

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, JUNE 14, 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.
  - a. Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
  - b. Time Extension for Rose Estates Tentative Subdivision Map No. 5567
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner  
Conditional Use Permit No. 2021-15: A request by Central Valley Christian Elementary School to place three modular classrooms and a modular restroom on a Q-P (Quasi-Public) zoned site. The project site is located at 5600 West Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2021-24.

7. PUBLIC HEARING – Paul Bernal, City Planner

Vesting Tentative Parcel Map No. 2021-02: A request by American, Inc. to subdivide an 18.97-acre site into one parcel and a remainder in the Business Research Park (BRP) zone. The project site is located at 231 South Kelsey Street (APN: 081-170-013). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-23.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Voluntary 10-day public review and comment period for the Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation closed on May 28, 2021.
- b. City Council at the June 7, 2021, meeting initiated Annexation proceedings for Annexation No. 2021-01.
- c. Work Session discussion on potential land use and zoning designation changes to 21 acres of City owned Parks/Recreation-designated property continued to the June 21, 2021 City Council meeting.
- d. Next Planning Commission Meeting is Monday, June 28, 2021.

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 Ave. Visalia, CA 93291, during normal business hours.

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JUNE 24, 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 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.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 28, 2021**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 14, 2021

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone No.: (559) 713-4443  
E-Mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Conditional Use Permit No. 2021-15:** A request by Central Valley Christian Elementary School to place three modular classrooms and a modular restroom on a Q-P (Quasi-Public) zoned site. The project site is located at 5600 West Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-15, as conditioned, based upon the findings and conditions in Resolution No. 2021-24. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-15, based on the findings and conditions in Resolution No. 2021-24.

### PROJECT DESCRIPTION

The request is an amendment to Conditional Use Permit No. 97-12 to permit the placement of three 960 square foot modular classrooms and a 408 square foot modular restroom on the campus of Central Valley Christian Elementary School. Per the site plan in Exhibit "A" the buildings will be placed at the southeast corner of the campus, in a recreational green space area located between basketball courts and a bus lane used for student pick up and drop offs. Elevations and floor plans for the modular classrooms and restroom facility are provided in Exhibit "B".

Per the Operational Statement in Exhibit "C", the additional classrooms are necessary to serve an expected influx of elementary students beginning with the 2021-2022 academic year. Per e-mail correspondence with CVC staff, potential enrollment in the 2021-2022 academic year is estimated at 531 students. Each modular classroom will be able to accommodate up to 25 students. Upon placement of the modular classrooms, staffing levels would increase to approximately 39 full and part time employees from the current approved staffing level of 35 full and part time employees. Parking for the campus is provided by an existing 58 stall parking field on the southwest corner of the project site. Regular hours of operation for the elementary school are 8:00 a.m. to 3:00 p.m. Monday through Friday.

The applicant has stated per the Operational Statement that only two modular classrooms will be available for placement prior to the start of the 2021-2022 school year. Placement of the third modular classroom and restroom facility will occur later once the buildings are available. An existing multimedia center building will be employed as a classroom in the interim.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Public Institutional
Zoning	Q-P – Quasi-Public
Surrounding Zoning and Land Use	North: Q-P / Central Valley Christian Elementary School grounds, City basin South: R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) / Tulare Avenue (Collector street), Rancho Fiesta Estates residential subdivision East: Q-P / Central Valley Christian High School campus West: Q-P / Sierra Village Senior Living Community
Environmental Review	Categorical Exemption No. 2021-24
Site Plan	2021-044

### **RELATED PROJECTS**

**Conditional Use Permit No. 857:** A request to construct a private K-12 school on city owned property located on the north side of W. Tulare Ave. just west of Akers St. The City Council approved CUP No. 857 on July 20, 1981 by adopting Resolution No. 81-108.

**Conditional Use Permit No. 97-12:** A request by Central Valley Christian School to expand their existing campus facilities and add a K-6 Elementary School at 5600 W. Tulare Ave. The Planning Commission approved CUP No. 97-12 on August 25, 1997 per Resolution No. 97-65. Per the Master Plan project description provided with this submittal, the planned capacity of the new elementary campus is 575 students.

**Conditional Use Permit No. 2001-12:** A request by Central Valley Christian School to amend CUP No. 97-12 to add an open-air pavilion / shade structure between existing elementary classroom buildings for school use. The Planning Commission approved CUP No. 2001-12 on May 14, 2001 per Resolution No. 2001-27.

**Conditional Use Permit No. 2011-29:** A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to allow an electronic reader board sign with 18 square foot of change electronic copy area on a 16-foot-tall sign at an existing school campus in the Q-P (Quasi-Public) zone district. The Planning Commission approved CUP No. 2011-29 on December 12, 2011 per Resolution No. 2011-57.

**Conditional Use Permit No. 2018-25:** A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The Planning Commission approved CUP No. 2018-25 on November 13, 2018 per Resolution No. 2018-25.

## PROJECT EVALUATION

### **Land Use Compatibility**

Public or Private schools are considered compatible uses in the Q-P zone where potential impacts can be addressed through the Conditional Use Permit (CUP) process. The request to amend the previous CUP approvals to allow for placement of three additional modular classrooms is consistent with the existing elementary school use. The total student capacity of the elementary school approved via CUP No. 97-12 is 575 students. Placement of the modular

buildings to accommodate a projected 2021-2022 student population of 531 students is consistent with previous approvals. Traffic Division comments provided per Site Plan Review No. 2021-044 note that addition of the classrooms poses an opportunity *“to address needed onsite pick up and drop off improvements to get the loading and unloading of passengers off the city street.”* However, staff notes that bus and student drop off infrastructure, including the existing parking field and bus lane identified in Exhibit “A”, were included in the original CUP approval, and were considered adequate to service traffic and drop off activity for a student population of up to 575 students. Since the project will not result in an increase of the student population over 575, the existing infrastructure is considered adequate to address placement of the modular classrooms.

The modular buildings will be used for educational purposes, consistent with the mission of the overall facility. Furthermore, placement of additional classrooms will assist in alleviating strains on existing facilities. The classrooms have also been set back approximately 100 feet north of the property boundary closest to residential uses. While the classrooms will replace a portion of an existing green space area, the school retains a significantly sized open space area at the northeast corner of the project site, which will continue to be used for recreational purposes.

Staff concludes the new modular buildings are consistent in nature and character with the existing school campus and the uses in the surrounding area (private secondary school, senior retirement community, residential subdivision).

### **Parking**

Zoning Ordinance Section 17.34.020.C.2 requires elementary schools to provide two parking spaces for each classroom. Per the Operational Statement in Exhibit “C”, the CVC elementary campus provides 58 parking spaces onsite, with 21 existing classrooms. Placement of the three modular classrooms would increase the total classrooms provided to 24, requiring a minimum of 48 parking stalls. The existing parking field exceeds the parking requirement by 10 stalls. As such, no new additional parking spaces are required for the additional modular classrooms.

### **Environmental Review**

The project is considered Categorical Exempt under Section 15314 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-24). This exemption consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. Per information provided by the applicant, the additional classrooms would be able to accommodate up to 25 students each, for a total of 75 additional students. With a projected total elementary school enrollment of 531 students, and a total approved capacity of 575 students, the additional capacity would not exceed the 25% threshold. The addition of portable classrooms is included in this exemption.

## **RECOMMENDED FINDINGS**

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

of this conditional use permit. The request to amend the previous conditional use permit approval through the addition of modular classrooms is consistent with the school's educational purpose, student capacity limits, the nature and character of existing facilities onsite, and with the surrounding area (private elementary school, senior retirement community, and residential subdivision).

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit.
3. That the project is considered Categorical Exempt under Section 15314, Class 14 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-24). This exemption consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. Per information provided by the applicant, the additional classrooms would be able to accommodate up to 25 students each, for a total of 75 additional students. With a projected total elementary school enrollment of 531 students, the additional capacity would not exceed the 25% threshold.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-044.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A", elevations and floor plan in Exhibit "B", and operational statement in Exhibit "C".
3. That future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and amended Conditional Use Permit process.
4. That all applicable federal, state and city laws, codes and ordinances be met.

### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal 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](http://www.visalia.city) or from the City Clerk.

**Attachments:**

- Related Plans and Policies
- Resolution No. 2021-24
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan and Elevations
- Exhibit "C" –Operational Statement
- Environmental Document No. 2021-024
- Site Plan Review No. 2021-044 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## RELATED PLANS AND POLICIES

### Chapter 17.38 CONDITIONAL USE PERMITS

#### Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 17.38.010 Purposes and powers.

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

#### **17.38.020 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.
  - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
  - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.



- 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.

**17.38.030 Lapse of conditional use permit.**

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

**17.38.040 Revocation.**

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

**17.38.050 New application.**

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

**17.38.060 Conditional use permit to run with the land.**

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
  9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

**17.38.080 Public hearing--Notice.**

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

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the

findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2021-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-15, A REQUEST BY CENTRAL VALLEY CHRISTIAN ELEMENTARY SCHOOL TO CONSTRUCT THREE MODULAR CLASSROOMS AND A MODULAR RESTROOM ON A SITE ZONED Q-P (QUASI-PUBLIC). THE PROJECT SITE IS LOCATED AT 5600 W. TULARE AVENUE, AT THE NORTHEAST CORNER OF WEST TULARE STREET AND SOUTH ANTHONY STREET (APN: 087-460-004).

**WHEREAS**, Conditional Use Permit No. 2021-15, is a request by Central Valley Christian Elementary School to construct three modular classrooms and a modular restroom on a site zoned Q-P (Quasi-Public). The project site is located at 5600 W. Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004).; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 14, 2021; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-15, 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 15314.

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

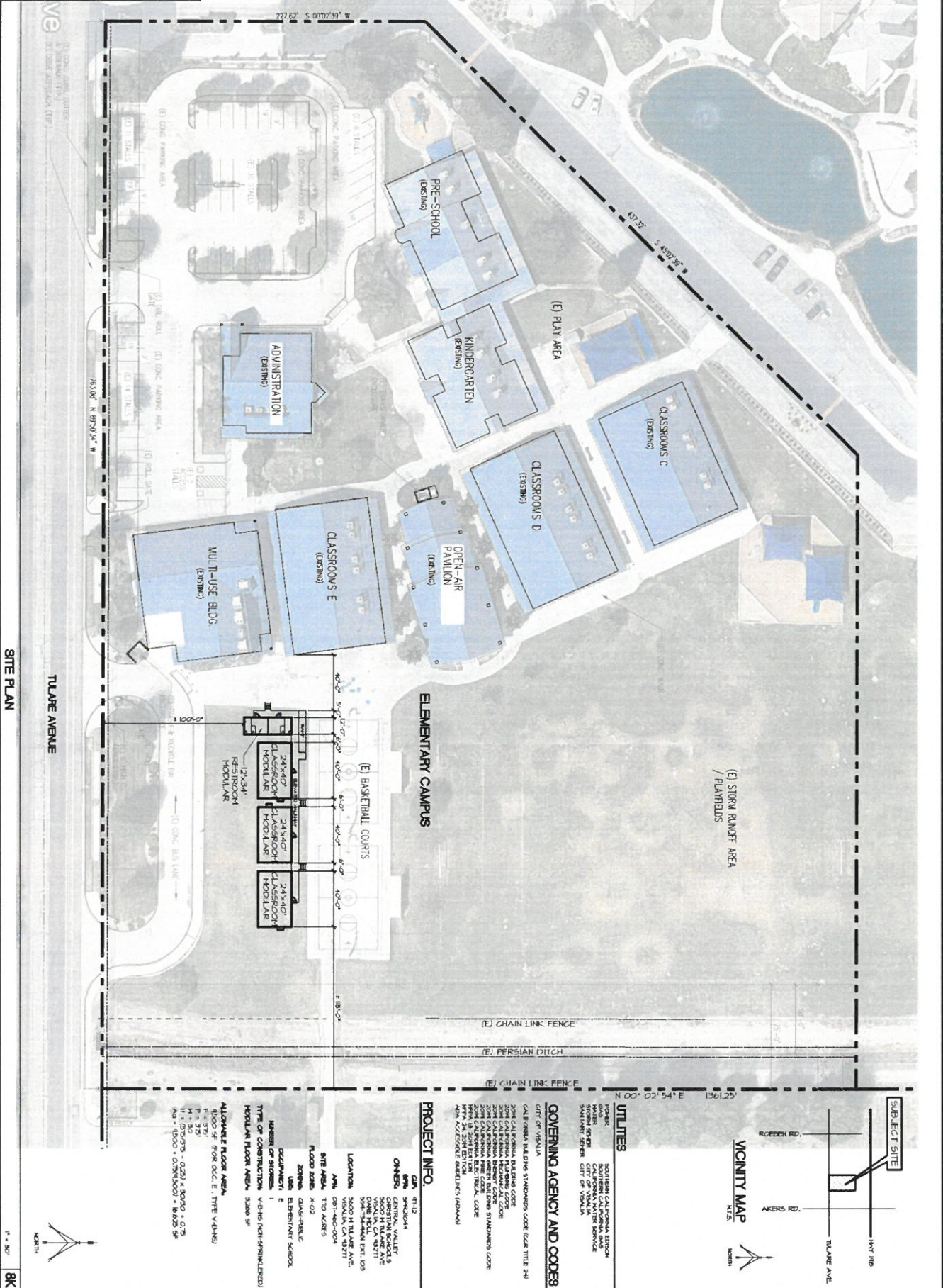
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The new modular classrooms will be used for educational purposes, consistent in nature and character with the existing school campus and the uses in the surrounding area (private elementary school, senior retirement community, and residential subdivision).

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is compatible subject to compliance with the conditions of project approval of this conditional use permit. The request to amend the previous CUP approvals is consistent with the schools related activities. The new modular classrooms will be used for educational purposes, consistent in nature and character with the existing school campus and the uses in the surrounding area (private elementary school, senior retirement community, and residential subdivision).
3. That the project is considered Categorical Exempt under Section 15314, Class 14 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-24). This exemption consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less. Per information provided by the applicant, the additional classrooms would be able to accommodate up to 25 students each, for a total of 75 additional students. With a projected total elementary school enrollment of 531 students, the additional capacity would not exceed the 25% threshold.

**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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-044.
2. That the site be developed in substantial compliance with the site plan in Exhibit "A", elevations and floor plan in Exhibit "B", and operational statement in Exhibit "C".
3. That future buildings and/or modifications to intensify the site shall be subject to the Site Plan Review and amended Conditional Use Permit process.
4. That all applicable federal, state and city laws, codes and ordinances be met.

# Exhibit "A"



**SITE PLAN**

**TULARE AVENUE**



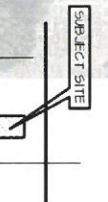
7' x 30'

**UTILITIES**  
 POWER  
 SOUTHERN CALIFORNIA Edison  
 WATER AND SEWER  
 CALIFORNIA WATER SERVICE  
 SANITARY SEWER  
 CITY OF VISALIA

**GOVERNING AGENCY AND CODES**  
 CITY OF VISALIA  
 2009 CALIFORNIA BUILDING STANDARDS CODE (BASE TITLE 24)  
 2009 CALIFORNIA PLUMBING CODE  
 2009 CALIFORNIA ELECTRICAL CODE  
 2009 CALIFORNIA MECHANICAL CODE  
 2009 CALIFORNIA FIRE CODE  
 2009 CALIFORNIA FIRE PREVENTATION CODE  
 2009 CALIFORNIA FIRE SAFETY CODE  
 2009 CALIFORNIA LANDMARK PRESERVATION CODE  
 2009 CALIFORNIA SIGNAGE REGULATIONS  
 2009 CALIFORNIA ZONING REGULATIONS  
 2009 CALIFORNIA UNIFORM BUILDING CONVENTIONS  
 2009 CALIFORNIA UNIFORM CONSTRUCTION SPECIFICATIONS  
 2009 CALIFORNIA UNIFORM FIRE ALARMS AND SIGNALING CODE  
 2009 CALIFORNIA UNIFORM FIRE SAFETY CODE  
 2009 CALIFORNIA UNIFORM MECHANICAL CODE  
 2009 CALIFORNIA UNIFORM PLUMBING CODE  
 2009 CALIFORNIA UNIFORM ELECTRICAL CODE  
 2009 CALIFORNIA UNIFORM BUILDING CONVENTIONS  
 2009 CALIFORNIA UNIFORM CONSTRUCTION SPECIFICATIONS

**PROJECT INFO**  
 JOB # 0712  
 CLIENT VISALIA  
 OWNER CARROLLIN QUALITY  
 CARROLLIN QUALITY  
 1000 N. TULARE AVENUE  
 VISALIA, CA 93277  
 OWNER PHONE (559) 261-1111  
 OWNER FAX (559) 261-1111  
 LOCATION 1000 N TULARE AVE,  
 VISALIA, CA 93277  
 A/E/C 08140-004  
 FLOOR ZONE X-02  
 SITE AREA 17.0 ACRES  
 ZONING 20944-GA-RF-ELC  
 USE ELEMENTARY SCHOOL  
 SCALEMENT 1  
 NAME OF SITE VISALIA ELEMENTARY  
 TYPE OF CONSTRUCTION V-P (NEW/REPLACEMENT)  
 MODULAR FLOOR AREA 3286 SF

**ALLOWABLE FLOOR AREA**  
 TYPE OF FLOOR AREA TYPE V-P (NEW)  
 F-370  
 F-375  
 F-380  
 F-385  
 F-390  
 F-395  
 F-400  
 F-405  
 F-410  
 F-415  
 F-420  
 F-425  
 F-430  
 F-435  
 F-440  
 F-445  
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 F-975  
 F-980  
 F-985  
 F-990  
 F-995  
 F-1000



**VICINITY MAP**  
 N 75° E  
 NORTH

**SUBJECT SITE**

RECKER RD.  
 AKERS RD.  
 TULARE AVE.  
 HWY 99

**UTLITIES**

**GOVERNING AGENCY AND CODES**

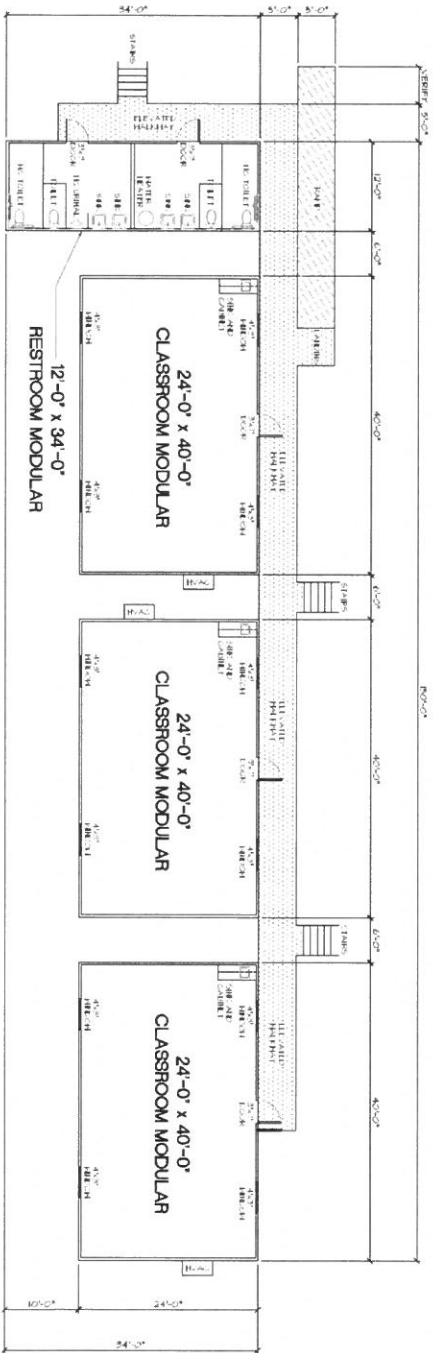
**PROJECT INFO**

**ALLOWABLE FLOOR AREA**

**VICINITY MAP**

**SUBJECT SITE**

# Exhibit "B"



FLOOR PLAN

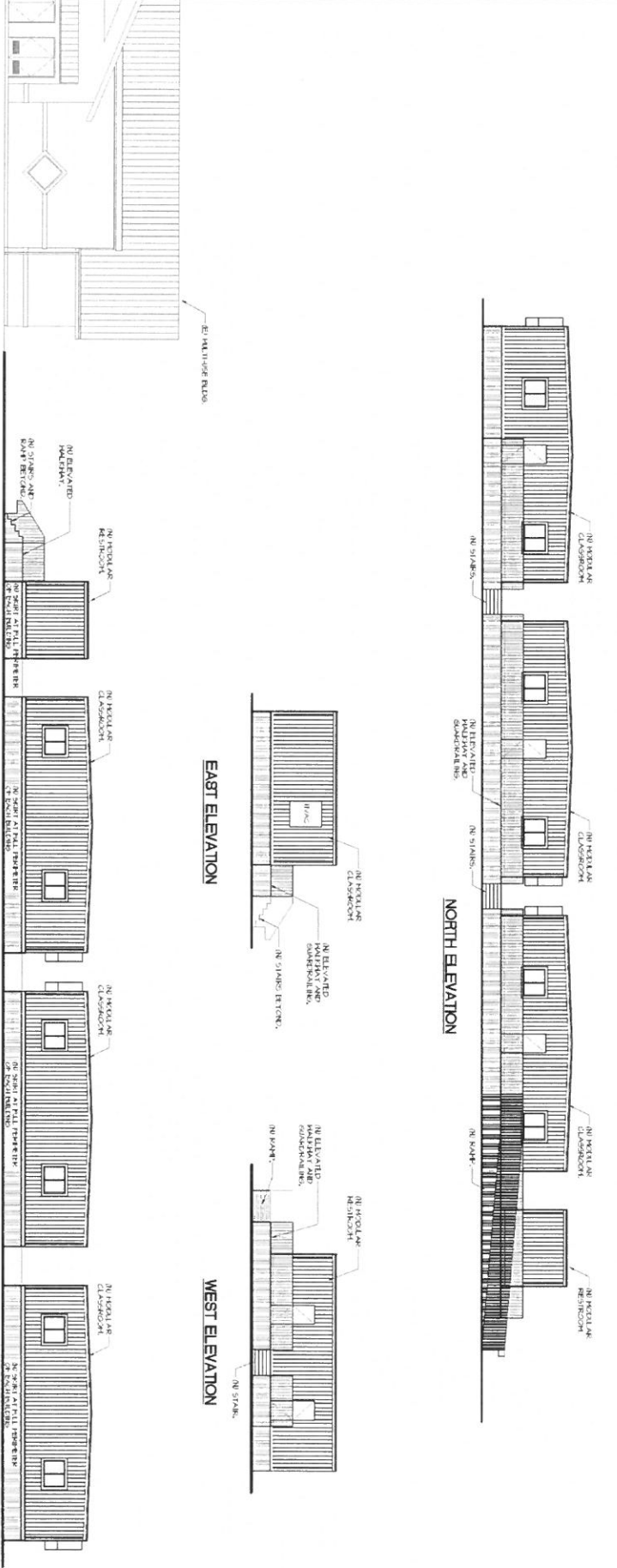
8K

EXTERIOR ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



5K

# Exhibit "C"



May 19, 2021

City of Visalia  
Planning Division

To Whom It May Concern,

Per request, we are submitting this revised operational statement to include the most recent updates to our plans based on portable building availability.

Central Valley Christian Schools, a PreK-12th Grade Christian School, has an urgent need to add portable buildings to our existing Elementary campus to serve an influx of Elementary students beginning with the 2021-22 school year. Specifically, our student numbers have increased from a current enrollment of 56 kindergarten students to a maximum of 100 kindergarten students that will be accepted for the 21-22 school year. In addition, 6th grade is projected to enroll 88 students for the 21-22 school year, making it necessary to add a 4th classroom to accommodate these students. These buildings will be used in subsequent years as the expanded class sizes migrate towards higher grade levels within our Elementary program. In addition to the student numbers, we anticipate expanding our current teaching staff by 2-4 employees. Currently, our Elementary campus employees 35 FT or PT staff. There are currently 58 parking spaces located to the west of the proposed building site, and 28 additional parking spaces located to the east of the site. There are currently 21 classrooms serving grades K through 6, along with additional buildings/classrooms containing learning resource, band/choir, library, and open-air lunch pavilion. While the portable buildings will take some green space away from a current playground, there is more than enough green space available directly north of the site to make up for the difference. Aside from the portables needed to safely educate these students, all other aspects of our facility, including bus transportation and parking are more than adequate to serve our staff, students, and school society members in the present format. Our regular hours of service for the Elementary campus run from 8am until 3pm Monday through Friday. We do not anticipate these requested changes to have any type of noticeable impact on our surrounding neighbors or those that regularly commute along Tulare Avenue. At the time of this writing, we have been informed that only two of the 4 buildings included on the submitted drawings will be available prior to the start of the fall sessions. For that reason, we have ordered only two portable classrooms, and will shift our current classes around so that all students remain near their original locations, and current restrooms will serve each age group adequately. Each of the two portable classrooms will serve no more than 25 3<sup>rd</sup> grade students, and the additional 6<sup>th</sup> grade classroom will be temporarily located in the Multi-Media Center, located directly across from the other 6<sup>th</sup> grade classrooms.

Sincerely,



Dane J. Moll  
Director of Human Resources  
and Business Administrator  
Central Valley Christian School



Re: CVC Classrooms - Quick Questions



Dane Moll <dmoll@cvc.org>  
To: Cristobal Carrillo

Reply Reply All Forward ...

Thu 06/03/2021 3:16 PM

You replied to this message on 06/03/2021 3:17 PM.

Sure thing. In regard to ES, our potential enrollment number is up to 531.

On Thu, Jun 3, 2021 at 3:10 PM Cristobal Carrillo <Cristobal.Carrillo@visalia.city> wrote:

Yeah, that'll work. Just wanted to make sure I could honestly say, "They have plenty of additional recreational space to the north".

Thanks for the info. Oh, one more thing, how many kids is the school expected to have in total for the 2021/2022 year?

Cristobal Carrillo, Associate Planner

City of Visalia

Community Development Dept., Planning Division

(559) 713-4443

[Cristobal.Carrillo@visalia.city](mailto:Cristobal.Carrillo@visalia.city)



**From:** Dane Moll <dmoll@cvc.org>

**Sent:** Thursday, June 3, 2021 3:09 PM

**To:** Cristobal Carrillo <Cristobal.Carrillo@visalia.city>

**Subject:** Re: CVC Classrooms - Quick Questions

Hi Cristobal. The bus lanes are for pick up and drop off only at this point. In regard to the other owner listed for the storm runoff/playfields, That could be showing up at Sierra Village? We have full access to all of this with no limitations. What happened is that SV ended up giving us a section of their land for playing fields, and when the property due north of us was donated to SV/CVC, we basically took what they let us have for field space and gave that acreage back to them on the land we were given to the north versus a 50/50 split. Hope that helps.

**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. 2021-15

**PROJECT TITLE**

The project site is located at 5600 W. Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by Central Valley Christian Elementary School to construct three modular classrooms and a modular restroom on a site zoned Q-P (Quasi-Public)

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

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, 559-713-4444, cristobal.carrillo@visalia.city

**NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT**

Central Valley Christian Schools, Attn: Dane J. Moll, 5600 W. Tulare Avenue, Visalia CA 93277, Phone: (559) 734-9481, E-mail: [dmoll@cvc.org](mailto:dmoll@cvc.org)

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

Central Valley Christian Schools, Attn: Dane J. Moll, 5600 W. Tulare Avenue, Visalia CA 93277, Phone: (559) 734-9481, E-mail: [dmoll@cvc.org](mailto:dmoll@cvc.org)

**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 15314**
- Statutory Exemptions- State code number:

A request by Central Valley Christian Elementary School to construct three modular classrooms and a modular restroom. Section 15314 is appropriate as the proposal will add less than 10 classrooms and will not increase capacity of the school by more than 25%.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**



May 18, 2021

**Site Plan Review No. 21-044:**

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.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at [Adrian.Rubalcaba@visalia.city](mailto:Adrian.Rubalcaba@visalia.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 **March 31, 2021**. 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.

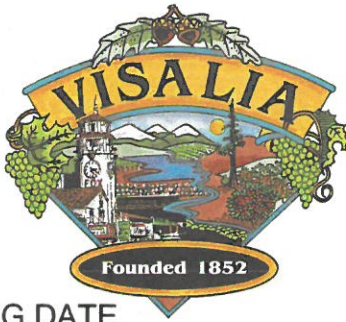
Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a blue oval-shaped background.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE

March 31, 2021

SITE PLAN NO.

2021-044

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 Cristobal Carrillo, Associate Planner at (559) 713-4443  
*Site Plan Review Committee*



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 713-

ITEM NO: 4 DATE: MARCH 31, 2021

SITE PLAN NO.: 21-044  
 PROJECT TITLE: CENTRAL VALLEY CHRISTIAN ELEMENTARY SCHOOL  
 DESCRIPTION: NEW MODULAR CLASSROOMS AND RESTROOMS (QP)  
 APPLICANT: DANE MOLL  
 PROP OWNER: CENTRAL VALLEY CHRISTIAN SCHOOLS  
 LOCATION: 5600 W TULARE  
 APN: 087-460-004

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

- 1. New modular classrooms will incur impact fees. Refer to page 3 for applicable fees.**
- 2. Provide number of additional students.**
- 3. A building permit is required, standard plan check and inspection fees apply.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-044**  
Date: **3/31/2021**

**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: **SCHOOL**)

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

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$4,619/1KSF X TBD</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$16/STUDENT X TBD</b> <b>TREATMENT PLANT FEE:</b> <b>\$33/STUDENT X TBD</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$13/STUDENT X TBD</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

**Cristobal Carrillo, Associate Planner, (559) 713-4443**

Date: March 31, 2021

SITE PLAN NO: 2021-044  
PROJECT TITLE: Central Valley Christian Elementary School  
DESCRIPTION: New Modular Classrooms and Restrooms  
APPLICANT: Dane Moll  
PROP. OWNER: Central Valley Christian Schools  
LOCATION TITLE: 5600 W Tulare  
GENERAL PLAN: Quasi-Public  
EXISTING ZONING: QP (Quasi-Public)

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project may be subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) – see District web-site for information.

## **Project Requirements**

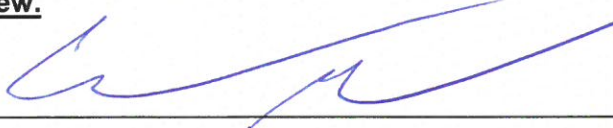
- Conditional Use Permit Amendment
- Building Permit
- Additional information as needed.

## **PROJECT SPECIFIC INFORMATION:** March 31, 2021

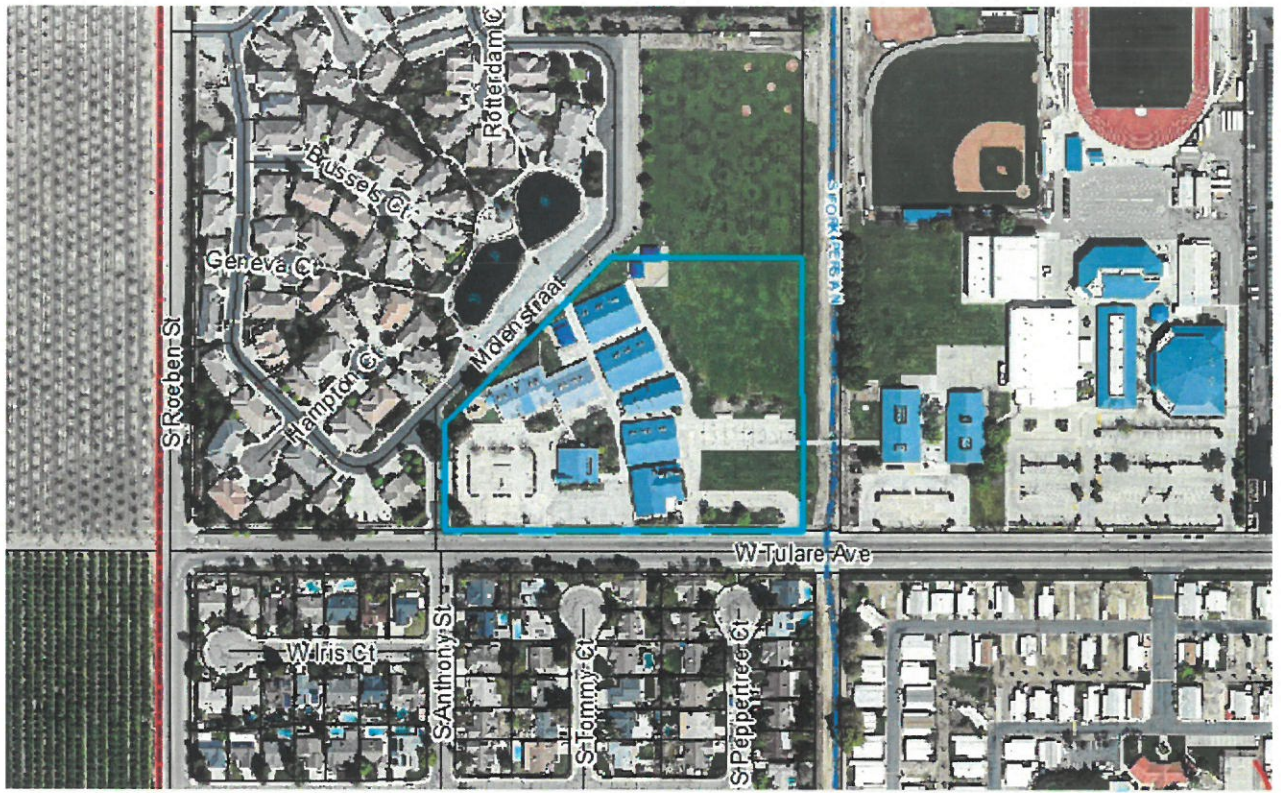
1. The applicant shall amend the existing school campus Conditional Use Permit to add the proposed classroom buildings. The proposal shall require payment of a "Minor Conditional Use Permit" fee.
2. The applicant shall submit a detailed site plan, operational statement, building elevations, landscaping plan, and floor plans with the Conditional Use Permit submittal.
3. The site plan shall include calculations verifying that sufficient onsite parking is available to support the additional classrooms. Calculations shall also be provided verifying a minimum 10% of the parking lot is landscaped.
4. A separate Building Permit shall be required for each individual classroom building.
5. Meet all other city codes and ordinances.

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







3PR 21044  
CENTRAL VALLEY CHRISTIAN  
SCHOOL  
5600 W. TULARE

City of Visalia  
**Building: Site Plan**  
**Review Comments**

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

- A building permit will be required. **FOR EACH STRUCTURE** *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. **MEET FEMA FLOOD REQUIREMENTS**
- 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: **TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE EITHER REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING. PROVIDE AUTOMATIC FIRE ALARM SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WITH OCCUPANT LOAD OF 50 OR MORE OR CONTAINING MORE THAN ONE CLASSROOM.**  
**VAL CARCIA 3/31/21**



**Site Plan Comments**

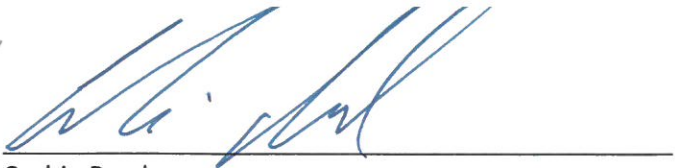
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date	March 29, 2021
Item #	4
Site Plan #	21044
APN:	087460004

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction \_\_\_\_\_ Square footage \_\_\_\_\_

- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2019 CFC D103.5):
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms can be obtained at the Visalia Fire Department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.



Corbin Reed  
Fire Marshal



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

Date : 3-30-21  
 Item: 4  
 Site Plan: 21-044  
 Name: Agent McEwen

**SITE PLAN REVIEW COMMENTS**

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
 Effective date – August 17, 2001  
  
 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
 \_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
 \_\_\_\_\_
- Access Controlled / Restricted etc.:  
 \_\_\_\_\_
- Lighting Concerns:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 31, 2021

**ITEM NO: 4**

SITE PLAN NO: SPR21044

PROJECT TITLE: Central Valley Christian Elementary School

DESCRIPTION: New Modular Classrooms and Restrooms. (QP)

APPLICANT: Dane Moll

OWNER: CENTRAL VALLEY CHRISTIAN SCHOOLS SC

APN: 087460004

LOCATION:

**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:**

- With expansion of campus for additional student classrooms, opportune time to address needed onsite pick up and drop off improvements to get the loading and unloading of passengers off the city street.

*Leslie Blair*

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

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


21044

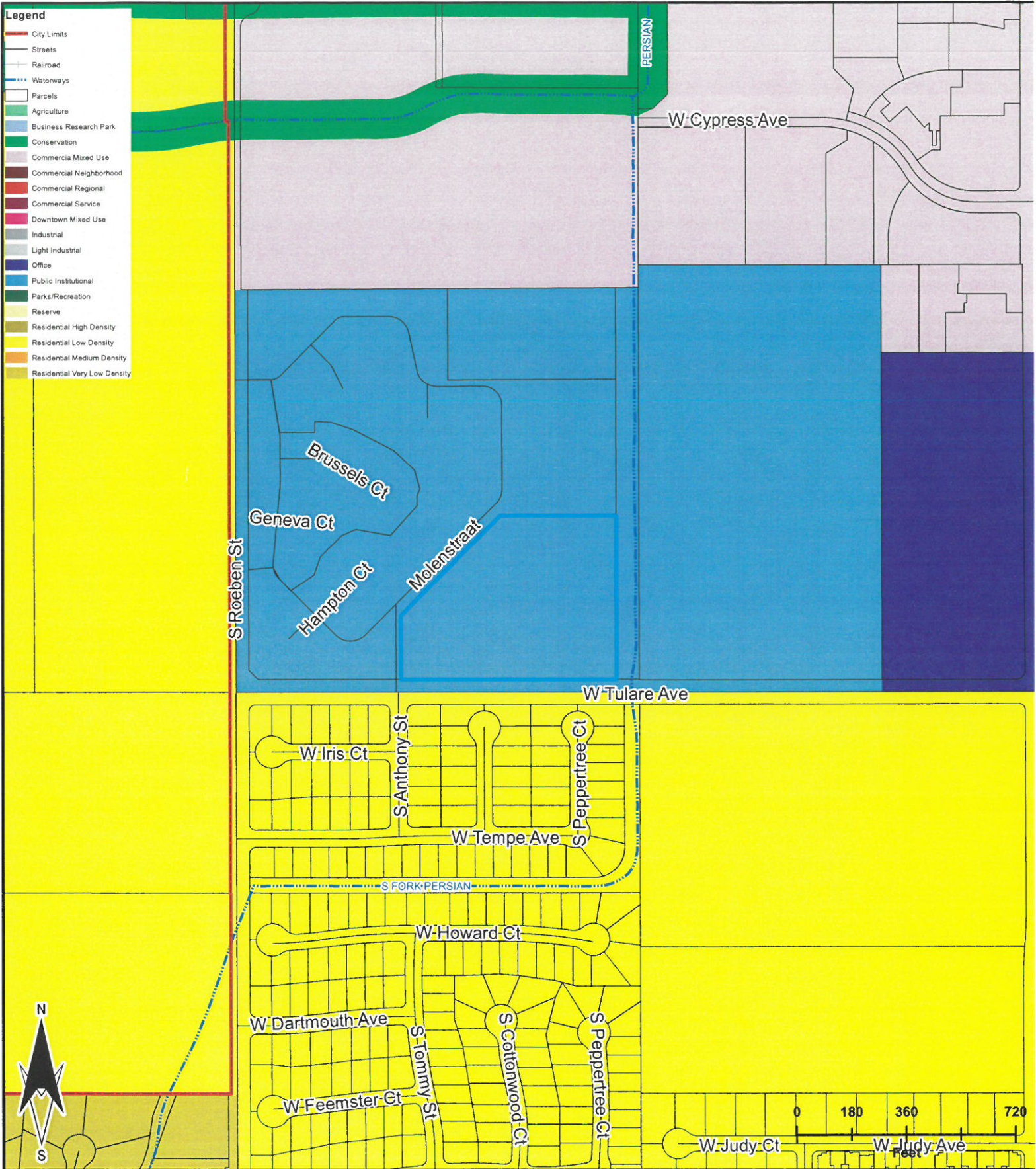
March 31, 2021

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment Customer to contact Solid Waste Division at 559-713-4532 to schedule a waste assessment if additional services are required.

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

Nathan Garza, Solid Waste, 559-713-4532  




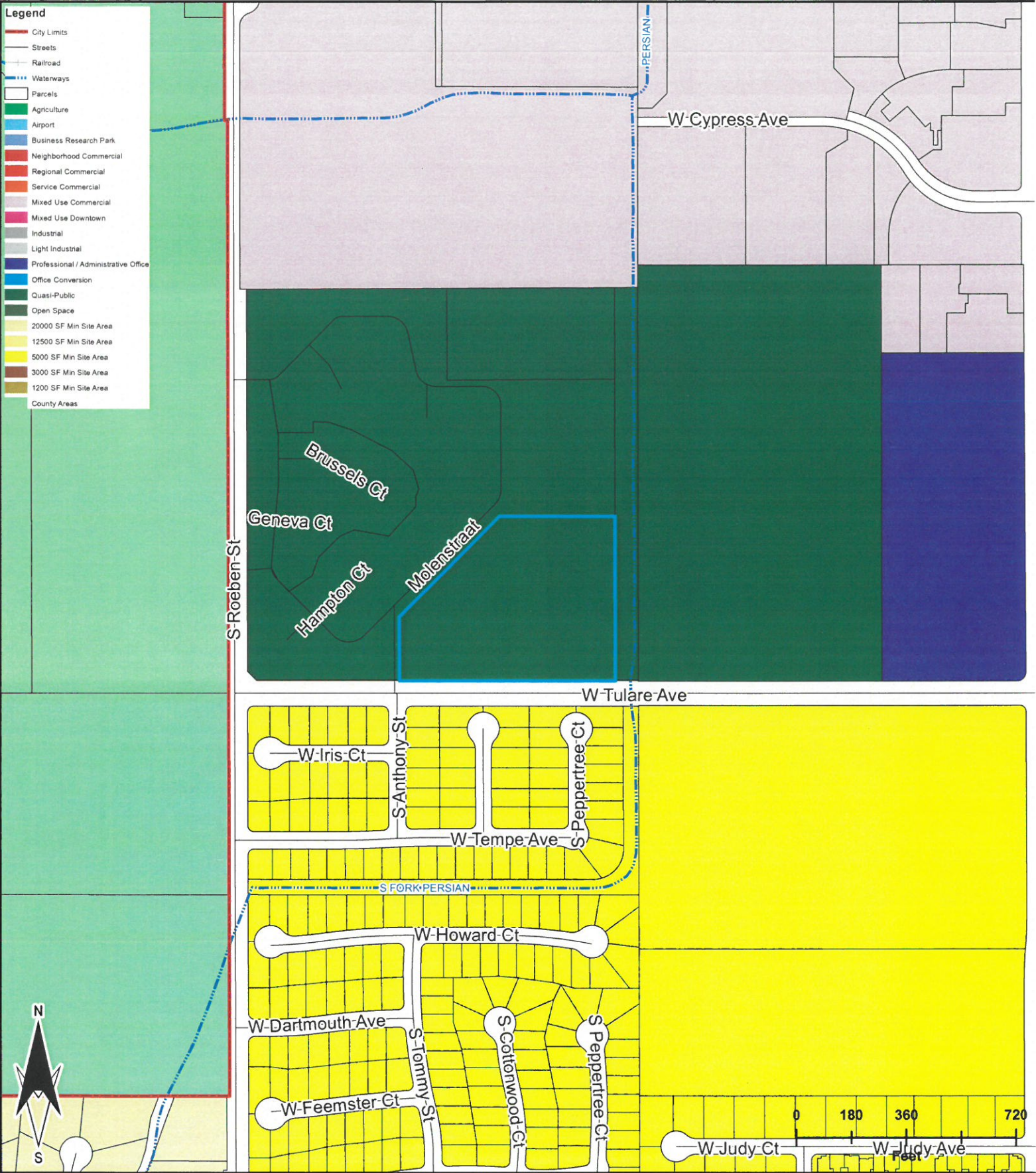
# Conditional Use Permit No. 2021-15

General Plan  
Land Use Map





- Legend**
- City Limits
  - Streets
  - Railroad
  - Waterways
  - Parcels
  - Agriculture
  - Airport
  - Business Research Park
  - Neighborhood Commercial
  - Regional Commercial
  - Service Commercial
  - Mixed Use Commercial
  - Mixed Use Downtown
  - Industrial
  - Light Industrial
  - Professional / Administrative Office
  - Office Conversion
  - Quasi-Public
  - Open Space
  - 20000 SF Min Site Area
  - 12500 SF Min Site Area
  - 5000 SF Min Site Area
  - 3000 SF Min Site Area
  - 1200 SF Min Site Area
  - County Areas



# Conditional Use Permit No. 2021-15

Zoning Map





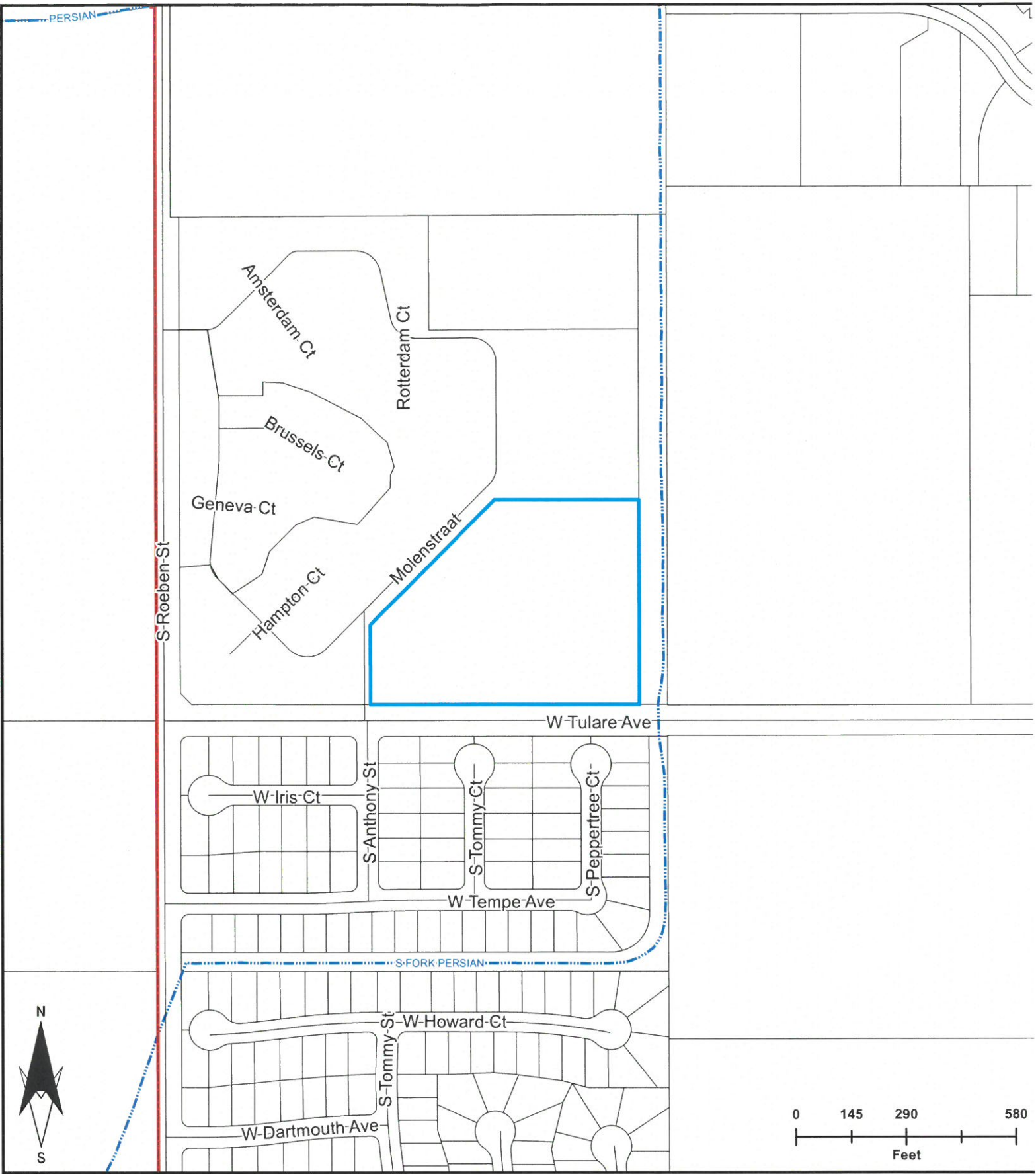
# Conditional Use Permit No. 2021-15

Aerial Map

### Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels





# Conditional Use Permit No. 2021-15

Vicinity Map



- Legend**
- City Limits
  - Streets
  - +— Railroad
  - Waterways
  - Parcels