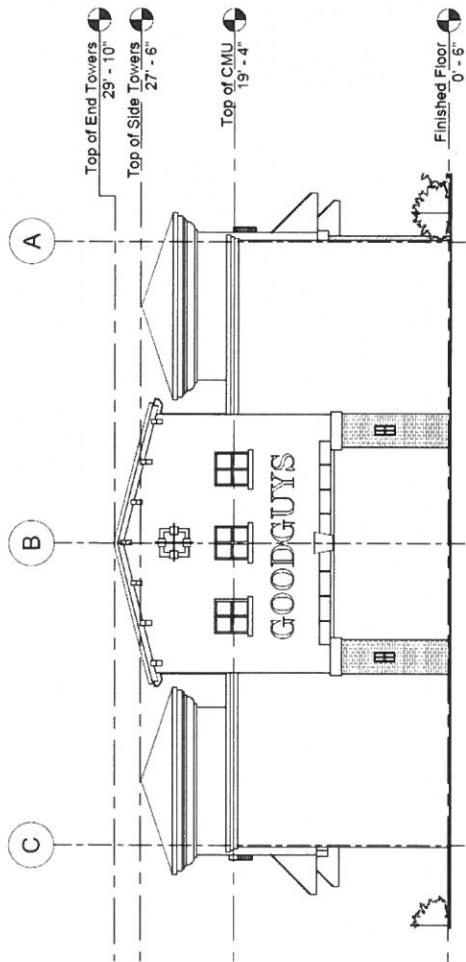


④ South Elevation
1/8" = 1'-0"

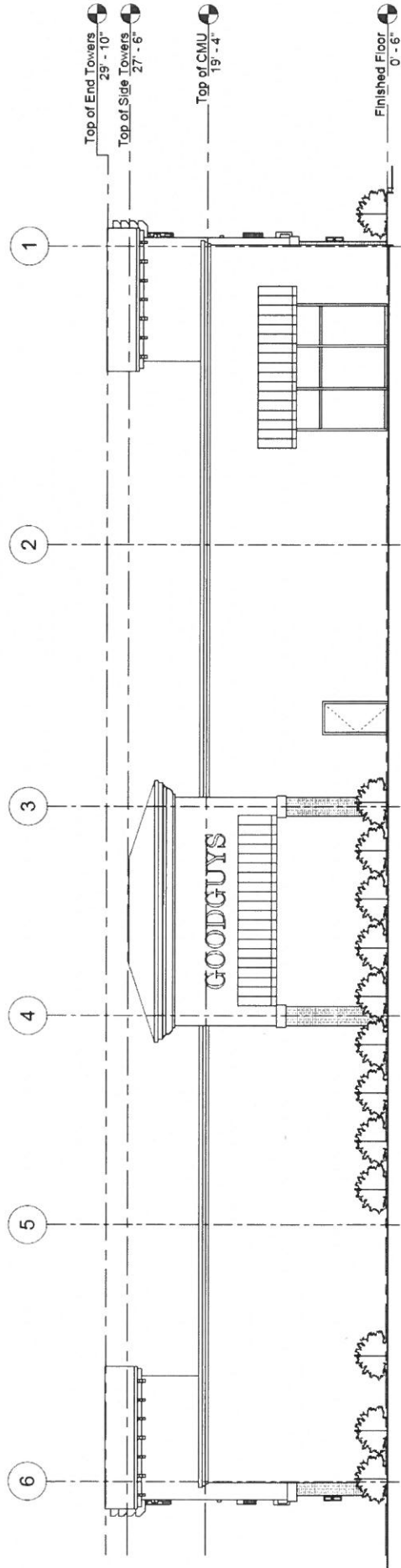


② East Elevation
1/8" = 1'-0"

EXHIBIT "C - 2"

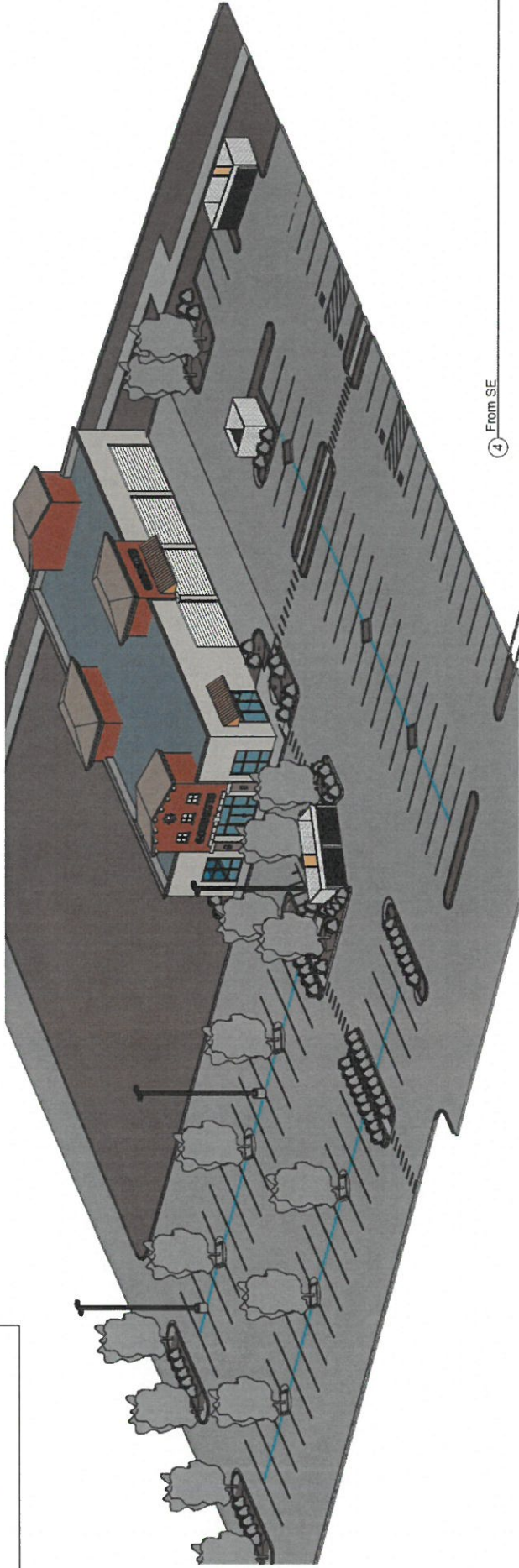


③ North Elevation
1/8" = 1'-0"

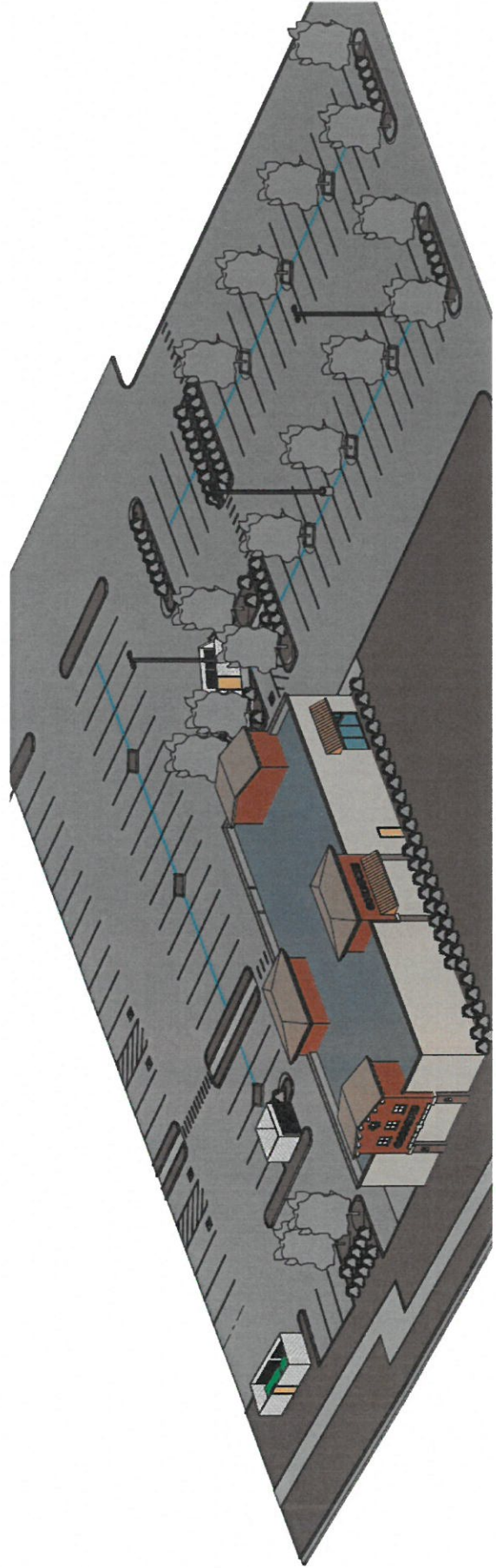


① West Elevation
1/8" = 1'-0"

EXHIBIT "D"



④ From SE



① From NW

EXHIBIT "E"

September 21, 2020

City of Visalia
Planning Dept

Operational statement for Goodguys Tire Inc.
1623 Cameron Way

Goodguys Tire and auto repair has been doing business since June 1975 providing quality automobile, light truck tires and minor auto repair for the public.

Goodguys operates in Fresno, Clovis, Sanger and Visalia. Our main focus is Tires, brakes, shocks, struts, suspension work and Battery replacement. We also do minor tune up and diagnosing and repairing drivability problems plus oil changes. We do not do major engine or transmission work. We do not leave cars outside overnight.

Goodguys proposes to construct approximately a 7,000 sq ft. facility to do the above-mentioned services

Goodguys plans to employ 10-12 employees. And will operate the facility: under Goodguys Tire & auto repair name, Goodguys will be open Monday – Saturday 7:30am - 6pm we are closed on Sunday

Should you have any questions I would be glad to answer them.

Sincerely



Peter M Shubin

President

Goodguys tire Inc.



March 1, 2021

pmiller@cveas.com

Site Plan Review No. 20-151:

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. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

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 **December 16, 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.

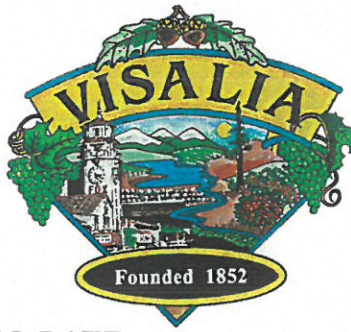
Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, stylized blue scribble.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE December 16, 2020
SITE PLAN NO. 2020-151
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 -TCUP

ADDITIONAL COMMENTS:

If you have any questions or comments, please call Adrian Bubalcaba at (559) 713-4271
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: December 16, 2020

SITE PLAN NO: 2020-151 - C
PROJECT TITLE: S & B Enterprises
DESCRIPTION: Good Guys Tire and Auto Repair
APPLICANT: Paul Miller
PROP. OWNER: DBO Development No. 33
LOCATION TITLE: 1623 W. Cameron Avenue
APN TITLE: 000-013-611
GENERAL PLAN: Regional Commercial
ZONING: C-R (Regional Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 – This project is/may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- Conditional Use Permit
- Building Permits.

PROJECT SPECIFIC INFORMATION: December 16, 2020

1. Auto Oil Shops and Auto Repair are "Conditional" uses permitted in the C-R Zone with approval of a Conditional Use Permit (CUP). The CUP submittal shall include building elevations, a floor plan, a landscaping plan, and a detailed operational statement.
2. Off-site drive aisles, landscaping, and parking areas shall be developed along with the Good Guys Tire proposal as necessary to improve inter-connectivity with the surrounding development. This shall be recommended as a condition of approval for the CUP. The off-site improvements shall be depicted on the project site plan.
3. Maintain a 20 ft. landscape setback from the property line along Cameron Avenue.
4. Landscape and Irrigation plans provided with the CUP and Building Permit submittals shall verify that a minimum 20% of the parking lot is landscaped.
5. Landscaping shall be provided within the property boundaries along Cameron Avenue and in between the proposed building and western property line.
6. The site plan shall show all required paths of travel, in particular to the second exit required by the Building Division.
7. The proposed loading area shall be identified on the site plan.
8. No repair work shall be conducted in parking stalls.
9. Obtain a Building Permit for the work to be conducted.
10. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: October 14, 2020

1. The outstanding Lot Line Adjustment associated with the project site has been recorded and is no longer an impediment to continuation of the project.
2. Auto Oil Shops and Auto Repair are "Conditional" uses permitted in the C-R Zone with approval of a Conditional Use Permit (CUP). The CUP submittal shall include building elevations, a landscaping plan, and a detailed operational statement.
3. The site plan shall be revised to clearly show the project site and surrounding areas, including proposed parking areas and drive aisles. The site plan as submitted contains markings that are ill-defined and hard to see.

4. The applicant shall be required to improve adjacent off-site drive aisles, landscaping, and parking areas as necessary to improve inter-connectivity with the surrounding development. The off-site improvements shall also be depicted on the project site plan.
5. Obtain a Building Permit for the work to be conducted.
6. Maintain a 20 ft. landscape setback from the property line along Cameron Avenue.
7. Provide a Landscape and Irrigation plan with the Building Permit submittal.
8. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: September 30, 2020

1. LLA needs finishing
2. Auto Oil and Auto Repair are a "Conditional Use" in the CR zone, a CUP will be required – provide building elevations and an operational statement with the CUP application auto repair.
3. Better site plan showing interaction with other uses on site.
4. Show who will develop small section south of the site along the drive aisle.
5. Obtain a Building Permit for the work to be conducted.
6. Meet all other Codes and Ordinances.

CITY GENERAL PLAN CONSISTENCY

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because a Parcel Map requires discretionary approval by the Planning Commission and/or City Council the final determination of consistency will be made by the Planning Commission and/or City Council.

17.18.070 Development standards in the C-R zone.

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: twenty (20) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: twenty (20) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) 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;
 6. Street side on corner lot: ten (10) feet.

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.

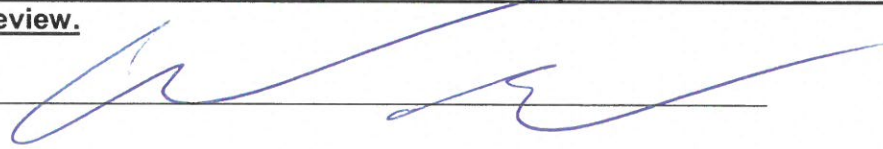
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance 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 _____





**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 1 DATE: DECEMBER 16, 2020

SITE PLAN NO.: 20-151 2ND RESUBMITTAL
 PROJECT TITLE: S & B ENTERPRISES
 DESCRIPTION: GOOD GUYS TIRE AND AUTO REPAIR (CR)
 APPLICANT: PAUL N MILLER
 PROP OWNER: DBO DEVELOPMENT NO 33
 LOCATION: 1623 W CAMERON AVE
 APN: 000-013-611

SITE PLAN REVIEW COMMENTS

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

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

Additional Comments:

- 1. Proposed new shop building will incur impact fees associated with the site improvements and building construction. Refer to page 3 for applicable fees and summary.***
- 2. Parking lot improvements shall include the adjacent areas beyond property boundaries as shown in order to comply with City parking lot design standards and meet City requirements for opening day. Applicant noted the parking lot improvements outside their boundaries will be by separate entity. Separate onsite improvement submittal shall be concurrent with new shop development. Shop permit finals will be contingent upon separate onsite improvement submittal & completion.***
- 3. All required backflow and fire apparatus shall be installed on private property and not in the public right-of-way.***
- 4. A building permit is required, standard plan check and inspection fees will apply.***
- 5. Comply with City parking lot layout and design stds.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-151 2nd RESUBMITTAL**

Date: **12/16/2020**

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

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

(Fee Schedule Date: **9/1/2020**)

(Project type for fee rates: **RETAIL / SERVICE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,343/AC X 0.8 = \$1,074
<input checked="" type="checkbox"/> Transportation Impact Fee	\$10,094/1KSF X 7 = \$70,658
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$1,272/EACH X 1 TREATMENT PLANT FEE: \$946/EACH X 1
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$7,176/AC X 0.8 = \$5,741
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,268/AC X 0.8 = \$4,214
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$9,002/AC X 0.8 = \$7,202
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,969/AC X 0.8 = \$1,575
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$346/1KSF X 7 = \$2,422
<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

City of Visalia
Building: Site Plan
Review Comments

SPR20151
GOOD GUYS TIRES AND
AUTO REPAIRS
1623 W CAMERON

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 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: SECOND EXIT REQUIRED DUE TO TRAVEL DISTANCE. AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE REQUIRED FOR TIRE STORAGE GREATER THAN 500 SQ.FT. ALL EXTERIOR EXIT DOORS SHALL PROVIDE AN ACCESSIBLE ROUTE TO THE PUBLICWAY.

VAL GARCIA 12/16/20

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 December 15, 2020
Item # 1
Site Plan # 20151
APN: **Error! Reference source not found.**
APN: 000013611
1623 W. CAMERON

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

Corbin Reed
Fire Marshal



LT. KROEZE L159

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

Date: 12/15/20
Item: 1
Site Plan: SPR 20151
Name: Good Guys

SITE PLAN REVIEW COMMENTS

No Comment at this time RESUBMIT - SEE PREVIOUS COMMENTS

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date – August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

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

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

Access Controlled / Restricted etc.:

Lighting Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

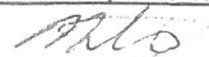
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

20151

- 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 Same as previous comments.

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

Nathan Garza, Solid Waste, 559-713-4532



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 12, 2020

ITEM NO: 3 Resubmit
SITE PLAN NO: SPR20151
PROJECT TITLE: S & B Enterprises
DESCRIPTION: Good Guys Tire and Auto Repair (CR)
APPLICANT: Paul N Miller
OWNER: DBO DEVELOPMENT NO 33
APN: 000013611
LOCATION: 1623 W CAMERON AVE

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as number of trips project is expected to generate in peak hour. 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

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. 2021-02

PROJECT TITLE

The project site is located south of W. Cameron Avenue, approximately 900 feet west of S. Stonebrook Street. (APN: 000-013-611)

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Conditional Use Permit No. 2021-02 is a request to construct a three bay oil change and lube shop on a vacant site in the C-R (Regional Commercial) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, Email: josh.dan@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Paul N. Miller, Central Valley Engineering and Surveying
2511 Logan Street, Selma, CA 93662 -- 559-891-8811

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

N/A

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332**
- Statutory Exemptions- State code number:

This is for the construction of an auto oil change, tire, and light auto repair facility meeting the conditions described in Section 15332.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

March 08, 2021

DATE

ENVIRONMENTAL COORDINATOR
Brandon Smith, AICP

RESOLUTION NO. 2021-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-02, A REQUEST BY GOODGUYS TIRE AND AUTO REPAIR TO CONSTRUCT A NEW, 6,924 SQUARE FOOT STAND-ALONE TIRE, OIL CHANGE, AND LIGHT AUTO REPAIR BUSINESS ON A 0.8-ACRE PARCEL IN THE C-R (REGIONAL COMMERCIAL) ZONE. THE SITE IS LOCATED ON THE SOUTHSIDE OF WEST CAMERON AVENUE WITHIN THE SOUTH PACKWOOD GROVE SHOPPING CENTER (APN: 000-013-611).

WHEREAS, Conditional Use Permit No. 2021-02, is a request by Goodguys Tire and Auto Repair to construct a new, 6,924 square foot stand-alone tire, oil change, and light auto repair business on a 0.8-acre parcel in the C-R (Regional Commercial) zone. The site is located on southside of West Cameron Avenue within the South Packwood Grove Shopping center (APN: 000-013-611); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 08, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-02, as conditioned by staff, 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 project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The use of "auto oil, lube and auto repairs" are conditionally permitted in the C-R zone. The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The proposal is not expected to conflict with existing or future uses as the entire surrounding area is zoned for Regional Commercial use. Proposed hours of operation are compatible with surrounding businesses within the shopping center area.

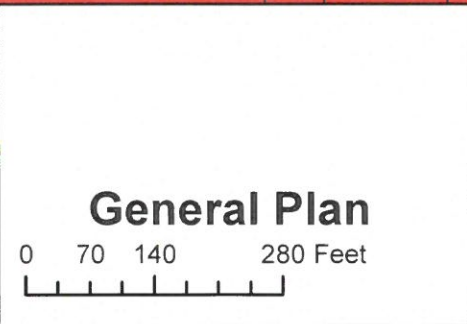
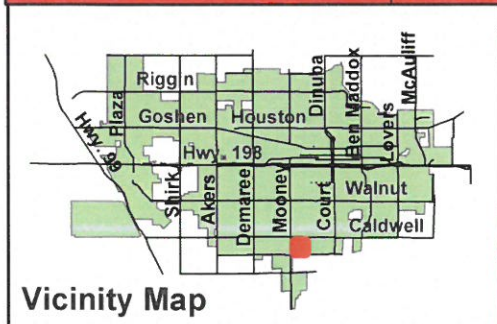
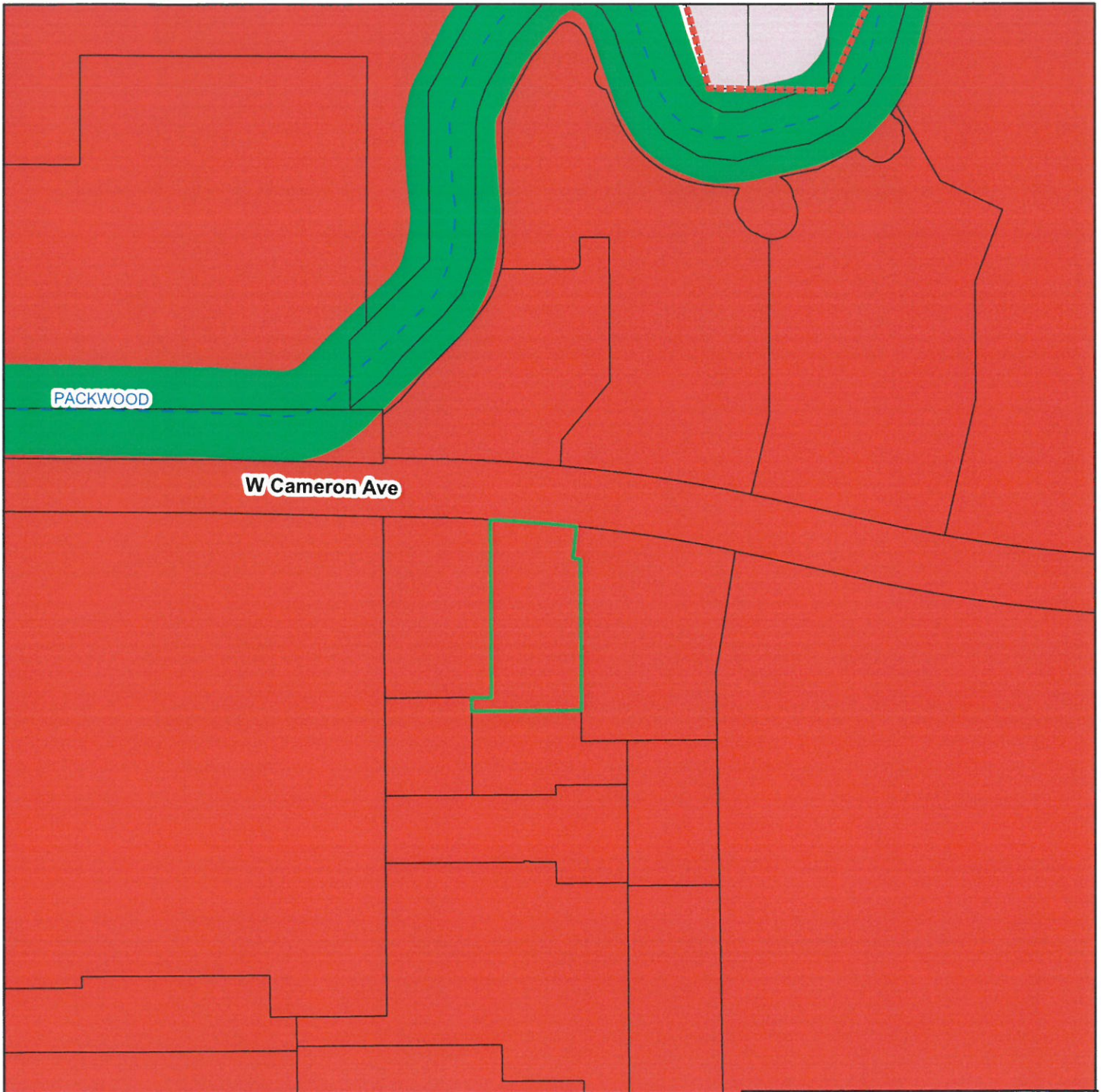
- b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The use does not find itself within proximity to sensitive land uses, and its proposal to expand improvements to areas beyond their pad site provides cohesive improvement across the site facilitating unified parking lot, drive aisles, and pedestrian connectivity in the shopping center.
3. 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. 2021-07).

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

1. That the use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2020-151.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", floor plan in Exhibit "B", elevations in Exhibit "C", and Operational Statement in Exhibit "E".
3. That substantial changes to the site plan, operational statement or floor plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That vehicle repair shall only occur within the building and not in the parking lot, and vehicles required to stay overnight for repair shall be parked inside the autobays and not in the parking lot areas.
5. That the use shall comply with community noise standards as listed in Chapter 8.36 of the Visalia Municipal Code.
6. That all building signage shall require a separate building permit.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

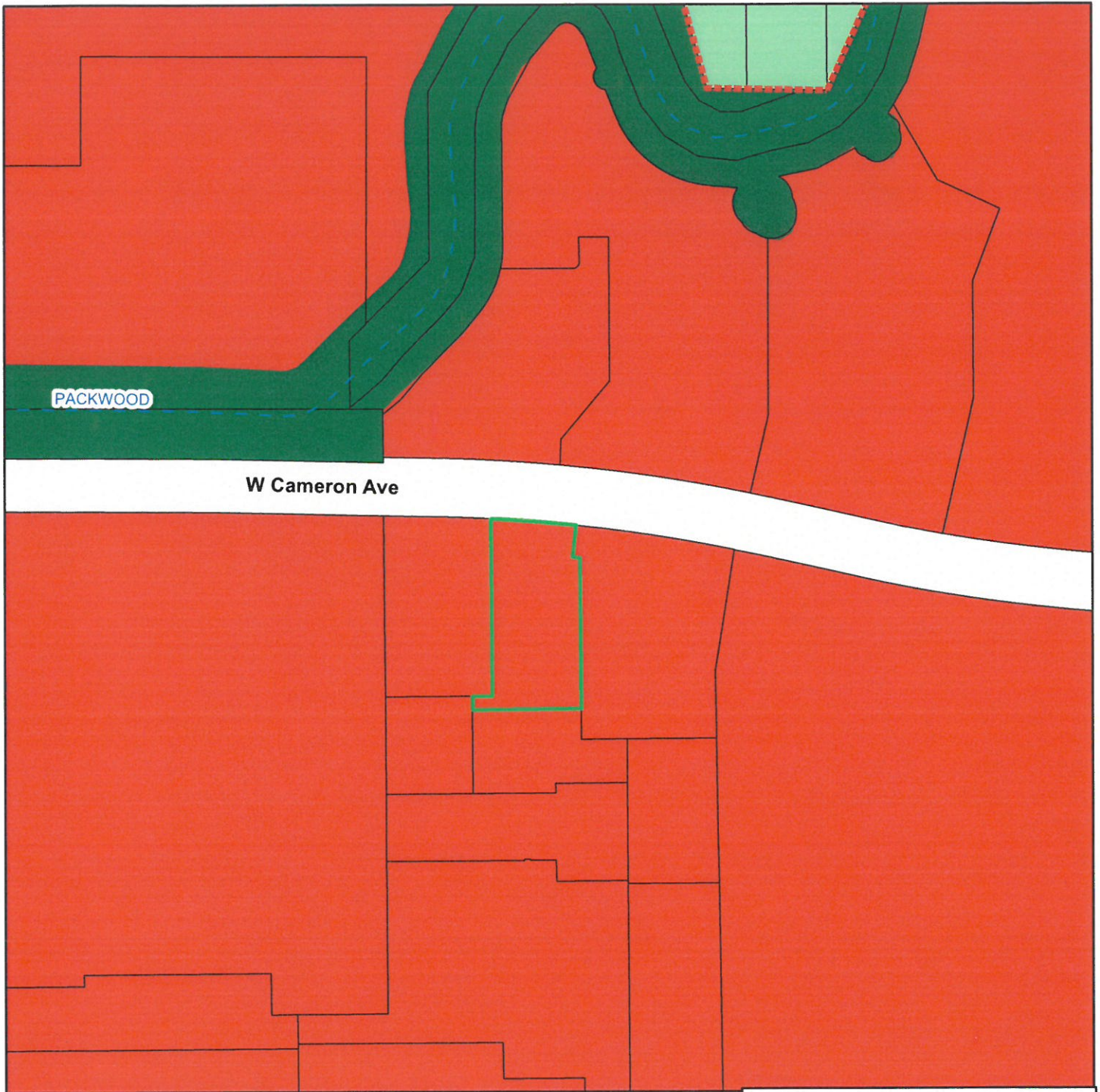
Conditional Use Permit No. 2021-02

The site is located on West Cameron Avenue within the South Packwood Grove Shopping Center (APN: 000-013-611).



Conditional Use Permit No. 2021-02

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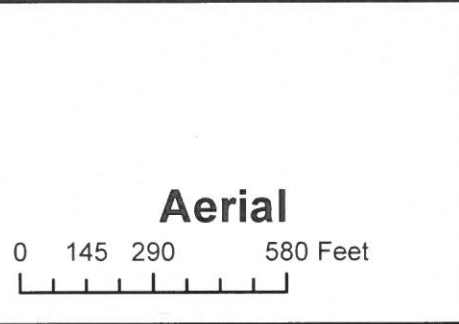
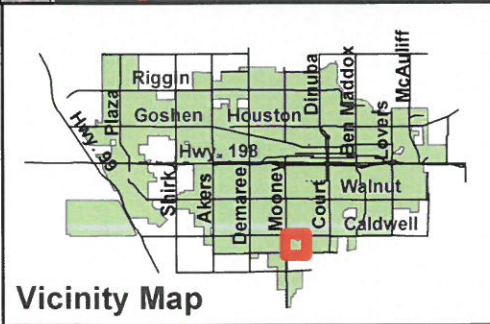
	QP - Quasi-Public	
	C-R - Regional Commercial	
	X - County Areas	
	Project Site	
	Parcels	
	WATERWAYS	

Zoning

0 70 140 280 Feet

Conditional Use Permit No. 2021-02

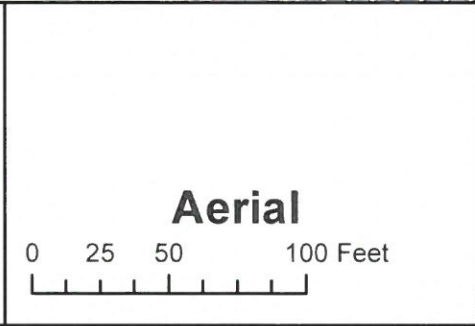
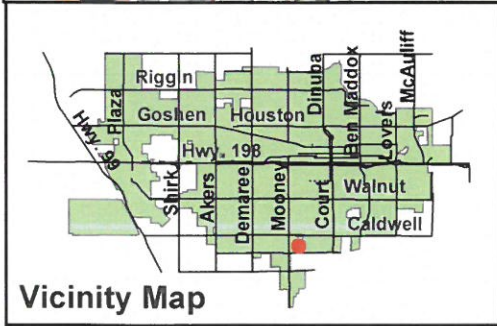
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-  Project Site
-  Parcels
-  WATERWAYS

Conditional Use Permit No. 2021-02

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- Project Site
- Parcels
- WATERWAYS

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