

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, JUNE 28, 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. Finding of Consistency No. 2021-001: A request by Russ Marlow to modify Conditional Use Permit No. 2020-10 site plan and elevation exhibits as approved by the Planning Commission. The project site is located on the north side of East Tulare Avenue between South Lovers Lane and South Vista Street (APNs: 101-013-022).
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - Conditional Use Permit No. 2021-05: A request by Bill Cummings to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone. The project site is located at 707 West Murray Avenue, on the southwest corner of North Johnson Street and West Murray Avenue (APN: 093-177-007). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-09.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-20: A request to amend Conditional Use Permit No. 2018-30 by expanding the project site by three parcels totaling 1.93-acres, which will facilitate a 58,696 square-foot mixed use building that includes 26,407 square-foot medical office, 24,509 square-foot outpatient surgery center, and a 7,780 square-foot residence. This will replace the 56,000 square-foot mixed use building previously approved with Conditional Use Permit No. 2018-30. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-30.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. Planning Commission Interviews June 30, 2021.
 - b. City Hall Offices Closed July 5th and no Council meeting July 6th.
 - c. Next Planning Commission Meeting is Monday, July 12, 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, JULY 8, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 12, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 28, 2021

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone No.: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Conditional Use Permit No. 2021-05: A request by Bill Cummings to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone. The project site is located at 707 West Murray Avenue, on the southwest corner of North Johnson Street and West Murray Avenue (APN: 093-177-007).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-05, as conditioned, based upon the findings and conditions in Resolution No. 2021-08. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-05, as conditioned, based on the findings and conditions in Resolution No. 2021-08.

PROJECT DESCRIPTION

The request is to renovate and remodel an existing 28,500 square foot metal building on a 3.49-acre parcel for use as an indoor soccer facility with a micro-brewery and taproom (see Exhibit "A"). Per the Floor Plan in Exhibit "B", interior improvements will consist of the following:

- 19,500 square foot space for two indoor soccer fields, with each field measuring 4,000 square feet in size,
- 2,000 square foot micro-brewery,
- 2,000 square foot taproom for the selling and serving beer brewed onsite,
- 1,000 square foot "banquet room" for private occasions,
- 1,200 square foot entry/administrative area, and
- 2,800 square foot outdoor patio area with a snack bar, which will also serve to accommodate mobile food trucks onsite.

In addition, per Exhibit "A", outdoor improvements will be conducted to the project site, consisting of the following:

- Installation of a 99-stall parking lot with accompanying landscaping and parking lot lighting (see Site Plan, Landscape Plan, and Photometric Plan in Exhibits "A", "D" and "E" respectively),
- Placement of an 8,349 square foot outdoor soccer field area at the northeast corner of the project site,
- Installation of four 18-foot-tall light poles as shown in the Photometric Plan in Exhibit "E" to allow for the playing of outdoor soccer events during evening hours. Per the applicant,

while soccer activity would stop at 10:00 p.m. daily, field lights would remain on until 11:00 p.m., presumably to accommodate after hours employee operations; and

- Installation of a 1,750 square foot wood trellis and shade covers for the field.

Building elevations are depicted in Exhibit "C". The elevations show that the applicant will largely continue the industrial metal wall paneling and CMU walls of the original building. Alterations to the exterior include the addition of a metal panel parapet wall along the northern and southern exteriors, additional windows within the southern building exterior, and signage on the northern face of the building.

Additional off-site improvements proposed within the right-of-way areas include:

- Installation of a new drive approach along Murray Avenue and School Street,
- Curb and curb-ramps, gutter, and six-foot-wide sidewalks,
- Street lighting along School Avenue, and
- Right-of-way landscaping.

Right-of-way improvements have been previously reviewed and approved through Site Plan Review No. 2019-127 and Building Permit No. B194186. However, no off-site improvements have been undertaken by the applicant at this time, resulting in the expiration of Building Permit No. B194186.

Per the Operational Statement in Exhibit "F", the facility will be open to people of all ages and will operate Monday through Friday, 4:00 p.m. to 10:00 p.m., and Saturday through Sunday 8:00 a.m. to 10:00 p.m. Staff will consist of approximately 10 full-time employees. Onsite activities will be centered around operation of the indoor/outdoor soccer facilities, consisting of year-round soccer league play and competitive tournaments. The micro-brewery and taproom will be owned and operated by the same proponents of the soccer facility. Beers to be sold in the taproom will be brewed onsite as required by the California Department of Alcohol and Beverage Control for Type 23 license holders.

Since the entire facility is open to all ages, the taproom will be stocked with recreational and entertainment activities for minors, to include foosball tables and cornhole sets. The outdoor patio area will include a light snack bar and will also contain space to accommodate food truck vendor parking to provide patrons with full meal options. The facility itself will not be involved in the sale and serving of cooked food items (similar to Barrelhouse Brewery). Limited live entertainment activities are also proposed onsite consisting of single-performer acoustic music within the beer garden and taproom areas. Live entertainment of this magnitude is permitted by right so long as noise standards are not exceeded. Per the Operational Statement, the applicant proposes holding occasional special events and concerts onsite, to be permitted through the Temporary Conditional Use Permit process. Live entertainment is further discussed in the "Security Plan / Live Entertainment" section of the staff report.

The applicant has submitted a Security Plan (see Exhibit "G") with information on how the facility will be maintained to ensure a "safe, family friendly environment" for customers, employees, and the surrounding area during operation. This includes the hiring of licensed security personnel to patrol events, training of staff, and cooperation with law enforcement should incidents occur.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Downtown
Zoning:	D-MU (Mixed Use Downtown)
Surrounding Land Use and Zoning:	North: C-MU (Mixed Use Commercial), R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area), R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area per unit) / Murray Avenue (Minor Arterial), Single and multi-family residential uses, office. East: D-MU / Johnson Street (Local), commercial shopping center with retail and restaurant uses, vacant commercial buildings. South: D-MU / School Avenue (Local), retail and service commercial uses. West: D-MU, C-MU / Vacant commercial land, service commercial uses.
Environmental Review:	Categorical Exemption No. 2021-09
Special Districts:	Parking District "A"
Site Plan:	2020-103, 2019-127

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit (CUP), as conditioned, based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Recreational facilities are identified as a conditionally permitted use in several of Visalia's zoning classifications, including the D-MU zone. Recreational facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The facility is proposed on a developed site with all utility infrastructure in place, located along the urbanized, arterial designated Murray Avenue. Staff concludes that the proposed recreational activities to be conducted indoors are consistent in nature and character with the existing uses surrounding the project site. The proposal would reuse an existing building on a long vacant site, to provide additional recreational opportunities for residents of Visalia. However, the proposal also includes an outdoor soccer field with lighting for evening play as late as 10:00 p.m. While located along a highly urbanized commercial area, sensitive uses including single and multi-family residences are located immediately north of the project site. Staff has determined that lighting and noise issues may impact the surrounding areas as a result of the outdoor improvements proposed with this project. The "Lighting" and "Noise" sections of the report below provide background on the potential impacts and include recommended conditions for Planning Commission's consideration to mitigate those potential impacts to a level that ensures the outdoor activities will be compatible and complementary to the surrounding area.

The proposed micro-brewery and taproom are compatible with the uses located within proximity to the site. Adjacent land uses include a variety of retail, restaurant, and service commercial uses. The hours of operation for the existing businesses in the surrounding area curtail in the

early evening, though some businesses operate at hours later than proposed by the applicant (ex. Frank's Liquor). Live entertainment is proposed in conjunction with the use but will be limited to single person acoustic performances until such time as the CUP is amended to permit larger entertainment acts. Sound production will be conditioned to comply with the Visalia Noise Ordinance and operational statement provided. The applicant has submitted a security plan that has been reviewed and approved by Visalia Police Department staff. The security plan details how events will be overseen to reduce onsite incidents and impacts to surrounding areas. Since the facility will be open to all ages, the applicant has also provided documentation detailing the types of amenities to be provided to minors, to include snack food, games, and other recreational activities.

Lighting

A conceptual photometric plan is provided in Exhibit "E", detailing parking lot and outdoor soccer field lighting to be installed for the facility. The photometric plan indicates that parking lot lighting will produce glare along the northern property boundary in excess of 0.5 lumens, the standard set by the City of Visalia Site Plan Review Committee. Lumen counts for parking lot lighting closest to residential areas to the northwest measure as high as 1.3 lumens along the property line. Condition No. 13 is included requiring parking lot lighting to comply with the 0.5 lumen standard. This can be achieved through the reduction of pole heights and/or the inclusion of lighting shields to reduce glare. Condition No. 13 will also require that compliance with the 0.5 lumen standard be demonstrated during Building Permit review and verified via an onsite night inspection prior to occupancy of the development.

The photometric plan also depicts that the lumen limit will be exceeded by the lighting proposed for the outdoor soccer field. Per the photometric plan, lighting to the north will produce illumination up to 1.8 lumens in strength at the property line, which then dissipates to 0.5 lumens within the sidewalk area along Murray Avenue. To the east, lighting at the property line produces measurements as high as 10.8 lumens, with lighting only meeting the 0.5 lumen standard when it reaches the center of Johnson Street. The applicant has requested keeping the lights as proposed on the photometric plan, as the outdoor field and lighting equipment are part of a prefabricated outdoor soccer kit that has already been purchased. The applicant has also stated that relocation of the field is unfeasible as civil engineering designs for the parking field and other onsite infrastructure have already been completed. Given the challenges present with lighting and proximity to sensitive residential land uses, light spillage and impacts to neighboring sites may be unavoidable if not conditioned properly. Considering this issue, the Planning Commission may choose to take the following actions in relation to onsite lighting:

1. Make findings in support of the onsite outdoor soccer field lighting, determining that the public benefit of additional recreational opportunities outweighs the potential impacts to the surrounding area due to the following:
 - a. The field lighting spillage to the east does not impact a sensitive land use as it would only illuminate the center of Johnson Street and development which consists of the back area of an existing commercial building. Furthermore, the commercial building itself would not be impacted as there are no windows or points of entry into the commercial shops facing the project site; and,
 - b. The field lighting located along Murray Avenue can be conditioned to meet the 0.5 lumen standard through light shield screening and/or other measures similar to the requirement for the parking lot lighting.

2. Approve the project as proposed with a condition that prohibits the use of the outdoor soccer field lighting until such time as the applicant can demonstrate compliance with the 0.5 lumen standard.

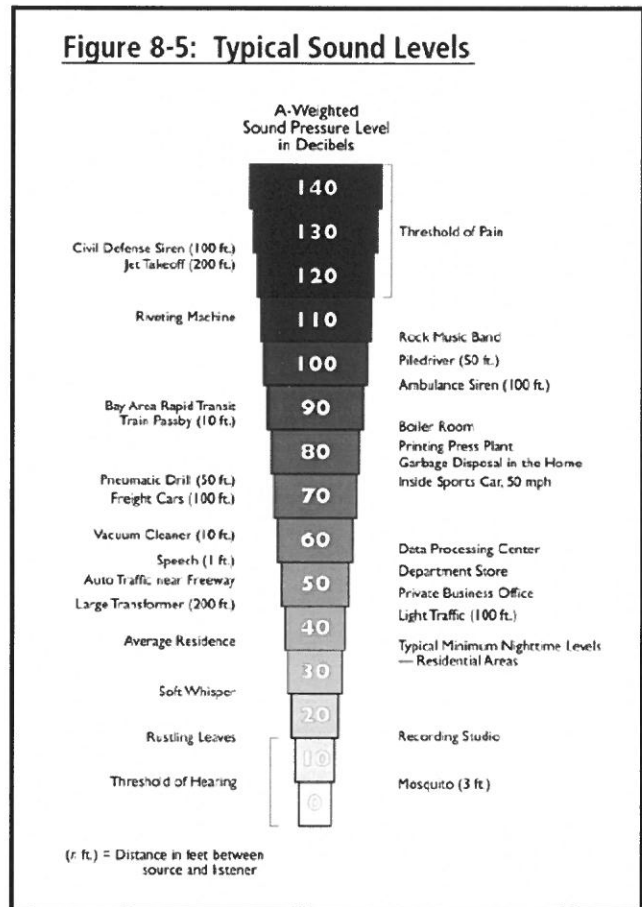
Note that the applicant has requested keeping outdoor soccer field lighting on until 11:00 p.m. daily, to accommodate after hours employee operations. In order to reduce impacts, Condition No. 16 is recommended requiring outdoor soccer field lighting to be turned off by 10:00 p.m. daily, in compliance with the hours of operation listed in the operational statement in Exhibit “F”.

Noise

The facility will conduct soccer play at an outdoor field located on the northeast corner of the project site. Per the operational statement provided, outdoor play can begin as early as 8:00 a.m. on the weekends and end as late as 10:00 p.m. daily. The production of noise from spectators and people playing soccer could pose an impact to sensitive residential land uses to the north.

Decibel levels for the noise produced by activities arranged onsite were not provided. Standards for exterior noise are listed in Section 8.36.040 of the Visalia Municipal Code, regulating the decibel volume and length of time fixed noise sources can occur. For “speech or music, or for recurring impulsive noises”, occurring for less than 30 cumulative minutes within a one-hour period, the Visalia Municipal Code requires that noise not exceed 50 decibels between the evening/daytime hours of 6:00 a.m. to 7:00 p.m., and 45 decibels between the nighttime hours of 7:00 p.m. to 6:00 a.m. For reference, per Figure 8-5 of the General Plan Noise and Safety Element, sounds produced within the 50 to 45 decibel range are equivalent to light vehicle traffic or a private business office.

The applicant has been in contact with staff over noise concerns and has taken measures to ensure compliance with Noise ordinance standards. Though a PA system was initially proposed as part of the outdoor soccer field use, it has since been removed from the proposal. Staff recommends the Planning Commission adopt Condition No. 10 that requires the facility and any ancillary uses to comply with the exterior noise standards of the Visalia Municipal Code. Once the use is established, staff will continue to monitor activity onsite for compliance with noise standards and will take enforcement action (such as notices, fines, and additional review by the Planning Commission) when required.



Sale and Serving of Alcoholic Beverages

The Floor Plan and Operational Statement provided in Exhibit’s “B” and “F” respectively, indicate that the use will contain a taproom devoted to the sale and consumption of beer brewed onsite. The taproom is adjacent to an outdoor patio area with additional seating for patrons. The sale and serving of alcoholic beverages will be conducted solely within the taproom. However, the consumption of alcoholic beverages will be permitted throughout the facility, including the

outdoor patio areas, and indoor/outdoor recreational areas. Per the applicant, all areas will be secured to prevent unauthorized entry or passing of alcoholic beverages to areas outside the facility. The Visalia Police Department previously provided comment on the proposal via their review of Site Plan Review No. 2020-103. At that time, the Police Department requested only that sufficient onsite lighting, video surveillance, and a security plan be submitted. No recommendation was received to limit where alcoholic beverages could be sold and served. Condition No. 12 is recommended limiting the sale and serving of alcoholic beverages to the taproom and limiting the consumption of alcoholic beverages to the premises of the entire building, outdoor patio area, and outdoor soccer field as depicted in Exhibit "B".

Security Plan / Live Entertainment

The security plan provided in Exhibit "G" has been reviewed and approved by the Visalia Police Department. The security plan provides information on how staff will secure regular events and special events permitted through Temporary Conditional Use Permits. The City will not permit occasional onsite events larger than single person acoustic acts through anything other than an approved CUP. After discussions with the applicant, only single person acoustic performances will be held onsite at this time. Should larger events be proposed in the future, the applicant will be required to amend the CUP and submit a revised security plan. This is recommended Condition No. 11. Information within the security plan related to special events is not applicable at this time. The security plan describes the types of security measures to be taken and standards to be applied for managing the facility. The security plan shall be in the possession of the Visalia Police Department along with contact information for responsible parties to address any issues. Compliance with the security plan is required per Condition No. 3 of this CUP. Installation of video surveillance cameras is also required per Condition No 4, as a supportive tool to the listed measures in the security plan.

As stated in Exhibit "F", live entertainment will be limited to single person acoustic performers. Though the operational statement proposes occasional "special events and concerts", per discussions with the applicant, only single person acoustic acts will perform at this time. Should larger acts be proposed, the applicant shall be required to obtain a CUP amendment before conducting said use. This is included as recommended Condition No. 11. Entertainment in the form of single person acoustic performances is permitted by right and can occur at any time of day, subject to complying with the requirements of the Visalia Noise Ordinance.

Parking

Visalia Municipal Code Section 17.34.020 has separate parking requirements for each type of use proposed by the applicant, as follows:

- Indoor/Outdoor Recreational Uses – 1 stall per 500 square feet of area,
- Micro-Brewery, Taproom, Banquet Room, Outdoor Patio Uses – 1 stall per 150 square feet of area,
- Office/Administrative Uses – 1 stall per 250 square feet of area.

The total parking demand for all combined uses is 104 parking stalls. Per Exhibit "A", the applicant provides a total of 99 stalls onsite, leaving a deficit of 5 stalls. Though on-street parking is provided, these spaces cannot be counted toward on-site parking requirements.

The site is within Parking District "A", which provides an exemption to the payment of parking in-lieu fees for the first 1,500 square feet of gross building area of existing buildings wherein the occupancy is changing to a more intensive use. If applied to the most intensive use proposed (i.e., micro-brewery/taproom), the parking credit reduces demand by 10 stalls, for a parking

requirement of 94 stalls. Since the applicant provides 99 parking stalls onsite, all aspects of the parking layout meet the parking design standards of the Visalia Municipal Code.

Access / Circulation

As depicted in Exhibit "A", the project site will be served by three adjacent roadways: Murray Avenue to the north, Johnson Street to the east, and School Avenue to the south. Murray is a designated "Minor Arterial", while Johnson and School are both "Local" streets. The applicant proposes the use of two centrally located driveways (an existing driveway to the north, and a new driveway to the south) providing direct access to the onsite parking field from Murray Avenue and School Avenue. Given its "Minor Arterial" designation and use as a main thoroughfare to downtown Visalia, it is anticipated that Murray Avenue will be the main access to the site, thereby lessening any impacts on the Local status roadways. As shown in Exhibit "A", the driveways are situated to meet City standards for placement in relation to street intersections. Onsite circulation is designed with adequate openings within the parking field to direct traffic to the existing and proposed driveways.

Fencing

The site plan layout in Exhibit "A" does not indicate the presence of fencing. However, elevations provided with Site Plan Review No. 2020-103 showed the placement of wrought iron fencing along the perimeter of the outdoor soccer field. Fence height detail was not provided with either submittal. Fencing within the D-MU zone can be as tall as seven feet in height so long as it is outside of a required setback. Since the D-MU zone allows for required setbacks of "zero feet" (meaning buildings can be located on property line), fencing can be located on the property line. Condition No. 15 recommends requiring all fencing for the site and outdoor soccer field to comply with the fence height limitations per the Visalia Municipal Code and be made of wrought iron material as depicted in the elevations in Exhibit "C".

Landscaping

Landscaping shall be placed onsite as shown in Exhibit "D". The plan provides tree wells and additional parking lot landscaping in areas to be altered by the proposal. Condition No. 2 is recommended requiring compliance with the landscape plan.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 (Infill Projects) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-09). The exemption is appropriate as the project will not produce significant effects to noise, air, traffic, or water quality, is consistent with the applicable general plan and zoning designations, is located on a 3.49-acre site with no significant habitat of note and maintains sufficient access to required utilities and public services.

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 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 similar in nature and intensity to other surrounding businesses in the

area. The project site has adequate ingress and egress and impacts from noise and lighting have been adequately addressed through conditions of approval requiring compliance with Visalia Municipal Code standards.

- 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 project site has adequate ingress and egress and impacts from noise and lighting have been adequately addressed through conditions of approval requiring compliance with Visalia Municipal Code standards.
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. 2021-09)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2020-103 and Site Plan Review No. 2019-127.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A", floor plan depicted on Exhibit "B", building elevations in Exhibit "C", and landscape plan in Exhibit "D".
3. That the operation, function, and security of all recreational areas, the micro-brewery, the taproom, and all ancillary uses comply with the operational statement in Exhibit "F" and security plan in Exhibit "G".
4. That the owner/operator shall maintain a video surveillance system onsite that sufficiently meets the requirements of the Visalia Police Department.
5. That the owner/operator shall be responsible for maintaining the premises and public areas immediately adjacent to the project site free of litter.
6. Public sidewalks shall be kept clear for pedestrian use. Public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any activities conducted onsite.
7. Underage patrons shall be prohibited from sitting at the bar and/or serving counter areas of the taproom.
8. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the project site. This shall not include advertising placed inside the business directed to the outside.
9. That all signage shall require a separate building permit. Signage as depicted in Exhibit "C" is not a part of this proposal and shall comply with the standards of the Visalia Municipal Code Sign Ordinance.
10. That any noise produced by the facility, to include live entertainment and sporting events, not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code, and that live entertainment activities be conducted onsite in compliance with the Operational Statement in Exhibit "F".

11. That if live entertainment consisting of amplified sound or multi-person live performances is proposed onsite, the applicant shall amend the Conditional Use Permit prior conducting the live entertainment use.
12. That the sale and serving of alcoholic beverages shall be restricted to the taproom, and that the consumption of alcoholic beverages shall be restricted to the premises of the entire building, outdoor patio area, and outdoor soccer field, as shown on the site plan in Exhibit "A" and floor plan in Exhibit "B".
13. That all onsite lighting for the facility shall not produce glare onto neighboring properties and shall not produce lighting in excess of 0.5 lumens at the property line. A revised photometric plan shall be submitted with the Building Permit submittal, verifying that all onsite lighting proposed will follow the 0.5 lumen standard. Prior to occupancy of the development, staff shall verify via an onsite night inspection that the on-site lighting complies with the 0.5 lumen standard at property line.
14. That the facility will comply with all requirements and codes of the California Department of Alcoholic Beverage Control.
15. That all fencing for the site and outdoor soccer field shall be made of wrought iron material as depicted in the elevations in Exhibit "C" and shall comply with the requirements of Chapter 17.36 of the Visalia Municipal Code.
16. All outdoor soccer field lighting shall be turned off by 10:00 p.m. daily, in compliance with the hours of operation listed in the operational statement in Exhibit "F".
17. That all other federal, state and city codes, ordinances and laws be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North 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 and Policies
- Resolution No. 2021-08
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Building Elevations
- Exhibit "D" – Landscape Plan
- Exhibit "E" – Photometric Plan / Lighting Information
- Exhibit "F" – Operational Statement
- Exhibit "G" – Security Plan
- Site Plan Review No. 2020-103
- Site Plan Review No. 2019-127
- Categorical Exemption No. 2021-09
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers

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

17.38.020 Application procedures

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

17.38.030 Lapse of conditional use permit

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

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within

sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application

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

17.38.060 Conditional use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2021-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-05, A REQUEST BY BILL CUMMINGS TO ESTABLISH AN INDOOR SOCCER AND RECREATION FACILITY WITH A MICRO-BREWERY AND TAPROOM IN THE D-MU (MIXED-USE DOWNTOWN) ZONE. THE PROJECT SITE IS LOCATED AT 707 WEST MURRAY AVENUE, ON THE SOUTHWEST CORNER OF NORTH JOHNSON STREET AND WEST MURRAY AVENUE (APN: 093-177-007)

WHEREAS, Conditional Use Permit No. 2021-05, is a request by Bill Cummings to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone. The project site is located at 707 West Murray Avenue, on the southwest corner of North Johnson Street and West Murray Avenue (APN: 093-177-007); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 28, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-05, as conditioned, 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 findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is similar in nature and intensity to other surrounding businesses in the area. The project site has adequate ingress and egress and impacts from noise and lighting have been adequately addressed through conditions of approval requiring compliance with Visalia Municipal Code standards.

- 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 project site has adequate ingress and egress and impacts from noise and lighting have been adequately addressed through conditions of approval requiring compliance with Visalia Municipal Code standards.
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. 2021-09)

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 site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2020-103 and Site Plan Review No. 2019-127.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A", floor plan depicted on Exhibit "B", building elevations in Exhibit "C", and landscape plan in Exhibit "D".
3. That the operation, function, and security of all recreational areas, the micro-brewery, the taproom, and all ancillary uses comply with the operational statement in Exhibit "F" and security plan in Exhibit "G".
4. That the owner/operator shall maintain a video surveillance system onsite that sufficiently meets the requirements of the Visalia Police Department.
5. That the owner/operator shall be responsible for maintaining the premises and public areas immediately adjacent to the project site free of litter.
6. Public sidewalks shall be kept clear for pedestrian use. Public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any activities conducted onsite.
7. Underage patrons shall be prohibited from sitting at the bar and/or serving counter areas of the taproom.
8. There shall be no exterior advertising of any kind promoting or indicating the availability of alcoholic beverages within the project site. This shall not include advertising placed inside the business directed to the outside.
9. That all signage shall require a separate building permit.
10. That any noise produced by the facility, to include live entertainment and sporting events, not exceed exterior noise standards listed within Chapter 8.36 (Noise) of the Visalia Municipal Code, and that live entertainment activities be conducted onsite in compliance with the Operational Statement in Exhibit "F".
11. That if live entertainment consisting of amplified sound or multi-person live performances is proposed onsite, the applicant shall amend the Conditional Use Permit prior conducting the live entertainment use.
12. That the sale and serving of alcoholic beverages shall be restricted to the taproom, and that the consumption of alcoholic beverages shall be restricted to

the premises of the entire building, outdoor patio area, and outdoor soccer field, as shown on the site plan in Exhibit "A" and floor plan in Exhibit "B".

13. That all onsite lighting for the facility shall not produce glare onto neighboring properties and shall not produce lighting in excess of 0.5 lumens at the property line. A revised photometric plan shall be submitted with the Building Permit submittal, verifying that all onsite lighting proposed will follow the 0.5 lumen standard. Prior to occupancy of the development, staff shall verify via an onsite night inspection that the on-site lighting complies with the 0.5 lumen standard at property line.
14. That the facility will comply with all requirements and codes of the California Department of Alcoholic Beverage Control.
15. That all fencing for the site and outdoor soccer field shall be made of wrought iron material as depicted in the elevations in Exhibit "C" and shall comply with the requirements of Chapter 17.36 of the Visalia Municipal Code.
16. All outdoor soccer field lighting shall be turned off by 10:00 p.m. daily, in compliance with the hours of operation listed in the operational statement in Exhibit "F".
17. That all other federal, state and city codes, ordinances and laws be met.

Exhibit "A"

PROJECT NO. 222
 DATE: 12/15/2015
 SCALE: 1" = 30' 0"



1 SITE PLAN
 SCALE 1" = 30' 0"

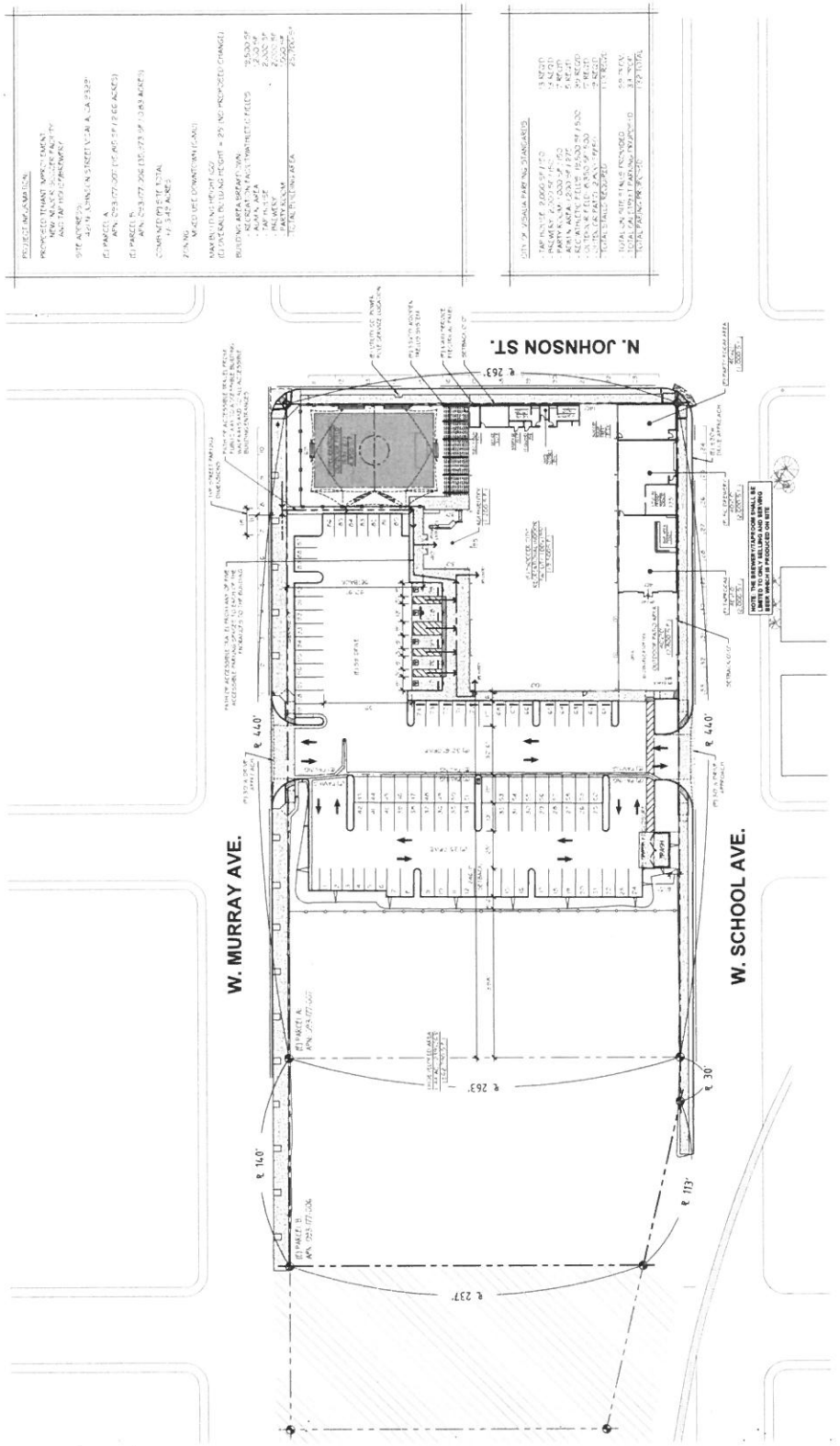
SITE PLAN
 SOCCER CITY TAP HOUSE & BREWERY
 150 N. JOHNSON ST.
 WASHINGTON STATE
 PROJECT NUMBER: 222
 DATE: 12/15/2015



DATE: 12/15/2015
 PROJECT NUMBER: 222
 DATE: 12/15/2015
 PROJECT NUMBER: 222

DATE: 12/15/2015
 PROJECT NUMBER: 222

DATE	BY	DESCRIPTION



SECTION	AREA (SQ. FT.)
TOTAL AREA	10,000
EXISTING AREA	8,000
NEW AREA	2,000
TOTAL AREA	10,000

PROPOSED TYPICAL WINDOW
 PROPOSED TYPICAL DOOR
 PROPOSED TYPICAL SIGNAGE
 PROPOSED TYPICAL LIGHTING
 PROPOSED TYPICAL FURNITURE
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 PROPOSED TYPICAL LANDSCAPING
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 PROPOSED TYPICAL STONE
 PROPOSED TYPICAL WOOD

W. MURRAY AVE.
 N. JOHNSON ST.
 W. SCHOOL AVE.

Exhibit "B"

<p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>PROJECT NUMBER: _____</p> <p>SCALE: _____</p>	<p>DAVID S. JONES, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 10000 STATE OF MISSISSIPPI SINCE 1998</p>	<p>FLOOR PLAN</p> <p>SOCCKER CITY TAP HOUSE & BREWERY</p> <p>SCALE: AS SHOWN</p> <p>DATE: 08/01/2018</p> <p>PROJECT NUMBER: 18-0000</p> <p>SCALE: AS SHOWN</p> <p>SHEET NO. A3.0</p>
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General Notes

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE SHEET SHALL BE USED AS SHOWN UNLESS OTHERWISE NOTED.

Key Notes

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Insulation Schedule

EXTERIOR WALLS: 1/2" EPS

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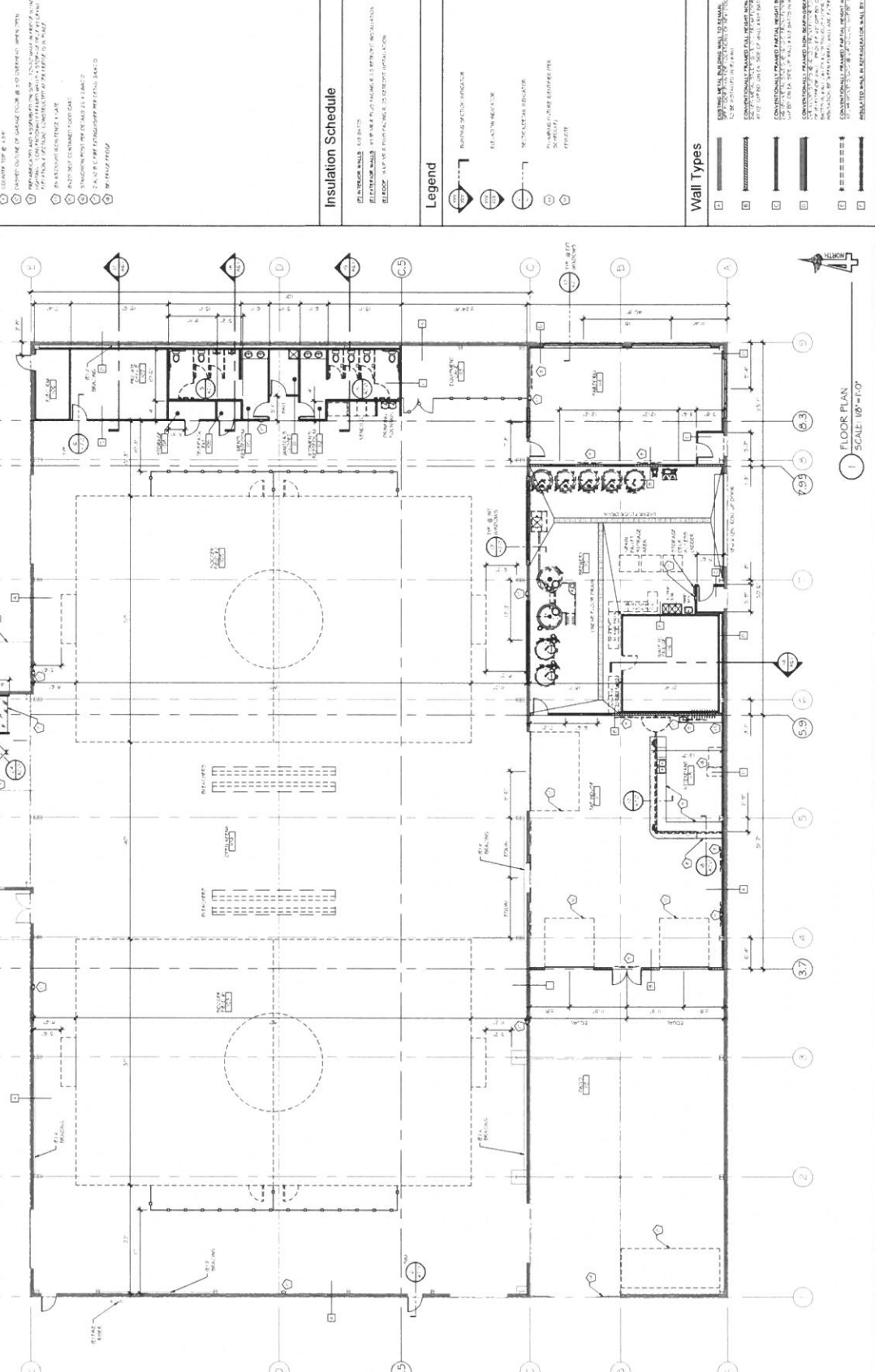
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FLOOR PLAN
SCALE: 1/8" = 1'-0"

General Notes
 1. SEE FINISH SCHEDULE FOR ALL FINISHES, MATERIALS, AND METHODS.
 2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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Key Notes
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SEE FINISH SCHEDULE FOR THE FINISHES

FINISH #	FINISH NAME	FINISH CODE	FINISH DESCRIPTION	FINISH TYPE	FINISH UNIT	FINISH AREA
01	CONCRETE	01	CONCRETE	01	100	100
02	PAINT	02	PAINT	02	100	100
03	CEILING	03	CEILING	03	100	100
04	FLOORING	04	FLOORING	04	100	100
05	WALLS	05	WALLS	05	100	100
06	ROOFING	06	ROOFING	06	100	100
07	MECHANICAL	07	MECHANICAL	07	100	100
08	ELECTRICAL	08	ELECTRICAL	08	100	100
09	PLUMBING	09	PLUMBING	09	100	100
10	MECHANICAL	10	MECHANICAL	10	100	100
11	ELECTRICAL	11	ELECTRICAL	11	100	100
12	PLUMBING	12	PLUMBING	12	100	100
13	MECHANICAL	13	MECHANICAL	13	100	100
14	ELECTRICAL	14	ELECTRICAL	14	100	100
15	PLUMBING	15	PLUMBING	15	100	100
16	MECHANICAL	16	MECHANICAL	16	100	100
17	ELECTRICAL	17	ELECTRICAL	17	100	100
18	PLUMBING	18	PLUMBING	18	100	100
19	MECHANICAL	19	MECHANICAL	19	100	100
20	ELECTRICAL	20	ELECTRICAL	20	100	100
21	PLUMBING	21	PLUMBING	21	100	100
22	MECHANICAL	22	MECHANICAL	22	100	100
23	ELECTRICAL	23	ELECTRICAL	23	100	100
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31	MECHANICAL	31	MECHANICAL	31	100	100
32	ELECTRICAL	32	ELECTRICAL	32	100	100
33	PLUMBING	33	PLUMBING	33	100	100
34	MECHANICAL	34	MECHANICAL	34	100	100
35	ELECTRICAL	35	ELECTRICAL	35	100	100
36	PLUMBING	36	PLUMBING	36	100	100
37	MECHANICAL	37	MECHANICAL	37	100	100
38	ELECTRICAL	38	ELECTRICAL	38	100	100
39	PLUMBING	39	PLUMBING	39	100	100
40	MECHANICAL	40	MECHANICAL	40	100	100
41	ELECTRICAL	41	ELECTRICAL	41	100	100
42	PLUMBING	42	PLUMBING	42	100	100
43	MECHANICAL	43	MECHANICAL	43	100	100
44	ELECTRICAL	44	ELECTRICAL	44	100	100
45	PLUMBING	45	PLUMBING	45	100	100
46	MECHANICAL	46	MECHANICAL	46	100	100
47	ELECTRICAL	47	ELECTRICAL	47	100	100
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50	ELECTRICAL	50	ELECTRICAL	50	100	100

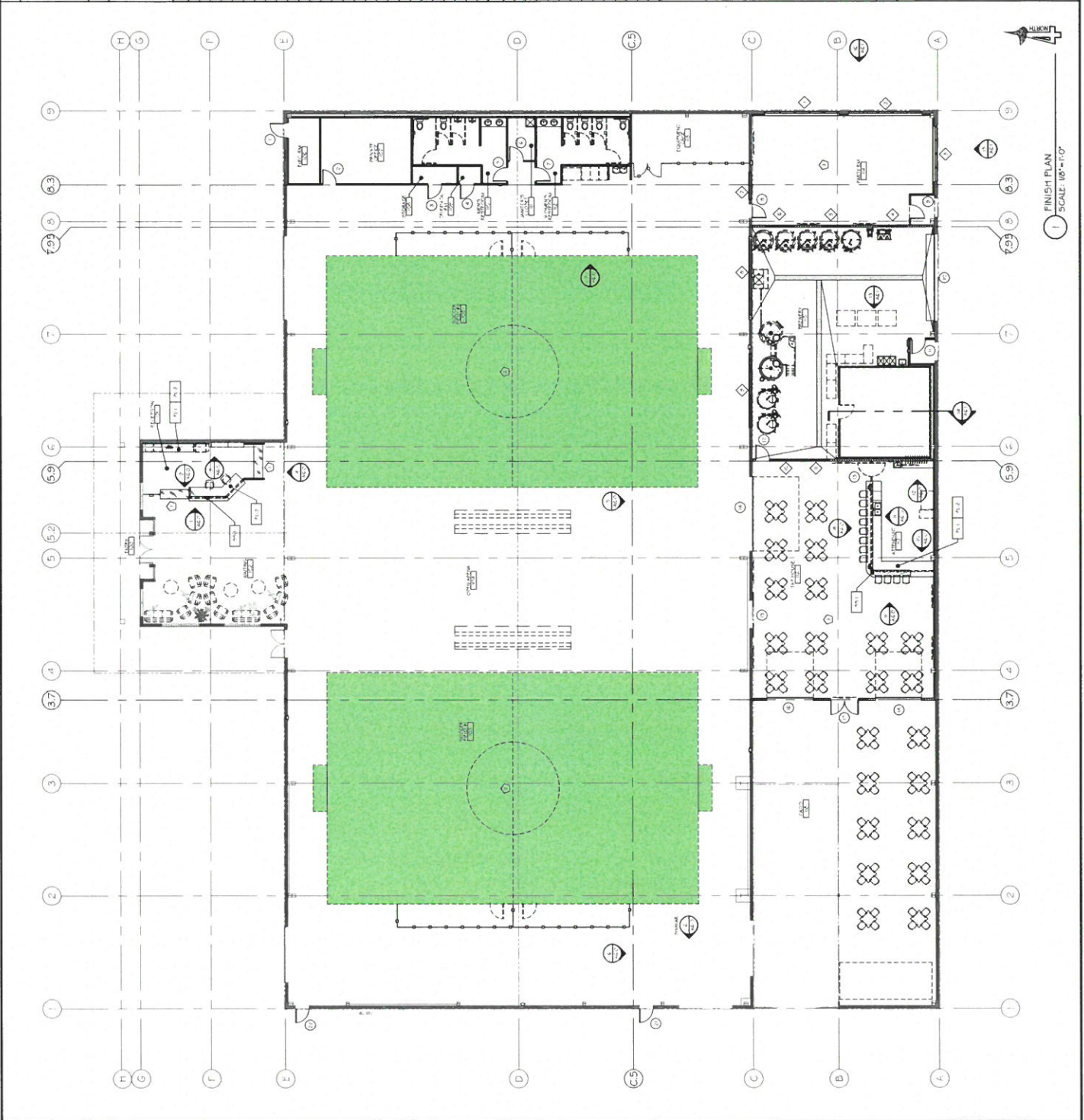
FINISH TYPES

CODE	TYPE	UNIT	COLOR	TEXT	NOTES
01	CONCRETE				
02	PAINT				
03	CEILING				
04	FLOORING				
05	WALLS				
06	ROOFING				
07	MECHANICAL				
08	ELECTRICAL				
09	PLUMBING				
10	MECHANICAL				
11	ELECTRICAL				
12	PLUMBING				
13	MECHANICAL				
14	ELECTRICAL				
15	PLUMBING				
16	MECHANICAL				
17	ELECTRICAL				
18	PLUMBING				
19	MECHANICAL				
20	ELECTRICAL				
21	PLUMBING				
22	MECHANICAL				
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43	MECHANICAL				
44	ELECTRICAL				
45	PLUMBING				
46	MECHANICAL				
47	ELECTRICAL				
48	PLUMBING				
49	MECHANICAL				
50	ELECTRICAL				

NOTES
 1. SEE FINISH SCHEDULE FOR ALL FINISHES, MATERIALS, AND METHODS.
 2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 3. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

CASE WORK
 1. CASE WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 2. CASE WORK TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

Legend
 1. FINISH TYPE
 2. FINISH TYPE
 3. FINISH TYPE
 4. FINISH TYPE



FINISH PLAN
SCALE: 1/8" = 1'-0"

Exhibit "C"



A ACQUISITION
P PLANNING
D DESIGN

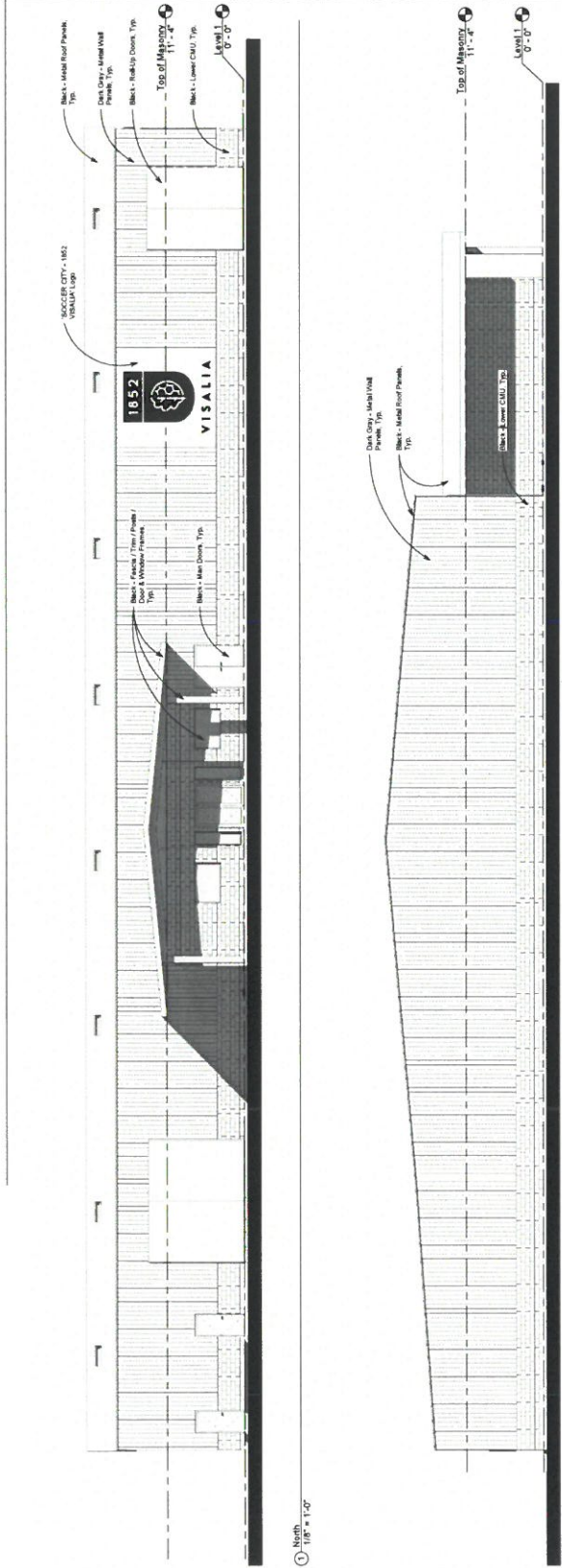
5093 E. Pine Avenue
 Fresno, California 93727
 Message: 559.291.1922
 Facsimile: 559.314.6190
info@fresno.com

REVISIONS

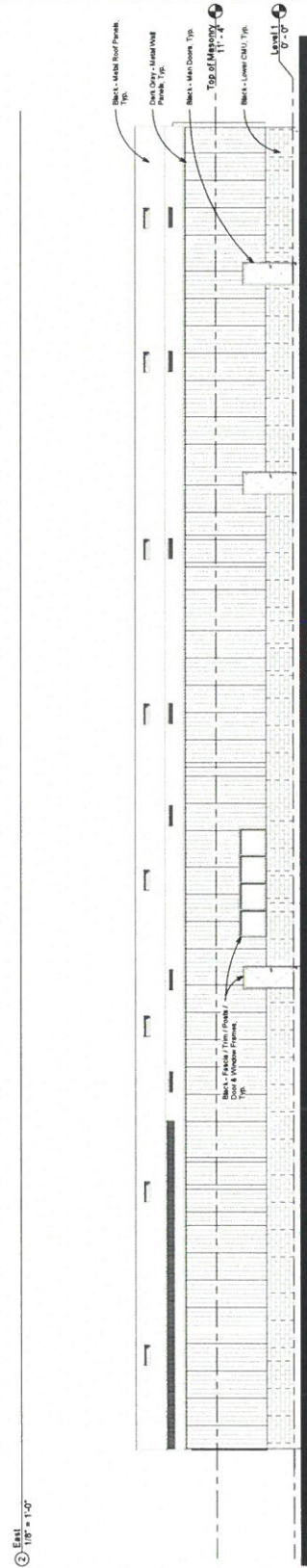
NO.	DATE	DESCRIPTION

LEGACY REALTY AND DEVELOPMENT
 5093 E. PINE AVENUE, FRESNO, CALIFORNIA 93727
 PHONE: 559.291.1922 FAX: 559.314.6190
 WWW.LEGACYREALTYANDDEVELOPMENT.COM
 PROJECT: 1852 VISALIA CITY CENTER

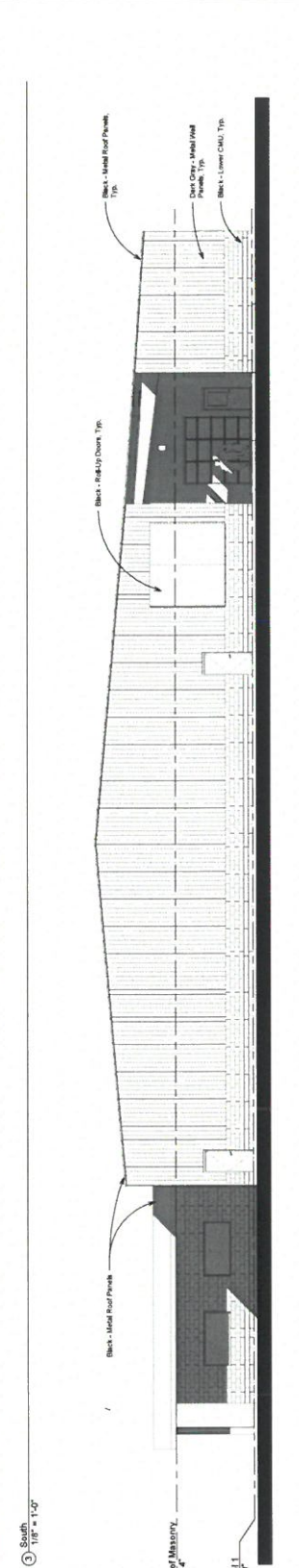
DATE	BY	APPROVED BY



① North
1/8" = 1'-0"



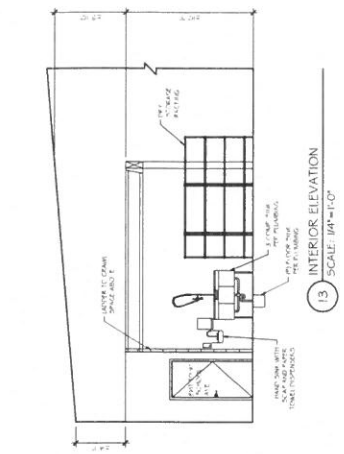
② East
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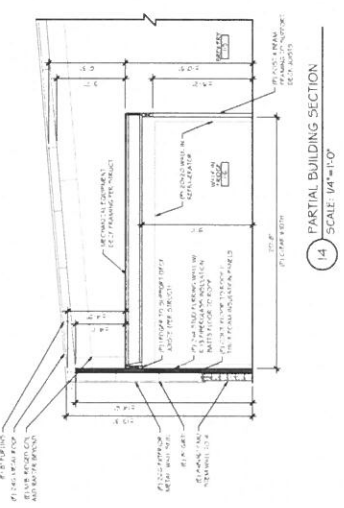
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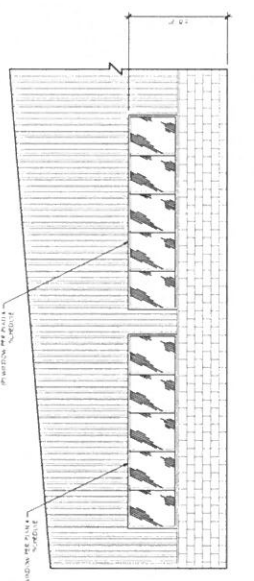
④ West
1/8" = 1'-0"



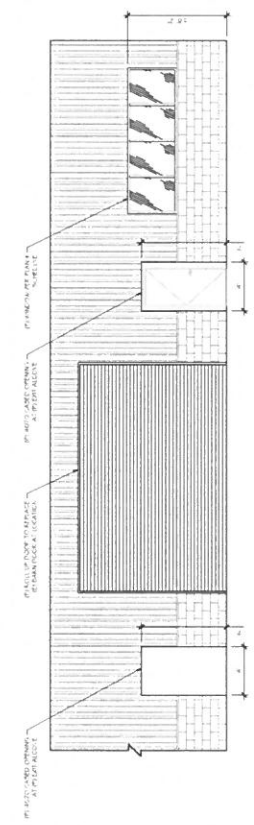
13 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



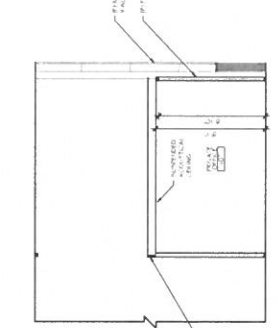
14 PARTIAL BUILDING SECTION
SCALE: 1/4"=1'-0"



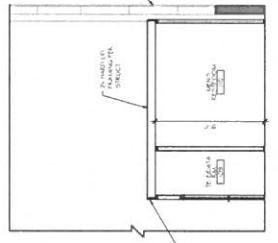
15 PARTIAL EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"



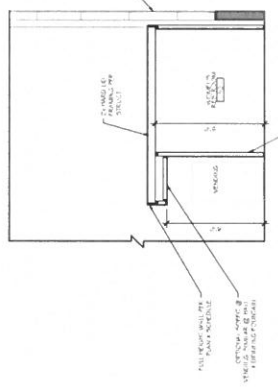
16 PARTIAL EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



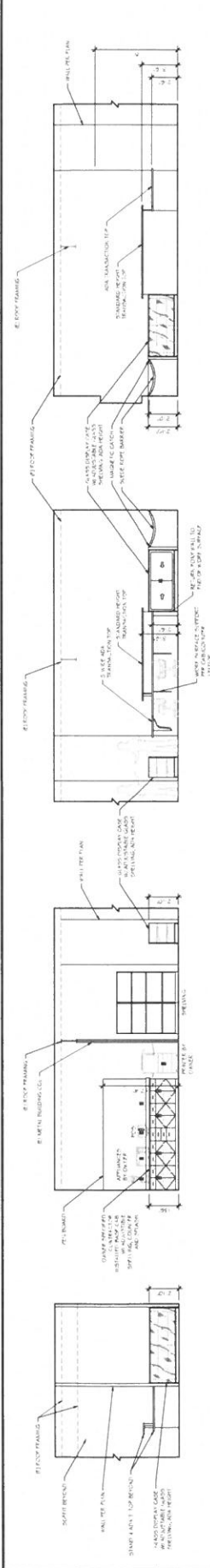
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SCALE: 1/4"=1'-0"



18 PARTIAL BUILDING SECTION
SCALE: 1/4"=1'-0"



19 PARTIAL BUILDING SECTION
SCALE: 1/4"=1'-0"

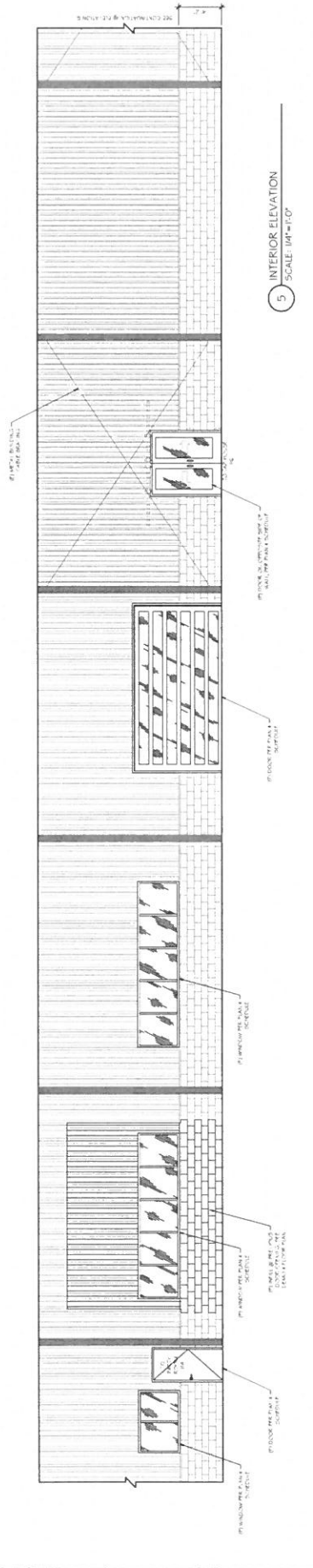


1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

4 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

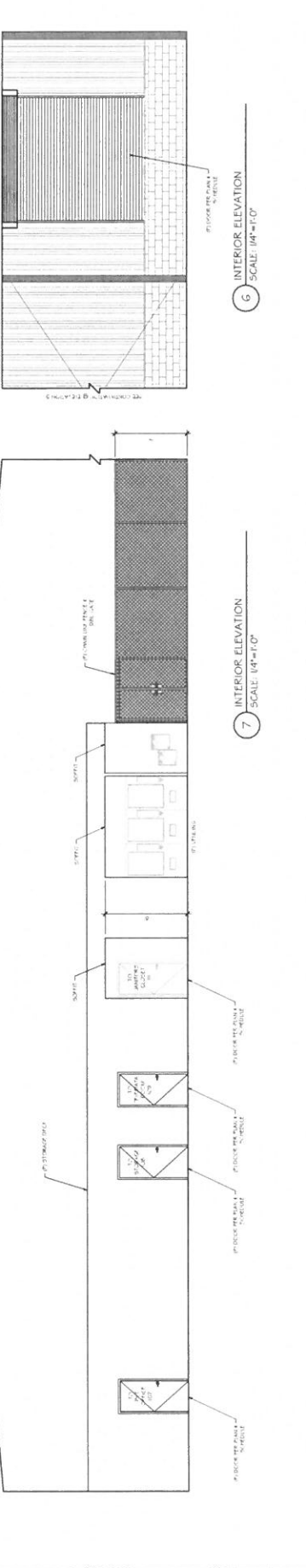


5 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

6 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

7 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

8 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

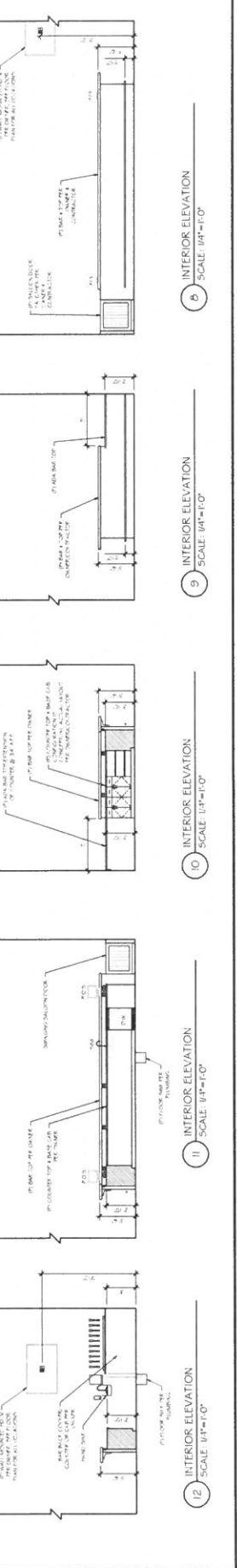


9 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

10 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

11 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

12 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



13 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

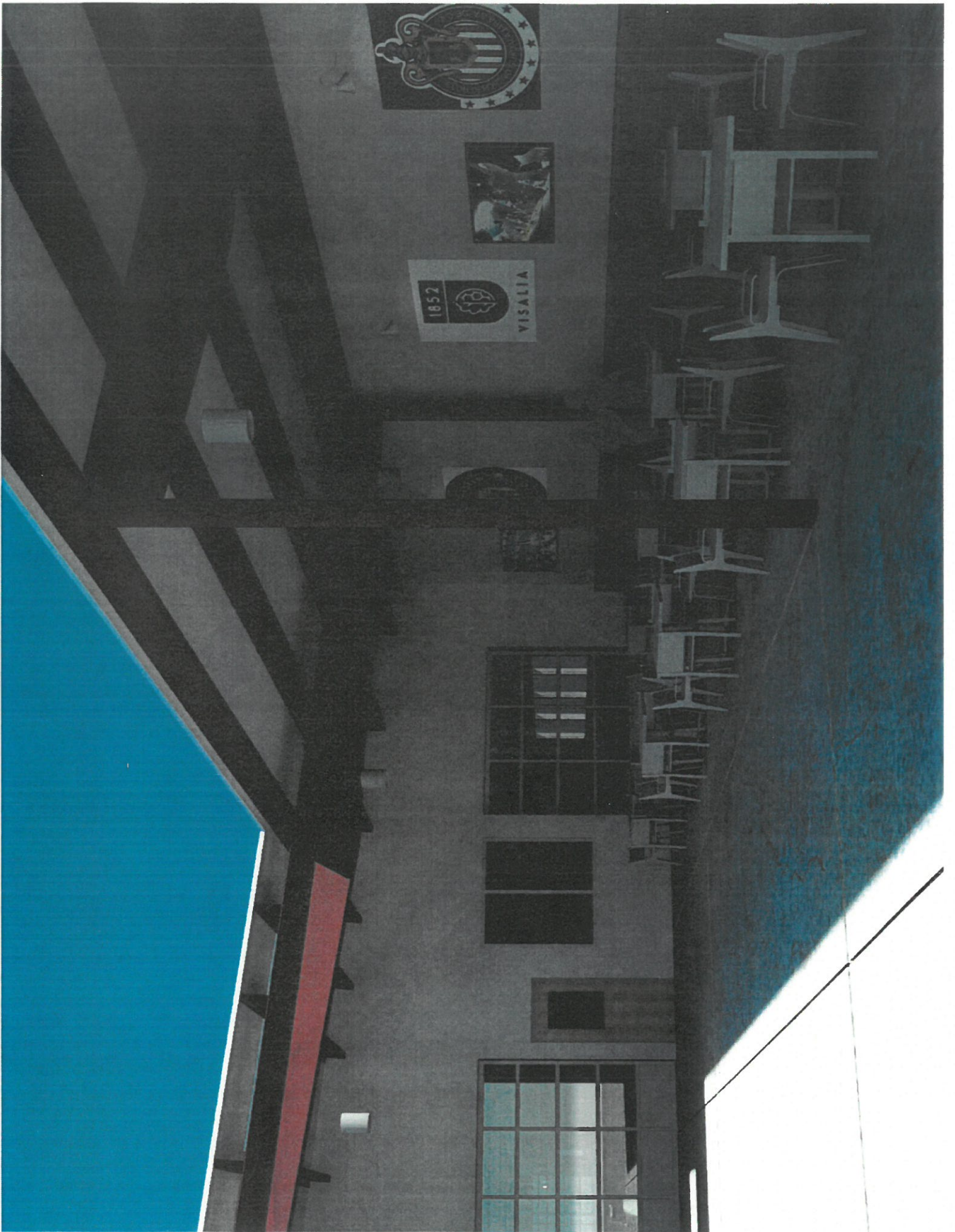
14 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

15 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

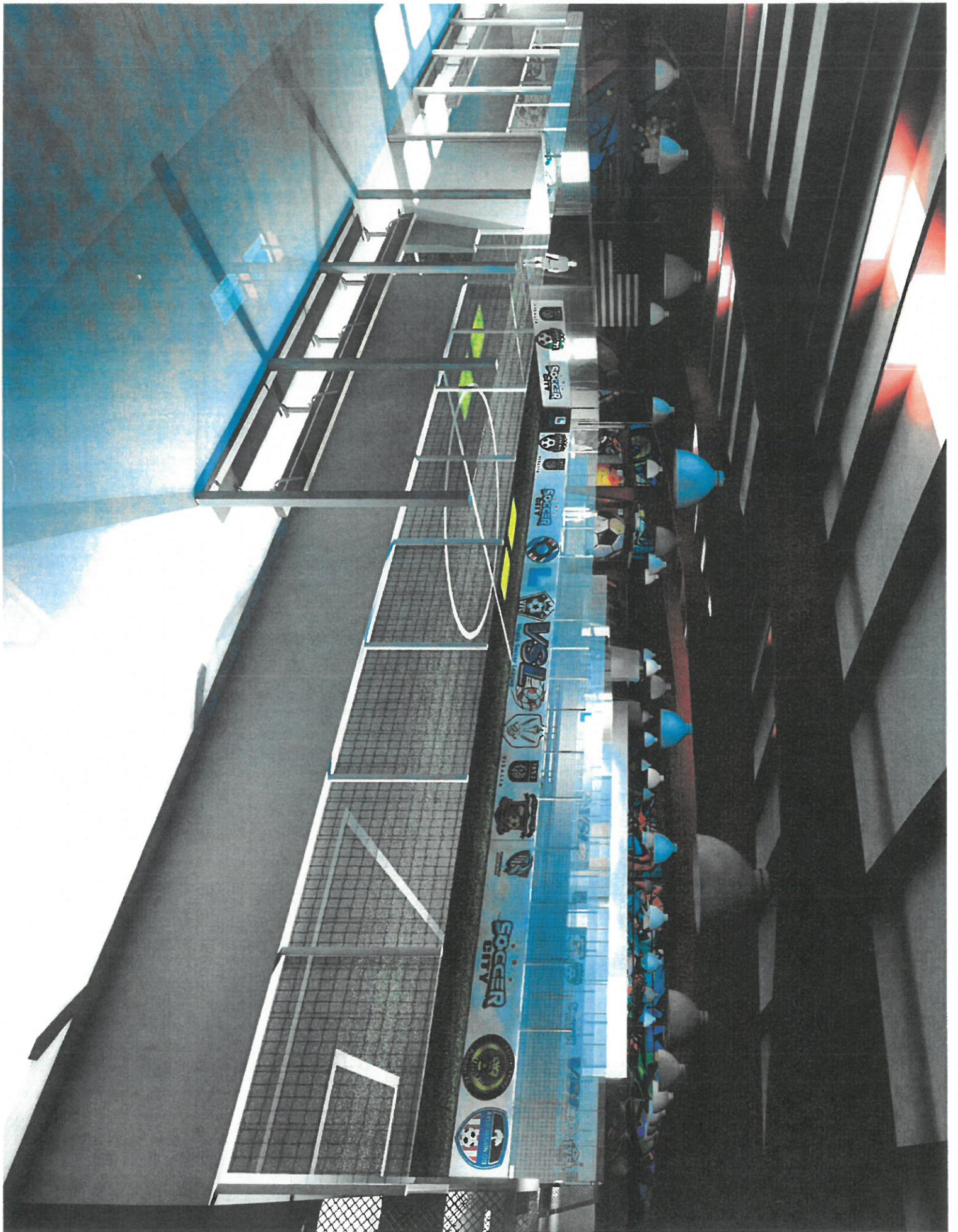
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SCALE: 1/4" = 1'-0"

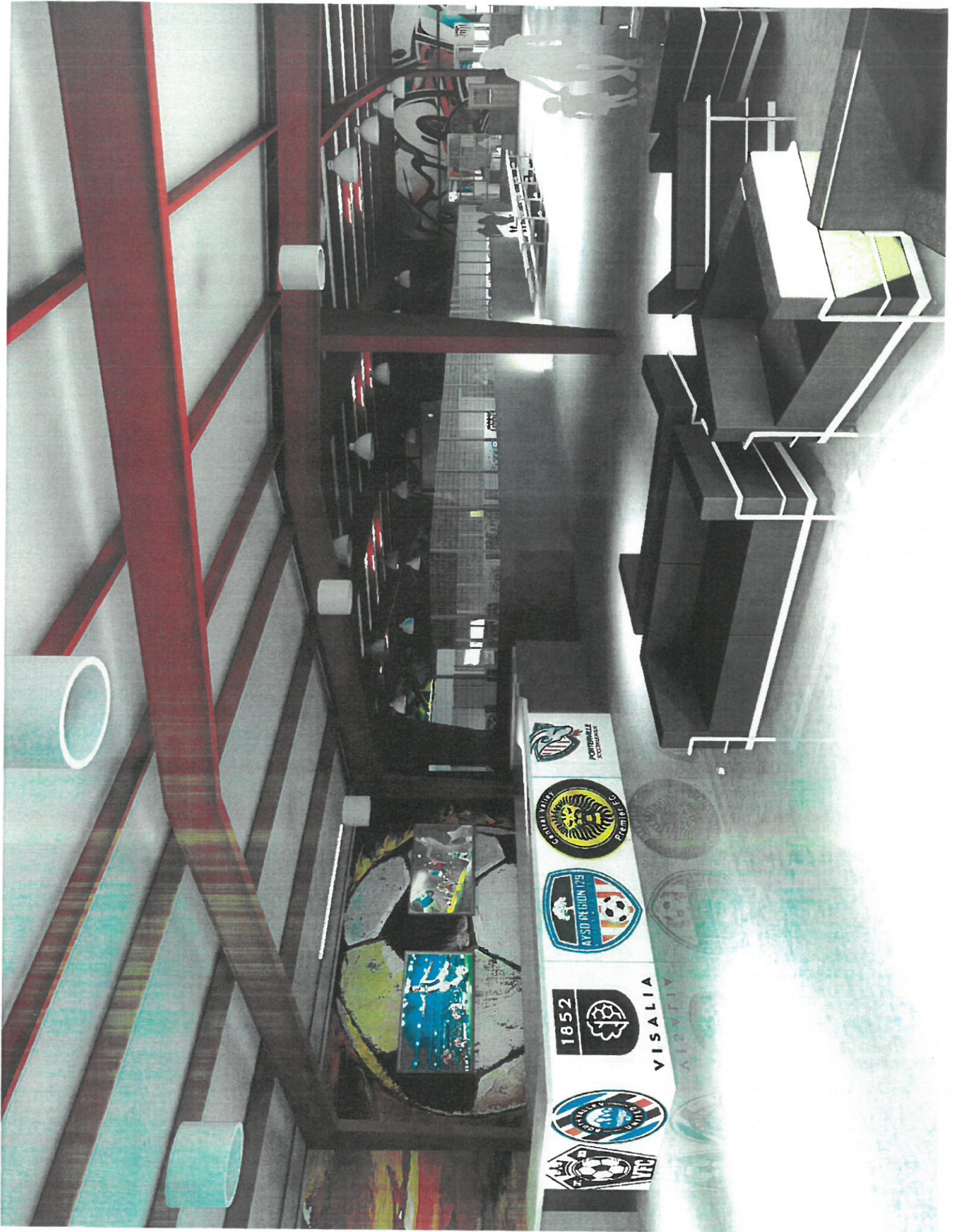












General Notes

PLANTING LEGEND

No.	Revision/Issue	Date



Project Name and Address:
**SOCCER CITY
 TAP HOUSE & BREWERY**
 421 N. JOHNSON ST.
 VISALIA, CA 93291
 APN: 083-177-007
 & 093-177-006

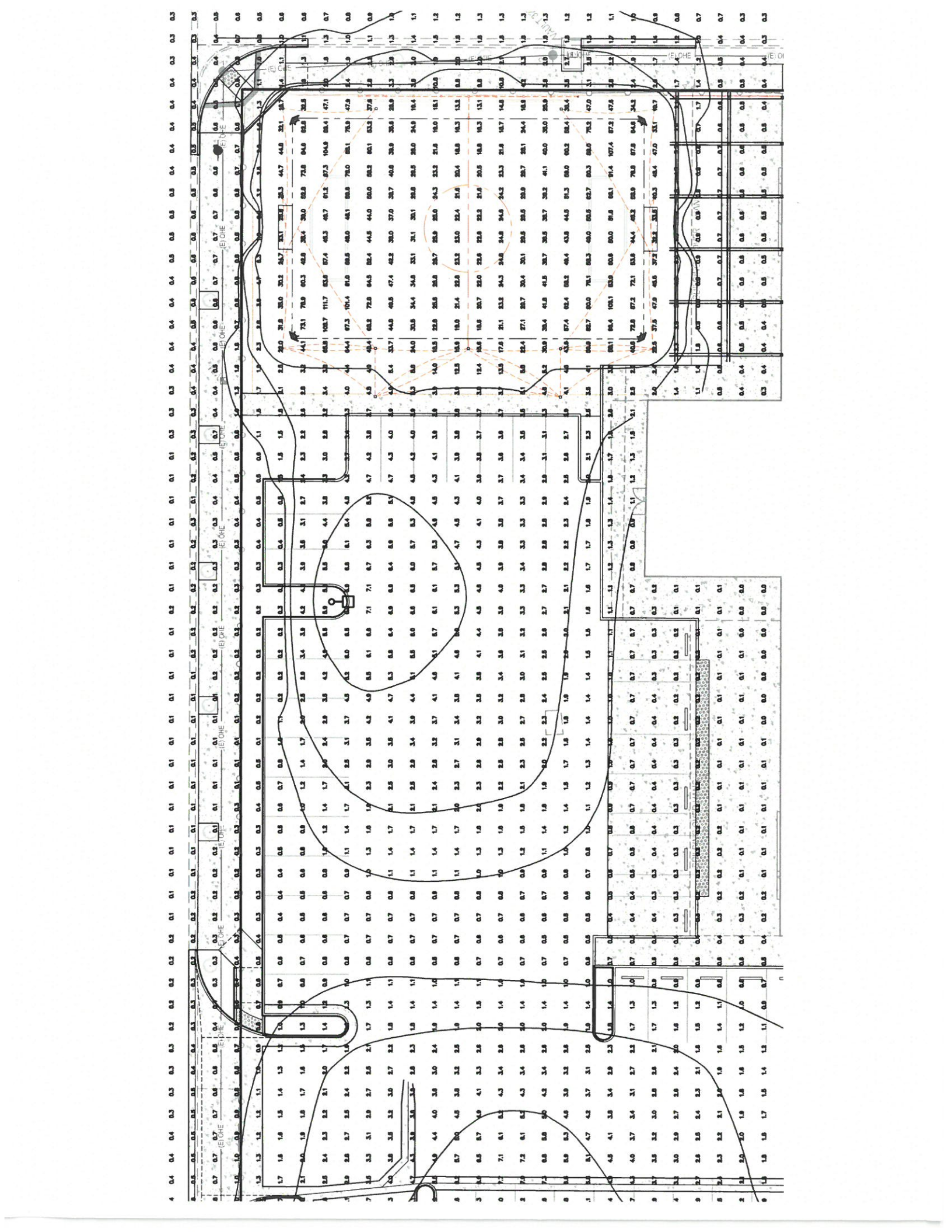
Prepared By	12/3/2021
Checked By	ELM
Drawn By	12/15/21
Approved By	
Scale	
Sheet	L1.1

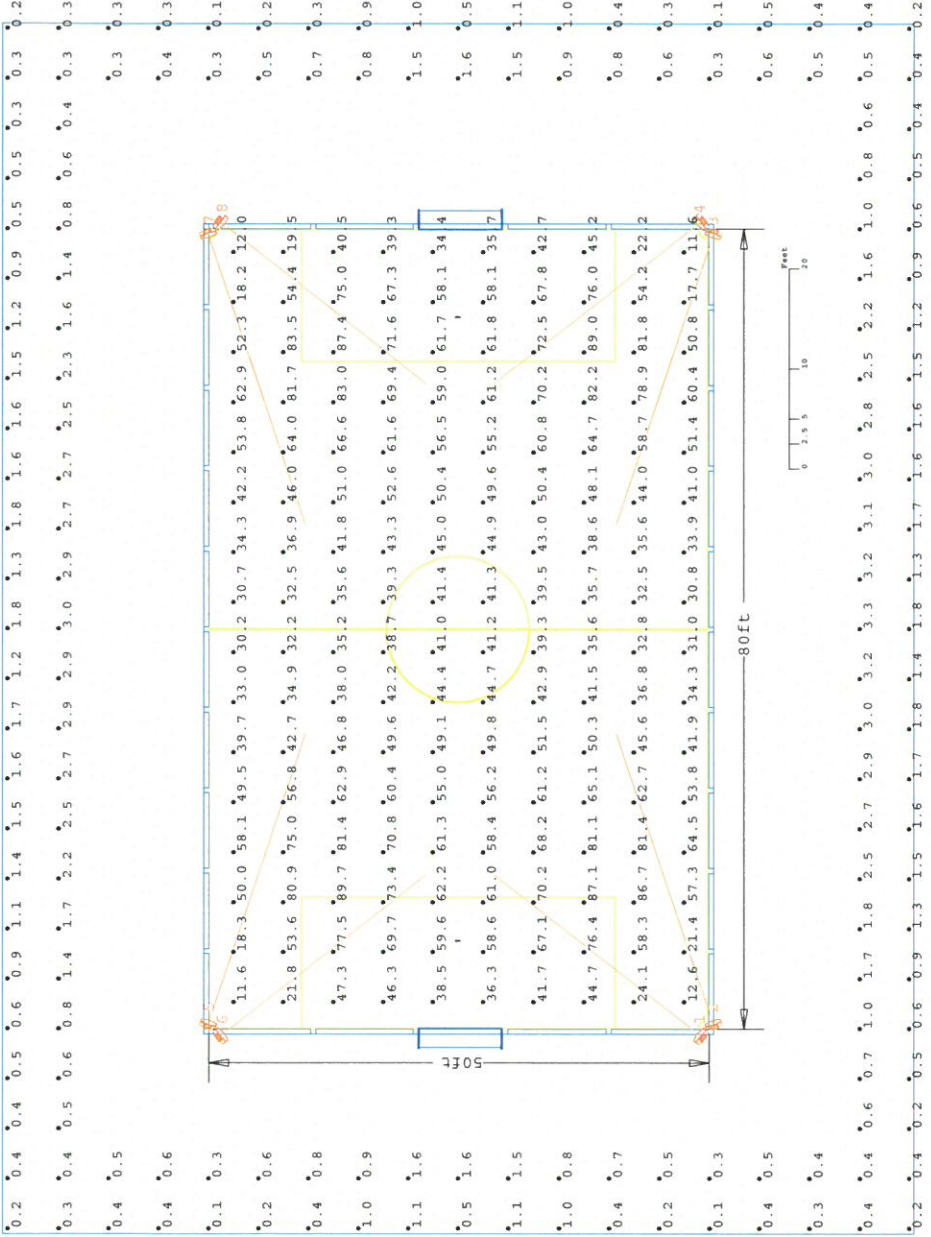
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	REMARKS
	CER DEC	20	CERIS OCCIDENTALIS / WESTERN BERRIG	24" BOX	WATER USE LOW
	LAG PIN	23	LAGESTROEMIA INDICA PINK / DAFFE WIRTLE	15 GAL	LOW
	PS SEI	7	PTISACIA CHINENSIS KEITH DAWE / KEITH DAWE CHINESE PISTACHE	24" BOX	LOW
	PA PALC	3	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	24" BOX	M/D
	ACE SUN	18	ACETOSAPHYGOS X SUNSET / SUNSET MANDARINA	CONT	WATER USE LOW
	CAL LIT	43	CALLISTEMON CITRINUS LITTLE JOHN / LITTLE JOHN DWARF BOTTLEBRUSH	1 GAL	LOW
	DA REV	21	DANIELLA REVOLUTA VARIEGATED / VARIEGATED FLAX LILY	1 GAL	LOW
	LOM LON	63	LOMONDA CONFERTIFOLIA PINE SCAP / PINE SCAP SMALL MAT RUSH	1 GAL	LOW
	MIRI CAP	11	MIRICAPSA CANTILLAS / PINK MURRY	1 GAL	LOW
	RHA MIN	18	RHAPHIDOPYS UMBELLATA WINDY / YECOA HAWTHORN	1 GAL	LOW
	MYO PAR	83	MYOPORIUM PAMPULUM / TRAILING MYOPORIUM	CONT	SPACING 60" B.C. WATER USE LOW



www.811.com





Calculation Summary
 Scale: 1 inch= 12 Ft.

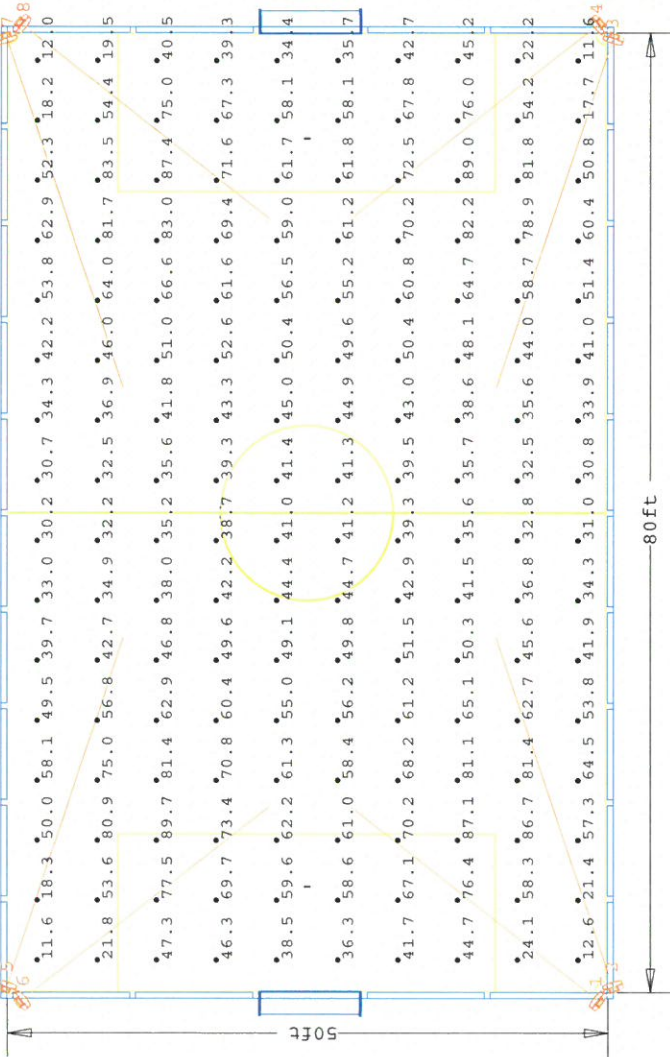
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Soccer Field	Illuminance	FC	51.26	89.7	11.6	4.42	7.73
Spill 20ft	Illuminance	FC	1.09	3.3	0.1	10.90	33.00

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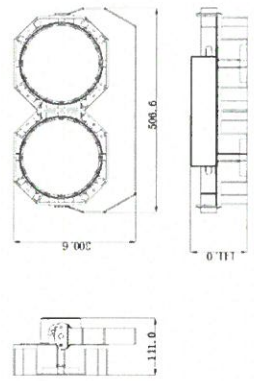
DATE: 6/8/2021
 REV: 6/8/2021
 CHECK BY: A. GUZMAN
 DRAWN BY: A. GUZMAN



Urban Soccer Park



Product Dimensions



Expanded Luminaire Location Summary

LumNo	Label	Orient	Tilt	X-Aimpt	Y-Aimpt
1	B	51.906	55.285	23.91	28.38
2	B	18.451	59.392	37.97	16.23
3	B	161.549	59.392	58.93	16.23
4	B	128.094	55.285	72.99	28.38
5	B	341.548	59.392	37.96	47.32
6	B	308.093	55.285	23.91	35.17
7	B	198.45	59.392	58.93	47.32
8	B	231.905	55.285	72.99	35.17

Scale: 1 inch= 10 Ft.

- Assumptions:**
 Size: 80'x50'
 Poles Height: 18ft
 Mounting Height: 18ft
 Grid: 5'x5'
 Calc Points at: Grade

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Soccer Field	Illuminance	Fc	51.26	89.7	11.6	4.42	7.73
Spill 20ft	Illuminance	Fc	1.09	3.3	0.1	10.90	33.00

Luminaire Schedule

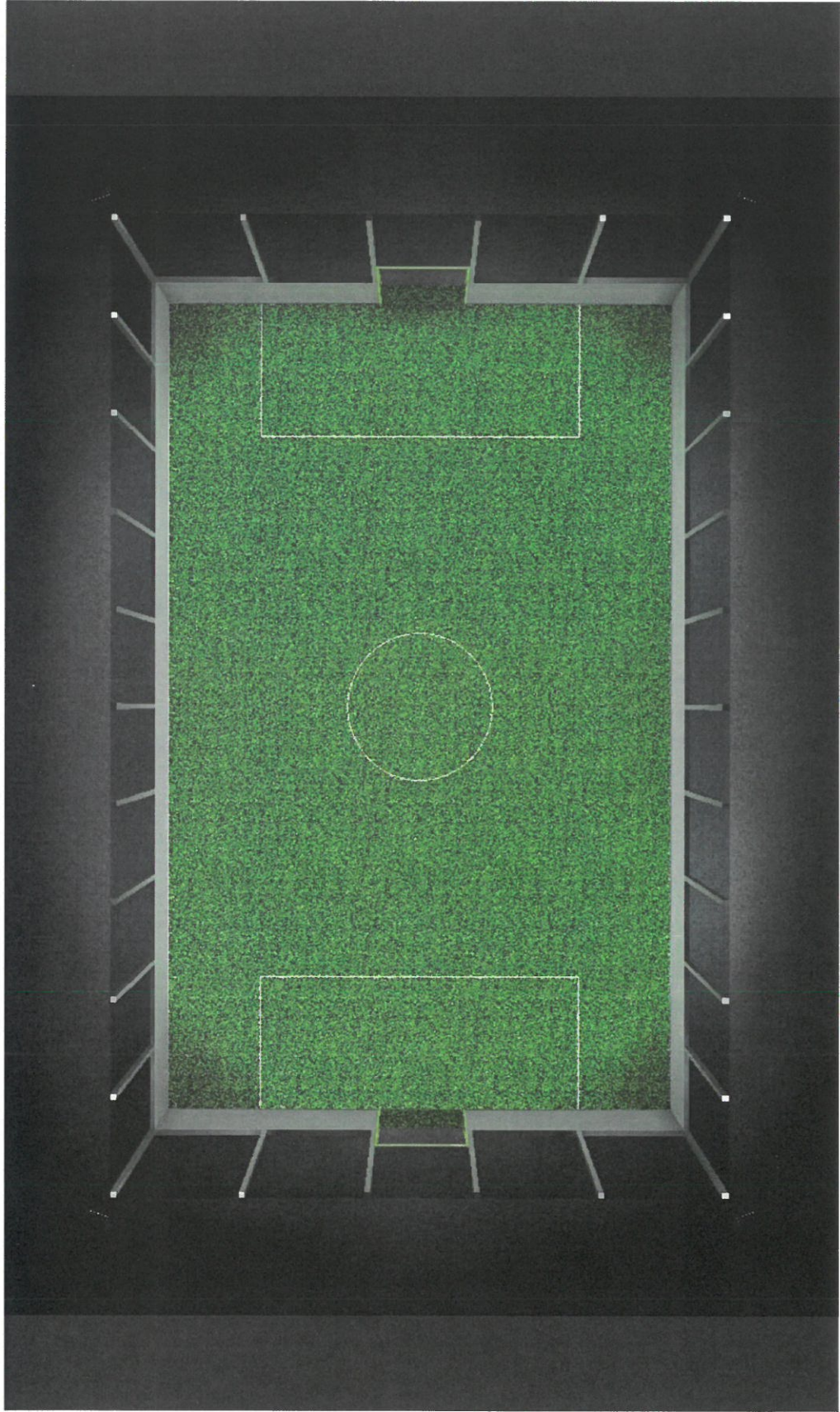
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
Ⓚ	8	B	38400	0.900	HS-HM240W-A-45

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DATE: 6/8/2021
 REV: 1
 CHECK BY: A. GUZMAN
 DRAWING NUMBER:



Urban Soccer Park



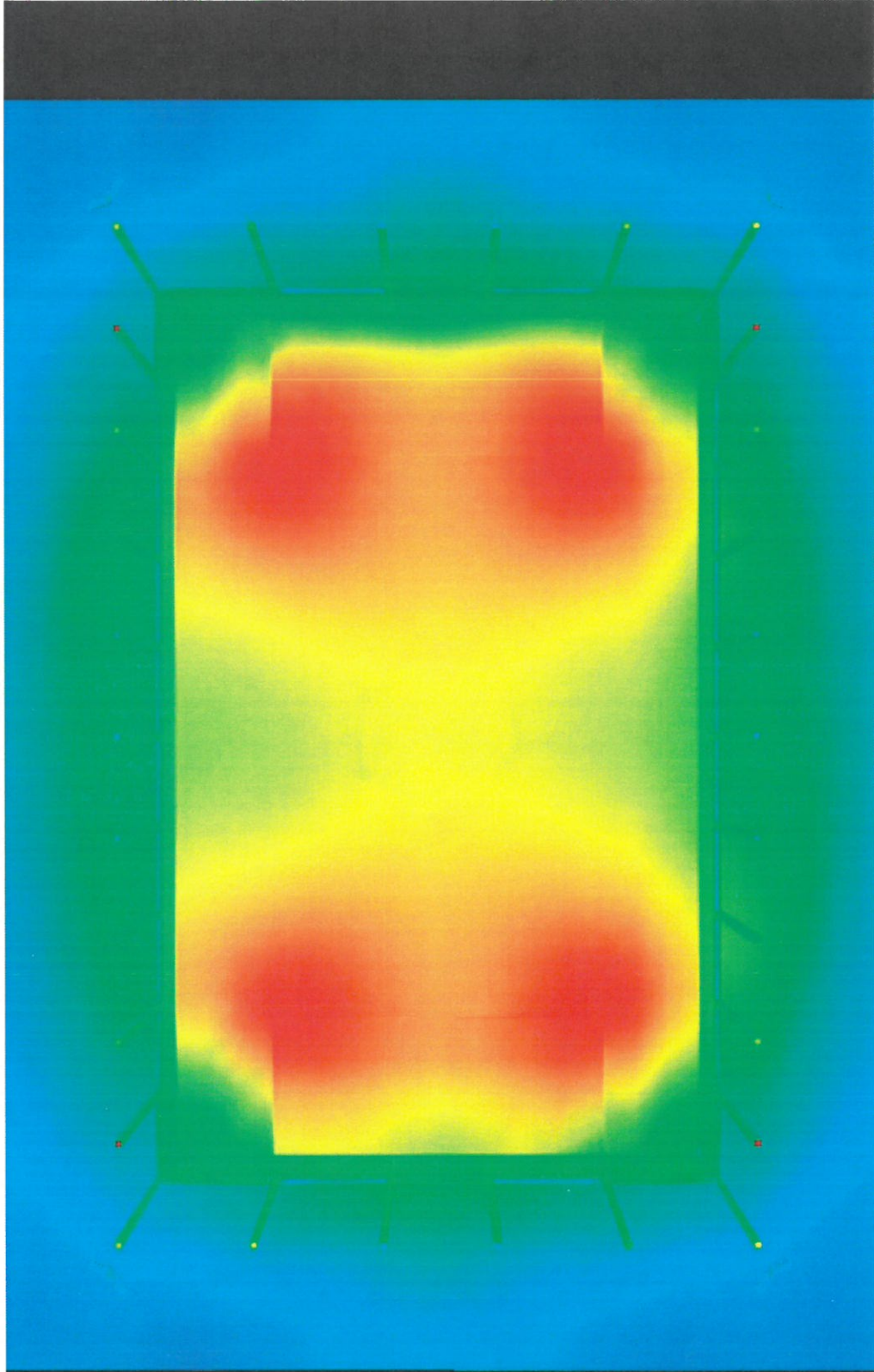
CHECK BY:
DRAWN BY:
A. GUZMAN

DATE:
6/8/2021

REV:
DRAWING NUMBER:

Urban Soccer Park

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DATE: 6/8/2021	REV:	CHECK BY:
DRAWING NUMBER:		DRAWN BY: A. GUZMAN

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Urban Soccer Park

Soccer City Supplemental Operational Statement

Soccer City – 1852 Visalia (Soccer City) is proposing to renovate / remodel an existing 19,500 sf single story metal building main structure and 9,950 sf attached adjacent building areas into a proposed Indoor Soccer Facility, Brewery & Tap House. This existing building is located at 707 W. Murray Avenue Visalia, CA 93291. The proposed Indoor Soccer Facility would help provide a much-needed outlet open to the public to help promote exercise, health, and wellness through their organized soccer league activities.

Soccer City will be open seven days a week and will feature the following normal business operating hours:

Monday through Friday – 4:00PM to 10:00PM

Saturday and Sunday – 8:00AM to 10:00PM

The main business operations will be centered around two indoor and one outdoor 50' x 80' turf soccer/athletic fields. Year-round soccer league play, competitive tournaments, and various membership packages will be available for members of the community wanting to engage in sport at Soccer City.

Ancillary to the recreational sports uses, the facility will feature a 2,000sf craft micro-brewery owned and operated by Soccer City. Adjacent to the brewing premises will be a 2,000sf taproom for patrons to enjoy the beer produced on-site. Taproom and Beergarden areas will be all ages and Soccer City will provide foosball tables and cornhole sets as recreational amenities for minors. Access to the brewing premises and taproom are detailed in the Soccer City Security Plan to meet City of Visalia Police Department standards.

The facility will feature a light snack bar that will be owned and operated by Soccer City. Additionally, the site is planned to accommodate food truck vendor parking on the premises to provide visitors with an option to purchase full meals.

Live entertainment is expected to be at a minimum with the potential for live single-performer acoustic music in beer garden and taproom areas. Special events and concerts are not part of this facility's primary objectives, however special event permits may be requested for these uses on an occasional basis should the opportunity arise.

Soccer City will employ approximately 10 full time employees daily during normal business operating hours.

SoccerCity



VISALIA

559.623.1916

Jeremy@1852visalia.com

707 W Murray Ave Visalia, CA 93291



LEGACY

REALTY & DEVELOPMENT

Jan, 28 2021

Soccer City – 1852 Visalia | Facility Operational Statement

Soccer City Visalia - Indoor Soccer Facility Tenant Improvements | Limited Site Development Improvements

Subject Site address is as follows:

- **707 W Murray Ave. | Visalia, California 93291**
- **Assessor's Parcel Number 093-177-007**

Overview

Soccer City – 1852 Visalia is proposing to renovate / remodel an existing 19,500 sf single story metal building main structure and 9,950 sf attached adjacent building areas into a proposed Indoor Soccer Facility, Brewery & Tap House. This existing building is located at 707 W Murray Ave Visalia, CA 93291. The proposed Indoor Soccer Facility would help provide a much needed outlet open to the public to help promote exercise, health, and wellness through their organized soccer league activities.

This facility will employ daily approximately (10) full time employees.

Soccer City – 1852 Visalia | Hours of Operation

Monday	4:00pm – 10:00pm
Tuesday	4:00pm – 10:00pm
Wednesday	4:00pm – 10:00pm
Thursday	4:00pm – 10:00pm
Friday	4:00pm – 10:00pm
Saturday	8:00am – 10:00pm
Sunday	8:00am – 10:00pm

Acquisition | Planning | Design

Exhibit "G"

SoccerCity



V I S A L I A

SECURITY PLAN





Security Plan

Location: Soccer City 1852 Visalia (707 W Murray Ave. Visalia, CA. 93291)

Contact Number: 559-623-1916 (Jeremy Schultz)

Law Enforcement Contact: Visalia Police Department 559-734-8116 (Non-Emergency) 911

Our Goal for the 1852 Visalia "Security Plan" is to comply with the City Law Enforcement and provide a safe, family friendly environment for our customers, employees, and surrounding neighbors.

Security Goals:

- To create a safe and secure environment within and immediately outside of the establishment for all customers, guests, employees, and surrounding neighbors.
- To provide a high level of control, safety, and quality experience for customers and guests.
- To mitigate any noise or inappropriate conduct directed at the immediate neighbors by customers and guests upon entry or departure from the establishment.
- To diffuse all situations as they occur, but also establish preventative measures to minimize the number of potential situations. Security staff will provide a strong presence to detect and prevent any possible issues.
- To maintain trained staff responsible and accountable for looking after the security and well-being of guests, customers, and staff.

Introduction:

A strategy of prevention will be adopted to minimize the impact of potential problems to the community while ensuring a peaceful, enjoyable setting within the business. A zero-tolerance policy will be enacted and enforced against narcotics and contraband prohibited by law.

Further, establishment policy violations by guests and customers will also be enforced with this same policy. Business ownership and management will fully disclose and cooperate with law enforcement personnel, and other city agencies as issues arise. In addition, we will cooperate and coordinate with neighboring businesses to act as a united force to provide an additional sense of security for immediate community, businesses, customers, and employees in the neighborhood.

SECURITY STAFF

Security Licensing - Security at location must be licensed to carry out their job. Security staff must have BSIS (Bureau of Security and Investigative Services) licensing to work their position (aka a Guard Card). This card must be readily available for visual inspection upon request. This is standard operating procedure.

Tasks:

- Directly coordinate with establishment's owner about security issues as they arise, and work on immediate resolution of said issues.
- Responsible for all security and safety of the entire business premises, and proper training of support security staff hired. Ensure proper compliance of all security staff with establishment policy, safety procedures, and protocol for enforcement of said rules and procedures.
- Be a liaison between law enforcement personnel and city officials.
- Be the point person for venue events based on security needs and event requirements.
- Maintain a contact information list of all security personnel working each shift, provide the list to any city entity, as requested. This list will be maintained in business records in an electronic format for easy access by law enforcement personnel, or other City entities.
- Schedule security camera monitoring by the security team as may be needed.
- Maintain security camera data and make these recordings accessible to law enforcement personnel as requested.
- Undertake regular rigorous security and safety assessments and reviews and report to business owner.

Front of Establishment, Brewery Entrance/Beer Garden

Security Professionals (1): During nights of live entertainment, (1) one member of the Security Team will post at each of the entry door(s) where customers will/could enter/exit the premises, with their main job being to check the identification of customers and to ensure no alcohol/weapons/drugs enter the property. Metal Detection can be used, but it fails to pick up plastic liquor bottles and narcotics. For this reason, frisking shall be done regularly, and women will be asked to show the contents of their purse. These members of the Security Team will make sure our rules are clear. These members of the Security Team will be in radio contact with other Security and management, and they must help remove combatants inside when asked for help on the radio. In such an event, parking lot Security will move toward the building to prepare for removal, and to watch the cash register.

Purpose: Monitor incoming customers. This is an important component of the security program as many problems can be avoided by diligent work at this point.

Tasks: Will be responsible for monitoring the entrance, dress code, rules of the establishment, etc.

Brewery/Tap House/Beer Garden

Security Professionals (1): One member of the Security Team will be posted and/or roaming inside, keeping an eye on customers as they are consuming alcohol. Problematic people will be removed quietly and with as little force as necessary. They will watch for suspicious behavior, standoffish behavior, signs of over-indulgence/over-intoxication, odd movement, etc. This is the primary "removal team" so they must have patience along with the physical size and ability to remove someone without harming them. This team is the team that will need assistance most often, so the move to get inside must be quick but careful.

Purpose: Monitor tap room/beer garden areas to ensure peaceful atmosphere.

Tasks:

- Monitor tap room/beer garden area, their entrances, and the area immediately adjacent to entrances.
- Enforce zero-tolerance policy towards narcotics, contraband, and violations of policies/procedures.
- Monitor customers for proper conduct and prevent situations of public intoxicated belligerence.
- Monitor bathroom areas on a frequent basis as well as areas out of view of the normal establishment area.

Parking Lot and other Surrounding Affected Areas

Security Professionals (Not required/To Be Determined): The Security Team will patrol the parking lot (if applicable) or the street where customer vehicles are parked to deter drinking, use of narcotics, or suspicious loitering. They will be watched by 1 other Security Guard who operates the door, and they will be in radio contact with Security & Management.

Purpose: Monitors parking lot and street areas to ensure peaceful pedestrian and traffic flow.

Tasks:

- Monitor parking lot and street areas for loitering and or illegal activity.
- Enforce zero-tolerance policy towards narcotics, contraband, and violations of policies/procedures.
- Monitor the ingress and egress of customers for proper conduct and prevent situations of public intoxication and fighting.
- Monitor customers for possession of open containers in areas outside of the establishment's accepted areas for consumption.

Special Note: This position may be subject to independent modification where (1) one or more may be required based on Visalia Police Department's observations/recommendations.

STAFF TRAINING

All Staff Will:

- Receive regular training on comprehensive emergency response plans.
- Be knowledgeable of all security positions and the requirements each different position entails.
- Be trained to monitor noise levels.
- Be trained to make sure people are not rowdy or obviously intoxicated, and to maintain a secure & safe environment.
- Be required to obtain a certificate of completion from the Alcoholic Beverage Control Department "LEAD Program".

All security staff will be trained to:

- Maintain order within the tap house and beer garden and in the immediate property surroundings and prevent any incidents that might hinder the environment enjoyed by nearby residents and businesses.
- Keep customers and employees safe and take preventative steps to resolve issues in an efficient and secure manner.

Non-Event Nights and Security- On any weeknight if no events, parties, or live music performances are scheduled the establishment is not required to have Security Team members working. On any Thursday, Friday, Saturday, or Sunday night if no events, parties, or live music performances are scheduled the establishment must have a minimum of one (1) Security Team members working on the premises. 1852 Brewing Company Tap House and Beer Garden, when occupancy reaches 100 customers, one (1) Security Team member is required to be working on the premises. When occupancy reaches 200 customers, two (2) Security Team members are required to be working on the premises. When occupancy reaches 250 customers, three (3) Security Team members are required to be working on the premises.

Uniforms

Members of the Security Team must be visually obvious to customers and any First Responders (including Law Enforcement, EMTS, Fire Department, etc.) For that reason, t-shirts or polos shirts that say "Security" must be worn at all times (or if warranted, security can wear BDU bottoms, security patches, boots, duty belt, etc.) If you are part of the Security Team it should be obvious due to your clothing.

Security Awareness Regarding Gangs

Because of the unfortunate plague of street gangs in California, Security must be keenly aware of local street gangs and organizations. The goal is to keep active gang members out of the building. The dress code will be enforced, which will ban excessive colors after 21:00 hrs. {9:00 pm PST). Anyone with visible gang tattoos will be denied entry, and anyone discussing participation in any gang activity on the premises will be warned or escorted out. While we cannot guarantee (with certainty) that Gang Members will not infiltrate the crowd, we can make sure they are not dressed like gang members, talking like gang members, or behaving like gang members. Anyone threatening other customers will be escorted out, and if necessary VPD will be contacted.

If any openly "gang-related" conflicts occur in the parking lot or while escorting people out of the building, VPD will be contacted. Even if a fight is quickly broken up, we can contact VPD to share intelligence and explain the incident (if requested by a Sgt. or Lt. of the Visalia Police Department).

Vehicles of combatants and troublesome customers will be on camera, and members of the outdoor Security Team should be able to describe the event to VPD (if video is not formally reviewed due to lack of victim, etc.)

Dealing with Intoxicated Customers

Our main priority when identifying an intoxicated customer is the safety of that person, other customers, and staff. For that reason, anyone deemed intoxicated shall not be served anymore alcohol and asked to pay their tab. If they become belligerent, they will be escorted outside. If they disturb the overall peace of the establishment after removal, or create a scene, VPD may be contacted to deal with them. If someone is unconscious for any reason, VPD will be contacted so that the person may be evaluated on a case-to-case basis. If servers take the LEAD Program training and avoid over-serving, this should not happen very often.

Fires, Earthquakes, etc.

Security and Management will address our evacuation plans for situations like structure fires, earthquakes, etc. The method of escape and which doors are still accessible shape our movements in the event of a fire or something similar. The Security Team will use flashlights to help lead customers to nearby exits should anything like this occur.

Videotapes/Footage/Surveillance Recordings:

If any VPD contact is necessary after an incident, management will be happy to turn over the footage. The surveillance system at 1852 Visalia will reveal the last 10 days of footage.

Public Nuisance

If 1852 Visalia located at 707 W Murray Ave, Visalia CA 93291 is deemed a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/or to recommend suspension or revocation proceedings. In the event the physical security plan is withdrawn or revoked, no live or recorded entertainment shall occur until such time as a security plan which has been approved by the Visalia Police Department and City Planner is in effect.

Persons Over/Under 21 yrs.

Persons under 21 years of age will be permitted on the premises as long as they are accompanied and supervised by someone over the age of 21 years old during operating hours of 8:00am to 10:00pm unless otherwise stated for an event, party, or live entertainment.

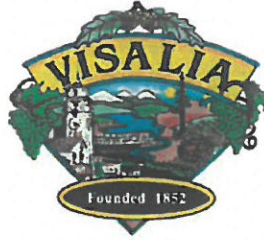
Persons over 21 will provide their ID to the beer tender with each purchase of an alcoholic beverage and will be limited to one alcoholic beverage per person per purchase.

Visalia Police Department

Date

Business Owner

Date



December 17, 2020

bill@lcfresno.com

Site Plan Review No. 20-103:

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.

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 **November 12, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue oval shape.

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

Attachment(s):

- Site Plan Review Comments

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 1 DATE: NOVEMBER 12, 2020

SITE PLAN NO.: 20-103 RESUBMITTAL
PROJECT TITLE: SOCCER CITY-1852 VISALIA
DESCRIPTION: INDOOR SOCCER FACILITY, BREWERY & TAP HOUSE - SITE AND BUILDING DEVELOPMENT / RENOVATION

APPLICANT: BILL CUMMINGS
PROP OWNER: AMERICAN INC
LOCATION: 707 W MURRAY AVE
APN: 093-177-007

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius; **PER SITE IMPROVEMENT PERMIT**
- Install curb; gutter **PER SITE IMPROVEMENT PERMIT**
- Drive approach size: Use radius return; **PER SITE IMPROVEMENT PERMIT**
- Sidewalk: _____ width; _____ parkway width at **PER SITE IMPROVEMENT PERMIT**
- 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; **SUBMIT REQUIRED DEEDS AS CONDITIONED BY SITE IMPROVEMENT DESIGN**
- City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- 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. Project is subject to the currently approved & issued site improvements permit B194186 per SPR 19-127 conditions.**
- 2. Provide all right-of-way and or easements as required under the aforementioned permit.**
- 3. Ensure proposed new fencing will not encroach into new City ROW or limit visibility.**
- 4. If exterior access is necessary or desired along the buildings School & Johnson street frontages, where building is at property line, the doors will need to be recessed as to not encroach/swing into the public right-of-way.**
- 5. Development impact fees will apply to the proposed tenant improvements & additional site improvement to undeveloped land. Credit for the previous service commercial use will be applied. Refer to page 3 for fee summary.**
- 6. New site improvements proposal will required additional permits, or plan changes to existing.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-103 RESUBMITTAL**

Date: **11/12/2020**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**7/1/2020**)
 (Project type for fee rates:**VARIES**)

Existing uses may qualify for credits on Development Impact Fees. **SERV COMM + INFILL**

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,343/AC X 0.5
<input checked="" type="checkbox"/> Transportation Impact Fee	\$15,135/1KSF X 6.2 X 50% (INFILL) = \$46,919 SERV COMM CR: 6.2 X \$2,114/1KSF = (\$13,107) TOTAL DUE: \$33,812
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$6/SEAT X 100 , TREATMENT PLANT FEE: \$14/SEAT X 100 SERV COMM CR: \$83/1KSF X 6.2 = (\$515)
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$7,597/AC X 0.5
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,578/AC X 0.5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$9,002/AC X 0.5
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,969/AC X 0.5
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$496/1KSF X 27.8 = \$13,789 SERV COMM CR: \$398/1KSF X 27.8 = (\$11,064)
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: November 12, 2020

SITE PLAN NO: 2020-103 - B
PROJECT: Soccer City – 1852 Visalia
DESCRIPTION: INDOOR SOCCER FACILITY, BREWERY & TAP HOUSE – SITE AND BUILDING DEVELOPMENT / RENOVATION
APPLICANT: BILL CUMMINGS
PROP. OWNER: AMERICAN INC.
LOCATION TITLE: 707 W. MURRAY AVENUE
APN TITLE: 093-177-007
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment
- Pay Parking In-Lieu Fees
- Building Permits

PROJECT SPECIFIC INFORMATION: November 12, 2020

1. Obtain a Conditional Use Permit (CUP) for the indoor soccer field, taproom, brewery uses, and live entertainment uses. The CUP submittal shall contain the following:
 - a. A detailed and dimensioned Site Plan;
 - b. A detailed floor plan identifying all areas, including the location of live entertainment performances;
 - c. Elevation details for the building and outdoor field. This shall also include identification of the materials proposed;
 - d. A detailed operational statement identifying all proposed uses and any other relevant operational information. This shall include recreation schedules, live entertainment schedules, and food truck schedules;
 - e. A breakdown of parking need and stalls to be provided;
 - f. A detailed security plan;
 - g. Landscape and irrigation plans, with calculations confirming that a minimum 10% of the parking lot is landscaped.
 - h. A photometric (lighting) plan shall be submitted with the Conditional Use Permit submittal identifying all onsite lighting, including for the outdoor field, and verifying that onsite lighting shall not produce more than .5 lumens at the property line.
2. The site plan shall include the outdoor field (1 / 500 sq. ft. = 8 spaces) and outdoor patio area (1 / 150 sq. ft. = 19 spaces) in the overall parking demand calculation. This brings the parking demand to a total of 104 parking stalls.
3. The site plan provides a total of 95 parking spaces. This leaves a deficit of 9 parking stalls. The project site is within Parking District "A", which allows for the payment of "parking in-lieu" fees in place of providing required stalls. The applicant shall pay in-lieu fees for nine stalls (\$4,707 per stall) or providing nine additional stalls on the project site.
4. Amplification equipment shall not be permitted outside of the building. All activities onsite shall comply with the requirements of Visalia Municipal Code Chapter 8.36 (Noise).
5. The site plan shall provide the location of all proposed loading areas.
6. The site plan shall identify the location of mobile food vendors onsite.

7. The site plan shall indicate the location, type, and height of any proposed fencing onsite. Fencing on the property line shall be no taller than seven feet.
8. Submit a Lot Line Adjustment (LLA) to relocate the western project site boundary to align with the westernmost edge of the proposed parking lot.
9. Note that as a brewery/taproom use, the applicant shall be limited to only selling and serving beer which is produced onsite.
10. A five foot landscape strip shall be provided along the north and east boundaries of the outdoor field.
11. It is recommended that the proposal provide a five ft. landscape setback along all street frontages.
12. It is recommended that the proposed use for the undeveloped portion of the project site to the west be provided.
13. The trash enclosure shall be setback five feet from the property line.
14. Obtain a Building Permit for all onsite and tenant improvement work.
15. It is recommended that a tree well be added along the northern portion of the parking lot that contains 12 stalls in a row.
16. See the comments from the Engineering Division.

PROJECT SPECIFIC INFORMATION: July 8, 2020

1. Obtain a Conditional Use Permit (CUP) for the indoor soccer field, taproom, and brewery uses. The CUP submittal shall contain the following:
 - a. A detailed and dimensioned Site Plan;
 - b. Elevation details for the building;
 - c. A detailed operational statement identifying all proposed uses and any relevant operational information;
 - d. A breakdown of parking need and stalls to be provided;
 - e. A detailed security plan;
 - f. A detailed floor plan; and
 - g. Landscape plans, with calculations confirming that a minimum 10% of the parking lot is landscaped.
2. The site plan shall identify all proposed onsite lighting;
3. The site plan shall provide the location of all proposed loading areas.
4. The proposal shall identify whether mobile food vending will be conducted onsite, and if so provide its location.
5. The site plan shall indicate the location, type, and height of any proposed fencing onsite.
6. Submit a Lot Line Adjustment (LLA) to relocate the western project site boundary to align with the westernmost edge of the proposed parking lot.
7. Note that as a brewery/taproom use, the applicant shall be limited to only selling and serving beer which is produced onsite.
8. It is recommended that the proposal provide a five ft. landscape setback along all street frontages.

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

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

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

2. Rear: zero (0) feet;
3. Side: five (5) feet (except where a building is located on side property line);

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.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

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.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project Staff may determine it appropriate to review the proposed project for potential Noise Ordinance conformity. If it is determined that the proposed project may not meet the Noise Ordinance a Noise Study may be required prior to public hearing on the project.

Staff believes that the proposed project may not meet the City Noise Ordinance as proposed. As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission/City Council.

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



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 12, 2020

ITEM NO: 1 Resubmit
SITE PLAN NO: SPR20103
PROJECT TITLE: Soccer City - 1852 Visalia
DESCRIPTION: Indoor Soccer Facility, Brewery & Tap House - Site and Building Development / Renovation
APPLICANT: Bill Cummings
OWNER: AMERICAN INC
APN: 093177007
LOCATION: 707 W MURRAY 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:

- Driveway to site on Murray Ave should align with Stevenson St to accommodate ingress and egress to site.

Leslie Blair

Leslie Blair



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

Date : 11/10/20
 Item: 1
 Site Plan: SPR20103
 Name: Southern City

SITE PLAN REVIEW COMMENTS

- No Comment at this time *SEE PREVIOUS COMMENTS - RESUBMIT*
- 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:

LT KROGER L159



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 November 10, 2020
Item # 1
Site Plan # 20103
APN: 093177007

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2019 CFC 901.6
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal

City of Visalia
Building: Site Plan
Review Comments

SPR 20103
SOCCER CITY
707 W MURRAY AVE

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. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- 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. **(IF FOOD IS BEING PROVIDED) VERIFY SUB. IMPROVEMENT FOR FEMA**
- 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: **ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS. RECESS ALL EXIT DOORS SO AS NOT TO SWING OVER THE PROPERTY LINE AND INTO THE RIGHT-A-WAY SEE PREVIOUS COMMENTS. PROVIDE TWO EXIT GATE FROM EXTERIOR SOCCER FIELD.**

VAL GARCIA 11/12/20
Signature

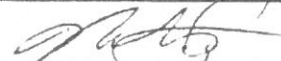
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

20103

- 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



**DEPARTMENT OF TRANSPORTATION
DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7396
FAX (559) 488-4088
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life

July 24, 2020

06-TUL-63-5.75
SPR 20103
INDOOR SOCCER FACILITY
BREWERY AND TAP HOUSE
AGENDA: 07/8/2020

SENT VIA EMAIL

Ms. Susan Currier, Sr. Administrative Assistant
City of Visalia - Community Development - Site Plan Review
315 East Acequia Avenue
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 20103, proposing to expand and renovate an existing building into an indoor soccer facility with a brewery and tap house. The Project site is located on the southwest corner of the Murray Avenue/Johnson Street intersection, approximately .25-mile west of State Route (SR) 63 (Locust St.)/Murray Avenue intersection and approximately .50-mile north of SR 198. Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans anticipates the Project would have a minimal impact to the State Highway System.
2. California's *Zero Emissions Vehicle (ZEV) Plan 2018* details a strategy to build hydrogen fueling stations and more electric vehicle chargers statewide in an effort to reduce greenhouse gas (GHG) emissions and reach its 2050 climate goals.
3. Caltrans recommends the Project support these statewide goals by including designated parking for electric vehicles along with charging stations.
4. The following alternative transportation policies should also be applied to the development to help alleviate traffic congestion caused by the project in this area of the City:
 - a. The project should consider bicycles as an alternative mode of

transportation and offer internal amenities to encourage bicycle use such as bike parking, security, lockers and showers.

- b. If transit service is not available within ¼-mile of the Project site, transit should be extended to provide services.
5. These recommendations are intended to reduce Vehicle Miles Traveled (VMT) while increasing the likelihood people will use and benefit from a more multi-modal transportation network by improving their health and quality of life.

If you have any other questions, please call Edgar Hernandez, Transportation Planner at (559) 488-4168.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North



August 5, 2019

Steven Macias
324 S. Santa Fe
Visalia, CA 93291

Site Plan Review No. 2019-127

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination that your project may proceed with filing building permit applications to the Building Department.

This is your Site Plan Review Permit; your Site Plan Review became effective **July 3, 2019**. 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 black ink, appearing to read 'Jan [unclear]', is written over a white background.

Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#8

MEETING DATE: July 3, 2019

SITE PLAN NO. 19-127

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

HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 8 DATE: JULY 3, 2019

SITE PLAN NO.: 19-127
PROJECT TITLE: AMERICAN INC
DESCRIPTION: REMODEL OF EXISTING BUILDING. CONVERT TO OFFICE BUILDING
APPLICANT: STEVEN MACIAS - 4 CREEKS INC
PROP OWNER: AMERICAN INC
LOCATION: 707 W MURRAY
APN: 093-177-006, 007

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 20' radius; **JOHNSON ST AT MURRAY & SCHOOL**
- Install curb; gutter **DEMO OF EXISTING APPROACHES JOHNSON & SCHOOL**
- Drive approach size: 36' Use radius return; **REFER TO CITY OFFICE/COMMERCIAL STANDARDS**
- Sidewalk: 6' width; MATCH EXISTING parkway width at **ALL STREET FRONTAGES**
- 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; **ACCEPTANCE OF EXISTING IRREVOCABLE OFFER**
- City Encroachment Permit Required. **ALL PROPOSED WORK IN 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.
- 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 = .020%, 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. **All FRONTAGES FOR NEW PUBLIC IMPROVEMENTS**
- 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 office conversion will incur development impact fees applicable from previous service commercial use to general office use. Additional fees will apply if a medical office type use is proposed in the future. Refer to page 3 for applicable fees and estimate.**
- 2. Proposed 6' sidewalks are adequate. Site Plan indicates there is a Irrevocable Offer of Dedication (IOD) along Murrury to accommodate new sidewalk location. Further coordination with City Engineer is required. If IOD exists, then further steps to accept IOD into right-of-way will be required. If IOD does not exist, City will need an easement for pedestrian access for sidewalk along Murray.**
- 3. Comply with City parking lot design standards.**
- 4. Project area does not have adequate street lighting on School Ave. frontage. Installation of new street lights on School Ave. will be required. City owns and maintains all new street lights - refer to City local street lighting standards. Provide electrical design plans and install service pedestal accordingly.**
- 5. Refer to comments by the Solid Waste Dept. for proposed trash enclosure.**
- 6. Refer to Traffic Safety comments.**
- 7. Site plan layout indicates a future Lot Line Adjustment is proposed.**
- 8. Comply with City standards for all public improvements.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 19-127
Date: 7/3/2019

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

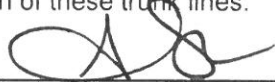
(Fee Schedule Date:7/1/2019)
(Project type for fee rates:GEN OFFICE)

Existing uses may qualify for credits on Development Impact Fees. **SERV COMM + INFILL**

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,293/AC X 0.5 = \$647
<input checked="" type="checkbox"/> Transportation Impact Fee	\$1,222/1KSF X 27.8 = \$33,972
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$97/1KSF X 27.8 = \$2,697
	TREATMENT PLANT FEE:
	\$231/1KSF X 27.8 = \$6,422
	SERV COMM CR = (\$80/1KSF X 27.8 = \$2,224)
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,504/AC X 0.5 = \$3,252
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,776/AC X 0.5 = \$2,388
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$8,671/AC X 0.5 = \$4,336
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,897/AC X 0.5 = \$949
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$651/1KSF X 27.8 = \$18,098
	SERV COMM CR = (\$556/1KSF X 27.8 = \$15,457)
<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

Paul Scheibel, Planning Division (559) 713-4369

Date: July 3, 2019

SITE PLAN NO: 2019-127
PROJECT: American Inc.
DESCRIPTION: REMODEL OF EXISTING BUILDING, CONVERT TO OFFICE BUILDING
APPLICANT: STEVEN MACIAS – 4 CREEKS INC.
PROP. OWNER: AMERICAN INC.
LOCATION TITLE: 707 W MURRAY
APN TITLE: 093-177-006, 007
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Obtain Building Permits.

PROJECT SPECIFIC INFORMATION: July 3, 2019

1. Obtain a Building Permit.
2. Meet all other codes and ordinances.

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

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

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

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.

SPR No. 2019-127

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.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. Provide minimum of _____-foot high concrete block wall or masonry wall along/around the following: _____
9. Provide minimum of _____-foot high solid wooden residential fence along/around the following: _____
10. Provide minimum of _____-foot high chain-link fence _____ with _____ without slats along/around the following: _____
11. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
12. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

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.

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.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project Staff may determine it appropriate to review the proposed project for potential Noise Ordinance conformity. If it is determined that the proposed project may not meet the Noise Ordinance a Noise Study may be required prior to public hearing on the project.

Staff believes that the proposed project may not meet the City Noise Ordinance as proposed. As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission/City Council.

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 



City of Visalia
Building: Site Plan
Review Comments

4771121
 R. MODEL OF EXISTING
 BUILDING
 707 W. MURRAY

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. **20% OF PERMIT VALUE SHALL BE USED FOR "PATH OF TRAVEL" ADA UPGRADES.**
- 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. **IF IMPROVEMENTS EXCEED 50% OF BUILDING VALUE SUBSTANTIAL IMPROVEMENT APPLIES.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: EXISTING FIRE SPRINKLER SYSTEM SHALL BE FULLY FUNCTIONAL. ALL NEW LANDSCAPING SHALL MEET THE MVELD REQUIREMENTS.

VAL GARCIA 7/3/19
 Signature



Site Plan Review Comments For:

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 07/03/2019

Item # 8

Site Plan # 19-127

APN: 093-177-006 & 007

Location: 707 W. MURRAY

The following comments are applicable when checked:

- 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 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- 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 served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*

A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. *2016 CFC 506.1*

If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply for Residential, Commercial & Industrial:

Residential

- Fire hydrant spacing and location shall comply with the following requirements:
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
- Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- 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 *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

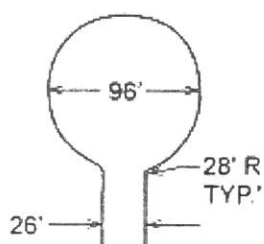
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus

access roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2016 CFC 503.1.1*

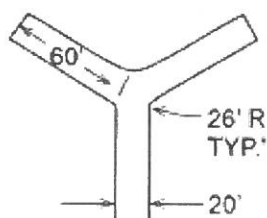
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

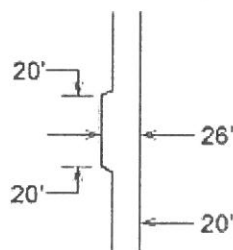
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



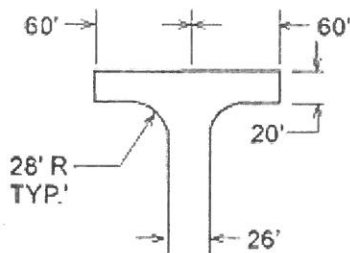
96' DIAMETER CUL-DE-SAC



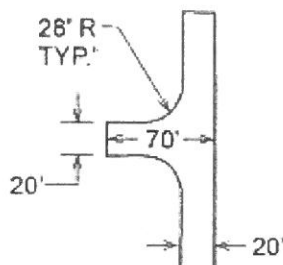
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. *2013 CFC 503.3/D103.6*

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 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 are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

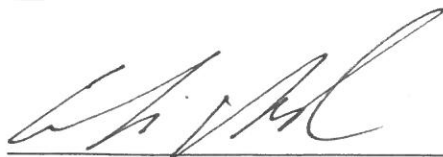
Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:



Corbin Reed
Fire Marshal

SPR-19-127

707 W. MURRAY.

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

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:
ADDITIONAL LIGHTING TO PREVENT TRANSIENT
IF ADDING? ISSUES

Landscaping Concerns:
LOW BEARING BUSHES - TRANSIENT ISSUES.

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

KEVIN GRANT
A20

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 3, 2019

ITEM NO. 8

SITE PLAN NO: SPR19-127
PROJECT TITLE: American Inc.
DESCRIPTION: Remodel of Existing Building, Convert to Office Building
APPLICANT: Steven Macias - 4 Creeks Inc
OWNER: American Inc.
APN: 093-177-006 & 007
LOCATION: 707 W. Murray

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

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

Additional Comments:

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Leslie Blair

COMMERCIAL BIN SERVICE

- 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** Enclosure locations look to be good. Be sure to have enclosure gates open 180 degrees. All gates must be equipped with chain bolts to secure them from closing.

Jim Ross, Solid Waste Manager, 559-713-4533

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 07/03/2019

Item # 8

Site Plan # 19-127

Project: remodel existing building

Description:

Applicant:

Location: 707 W Murray

APN:

The following comments are applicable when checked:

- No Comments at this time –

- Fire Hydrants
Comments –

- Services
Comments – if existing service size is too small, the owner will need to pay to have the service upgraded.

- Mains
Comments –

- Back flow requirements
Comments – backflow devices will be required on all services.

Additional Comments:

Stuart Skoglund
Superintendent

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. 2021-05

PROJECT TITLE

707 W. Murray Avenue, on the southwest corner of Murray Avenue and Johnson Street (APN: 093-177-007)

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

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

NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT

Bill Cummings, Legacy Construction, 5390 E. Pine Avenue, Fresno CA 93727, Phone: (559) 291-1922, E-mail: bill@lcfresno.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Bill Cummings, Legacy Construction, 5390 E. Pine Avenue, Fresno CA 93727, Phone: (559) 291-1922, E-mail: bill@lcfresno.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

The exemption is appropriate as the project will not produce significant effects to noise, air, traffic, or water quality, is consistent with the applicable general plan and zoning designations, is located on a 3.49-acre site with no significant habitat of note and maintains sufficient access to required utilities and public services.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

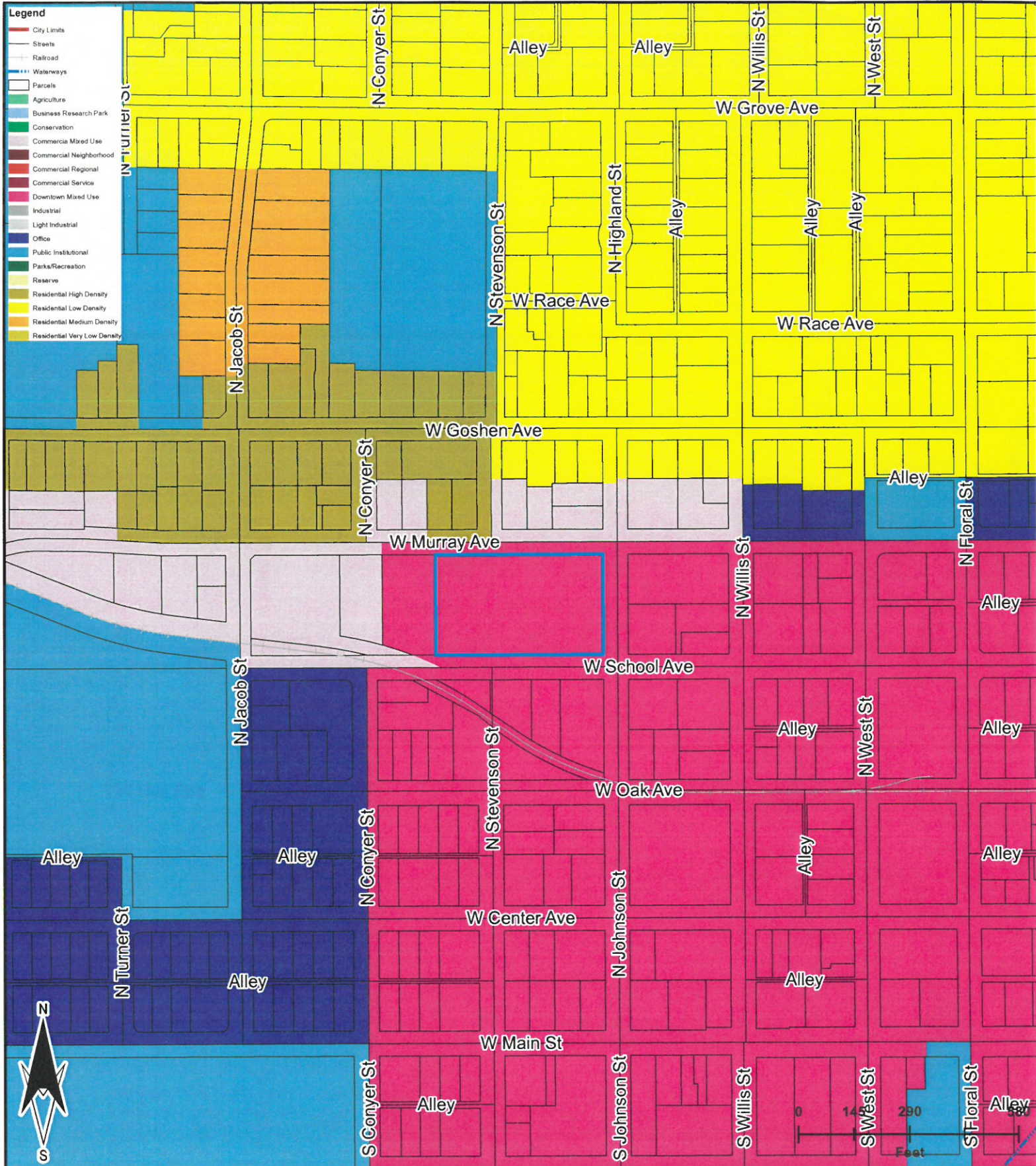
(559) 713-4443

CONTACT PERSON

AREA CODE/PHONE

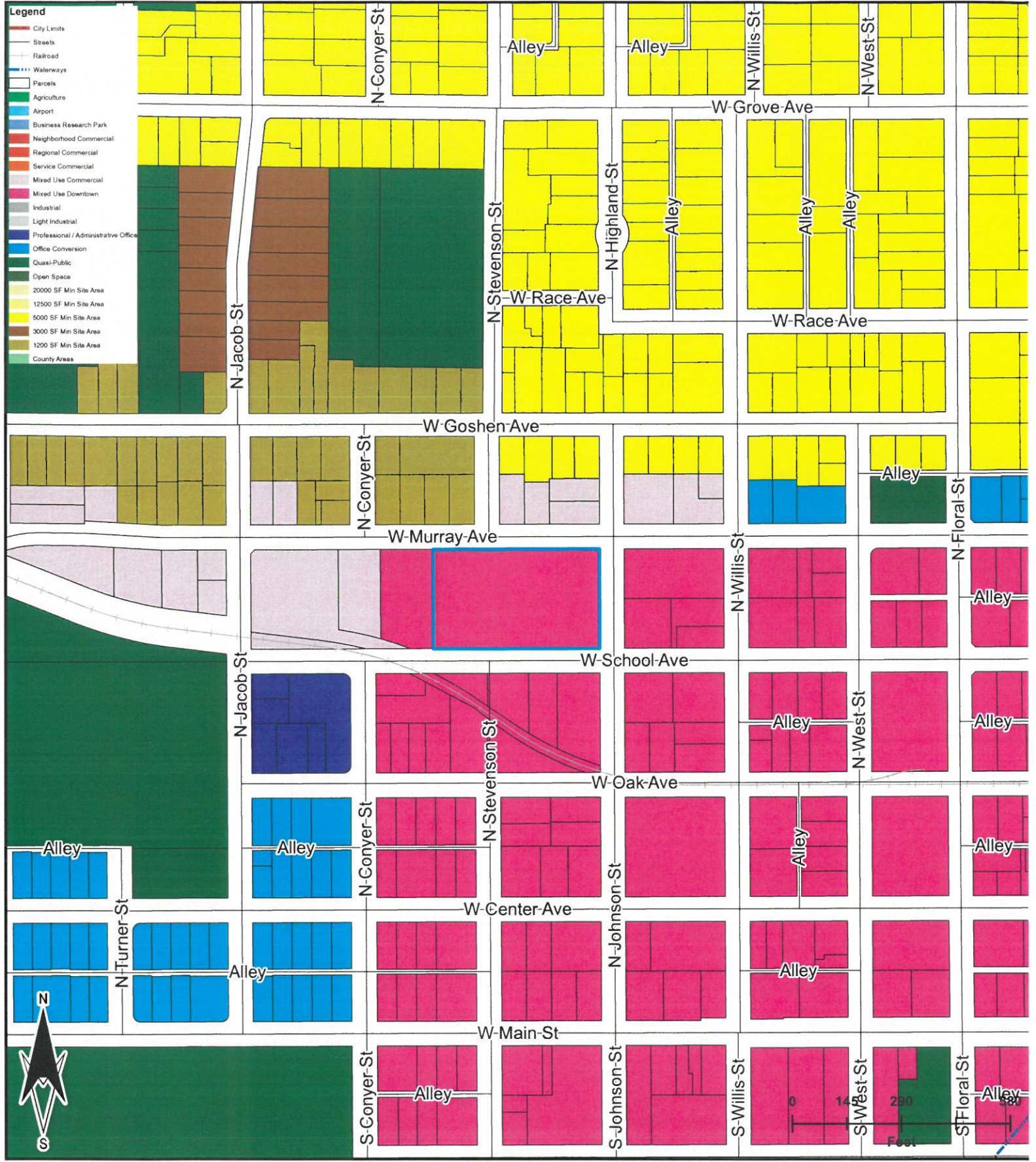
DATE

Brandon Smith
ENVIRONMENTAL COORDINATOR



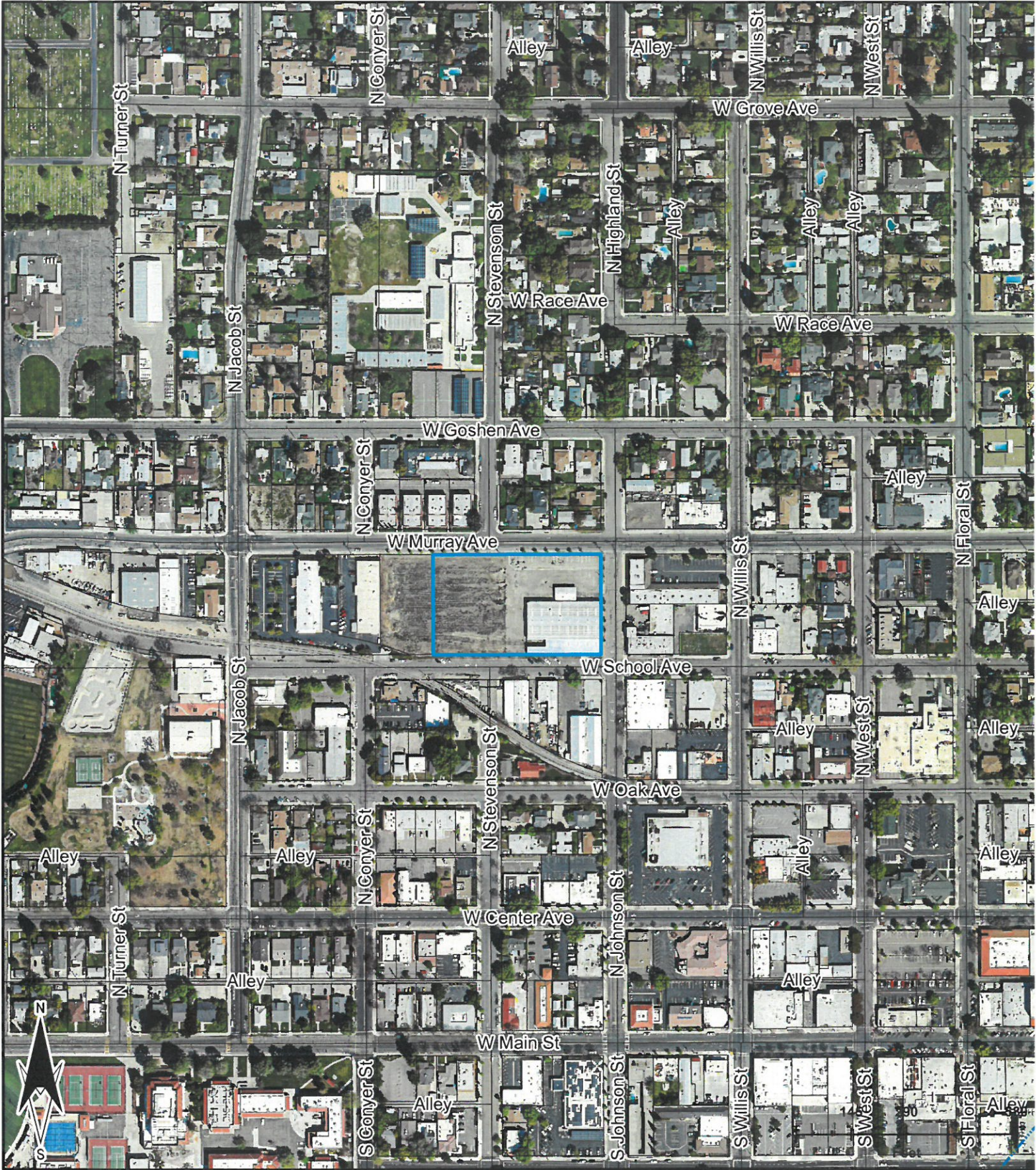
Conditional Use Permit No. 2021-05

General Plan
Land Use Map








Conditional Use Permit No. 2021-05

Zoning Map



Conditional Use Permit No. 2021-05

Aerial Map

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










Conditional Use Permit No. 2021-05

Vicinity Map

Legend

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels