

# 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 Categorical 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 5<sup>th</sup> and no Council meeting July 6<sup>th</sup>.
  - 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](http://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: Josh Dan, Associate Planner  
Phone No.: (559) 713-4003  
E-Mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Conditional Use Permit (CUP) No. 2021-20:** A request to amend CUP 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 CUP No. 2018-30. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of South Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-20, as conditioned, based upon the findings and conditions in Resolution No. 2021-33. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to recommend approval of Conditional Use Permit No. 2021-20, based on the findings and conditions in Resolution No. 2021-30.

## PROJECT DESCRIPTION

The applicant is requesting to amend their approved conditional use permit development by incorporating three vacant parcels (1.93-acres) east of the project site which will facilitate the reorientation of the three-story mixed-use medical office building and increase the building's overall square footage from 56,000 square feet to 58,696 square feet as depicted per Exhibit "A". A copy of the site plan approved with CUP No. 2018-30 is included as Exhibit "E".



The project site is located on the south side of Monte Vista Avenue approximately 500 feet west of Mooney Boulevard.

The proponent intends to connect the new designed site with the parking area and drive aisles of their existing medical office development to the south. This will be accomplished by connecting drive aisle which lead to a parking area along the new building, and ultimately to driveways onto Monte Vista Avenue (see Exhibit "A").

The first floor will be standard medical offices, administrative services (such as record keeping and storage), 39 exam rooms, and two procedure rooms. The outpatient surgery center, which will be located on the second floor, will consist of 24,509 square feet of the overall 58,696 square foot building. The outpatient surgery center will have eight operating rooms and two recovery rooms. There will also be ancillary offices and rooms to support the operating rooms. The surgery center will not have overnight patients or an emergency room. The operational statement indicates that hours of operation will coincide with normal office business hours (see Exhibit "D"). The third floor will be a 7,780 square foot private single-family residence.

The primary finish material is to be stucco with decorative pop-out trim and scoring lines. While most of the building will have a flat roof concealed behind the parapet, there are two proposed pitched-roof tower elements with mission tile finish (as seen in Exhibit "B" – Elevations). The height of the pitched-roof tower elements is proposed to be 62 ½ feet above the finished floor elevation. This height is allowable by Zoning Ordinance Section 17.32.020.B (Height Limits, Exceptions) which allows towers, spires, cupolas, chimneys, etc., to exceed 25-feet above the maximum building height for a zone district. The maximum height allowed in the C-MU Zone District is 50 feet.

On April 8, 2019, the Planning Commission approved CUP No. 2018-30 for a three-story 56,000 square foot mixed use building consisting of a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. The uses as approved per the approval of CUP No. 2018-30 remain the same.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation	C-MU (Commercial Mixed Use)
Zoning	O-PA & C-MU (Professional Administrative/ Office) & (Mixed Use Commercial)
Surrounding Zoning and Land Use	North: CMU – Commercial Mixed Use/ Residences South: R-M-3 – High Density Residential/ 4-Plex residential units East: C-MU – Mixed Use Commercial West: R-M-3 & C-MU – 4-Plex residential units/ Existing residential on C-MU zoned lots
Environmental Review	Categorical Exemption No. 2021-30
Site Plan	2018-207, 2020-199

### **RELATED PLANS & POLICIES**

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

## **RELATED / SIMILAR PROJECTS**

**Change of Zone No. 2018-09:** Recommend for approval to the City Council, by the Planning Commission, on April 8, 2019. A request to amend the Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) to Conditionally allow outpatient surgery centers in the C-MU (Commercial Mixed use) Zone District, Citywide.

**Conditional Use Permit No. 2018-30:** Approved by the Planning Commission on April 8, 2019, amending the previously approved CUP No. 2017-17, by adding an additional 0.94-acre parcel, eliminating the multi-family component, to facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence, replacing the previously approved 25,000 square-foot mixed use building.

**Conditional Use Permit No. 2017-17:** Approved by the Planning Commission on July 24, 2017. A request to construct a 25,000 square foot office building including an outpatient surgery center, with a residence, in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave. The building was to be located on a vacant lot within the office complex. The new building and use would expand the existing parking and other common areas within the office complex.

**Conditional Use Permit No. 2003-46 and Parcel Map No. 2003-11:** Approved by the Planning Commission on May 27, 2003. A request to amend Conditional Use Permit No. 2003-17 to modify the design of an approved planned office development and a parcel map to divide 4.6 acres into 13 lots. The site is located on the north side of Sunnyside Avenue, 700 feet west of Mooney Boulevard. The office portion of the previously approved Garden Terrace Villas Subdivision contained 14 parcels, all with easements for cross access, parking, and utilities.

Parcel Map No. 2003-11 excluded two existing office buildings to the east. The proposed physical office building layout of the development did not changed from the approved layout of the original PUD and subdivision map. The proposal only reconfigured parcel lines to include one common lot with individual parcels for building pads. Otherwise, the project retained the original conditions of Conditional Use Permit No. 2003-17.

**Conditional Use Permit No. 2003-17 and Garden Terrace Villas Tentative Subdivision Map:** Approved by the Planning Commission on November 24, 2003. A request to allow a Planned Unit Development with approximately 66,028 square feet of office and 60 multiple family residential units, and a tentative subdivision map to allow the division of approximately 9.42 acres into 29 lots located on both sides of Sunnyside Avenue, 700 feet west of Mooney Boulevard.

## PROJECT EVALUATION

Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) No. 2021-20, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance.

### **Land Use Compatibility**

The proposed outpatient surgery center within the 58,696 square foot medical office building is consistent with existing and potential uses along Monte Vista Avenue. The project site is within area that is transiting to commercial uses. The underlying Land Use designation of C-MU was preceded by the Regional Commercial Land Use designation on the 1991 General Plan Land Use Map. The C-MU designation was applied to this area per the 2014 General Plan update to better-reflect the development potential of the small parcel sizes that characterize this area.

The proposed use can be suitably integrated into the existing medical office complex. This includes access, parking, circulation and thematic landscaping and architectural elements. The project will further improve the existing medical office complex by providing two access points from Monte Vista Avenue. Condition No. 7 recommends the three additional parcels be incorporated into the existing property maintenance agreement that serves the remainder of the project site.

The surgery center will not have overnight patients or an emergency room. The operational statement indicates that hours of operation will coincide with normal office business hours. Consequently, the use will function more like a specialty medical office or clinic, rather than as a hospital. In addition, the residence proposed on the third floor is also a "Conditionally" allowed use in the C-MU Zone. The residence will be for the sole use of visiting staff of the surgery center.

### **Building Design**

The building incorporates elements of the four existing buildings on the site. This includes the finish material (stucco) and partial tile roof elements. Architectural compatibility among the buildings on the site is required by the conditions of approval for CUP 2003-17. The proposed building is more than four times the size and is three stories in height (as opposed to the existing single-story buildings). Consequently, an approximate match of the existing buildings would not be possible, nor would it be necessarily desirable. However, besides incorporating finish materials of the existing building, a further degree of compatibility is achieved by "stepping" the building's three stories with mansards and the penthouse element. This reduces the building mass and adds angles and shadow lines to the building which help in reducing the overall mass of the building's appearance.

### **Parking**

The proposed development requires a total of 301 parking spaces. Per Exhibit "A", the amended project provides for a total of 461 spaces across the entire site, thereby exceeding their parking demand.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-30).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-30).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-199, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the applicant provide proof of a recorded Lot Line Adjustment merging parcels on the site prior to building final. Staff will not final building permits prior to proof of recording.
7. That the project comply with all applicable conditions of Parcel Map No. 2003-11, Conditional Use Permit No. 2003-46, and Conditional Use Permit No. 2018-30, excepting that prior to issuance of a building permit, the applicant shall incorporate APN Nos. 121-090-015, 121-090-024, and 121-090-037 (2229, 2205, and 2141 W. Monte Vista Ave.) into the common area maintenance agreement (CAM) applicable to the parcels served by MT Pointe Professional Office POA.
8. That all other Federal and State laws and City codes and ordinances be complied with.

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2021-33 for CUP 2021-20
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Floor Plan
- Exhibit "D" – Operational Statement
- Exhibit "E" – Site plan approved with CUP No. 2018-30
- Categorical Exemption No. 2021-30
- Site Plan Review Comments Nos. 2018-207 & 2020-199
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map



**Chapter 17.32  
DEVELOPMENT STANDARDS**

**17.32.020 Height limits.**

A. Measurement. The height of a structure shall be measured vertically from the average elevation of the ground level along the front property line to the highest point of the structure.

B. Exceptions. Towers, spires, cupolas, chimneys, penthouses, water tanks, flagpoles, monuments, scenery lofts, new wireless telecommunication facilities, radio and television aerials, transmission towers, fire towers and similar structures and necessary mechanical appurtenances covering not more than ten percent of the ground area covered by the structure may be erected to a height not more than twenty-five (25) feet above the height limit prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed by the regulations for the zone in which the site is located. Utility poles and towers shall not be subject to the height limits prescribed in the zone regulations. Nothing in this title pertaining to fence and wall heights shall be construed so as to apply to a fence or wall required by any law, regulation or safety standard of the state of California or agency thereof.

**Chapter 17.38  
CONDITIONAL USE PERMITS**

Sections:

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

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

**17.38.020 Application procedures.**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;

2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
  7. Additional technical studies or reports, as required by the Site Plan Review Committee.
  8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

**17.38.030 Lapse of conditional use permit.**

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

**17.38.040 Revocation.**

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

**17.38.050 New application.**

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

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

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

**17.38.065 Abandonment of conditional use permit.**

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

### **17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  - 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  - 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  - 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  - 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  - 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  - 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  - 7. Signing for temporary uses shall be subject to the approval of the city planner.
  - 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
  - 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

### **17.38.080 Public hearing--Notice.**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners

within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

**17.38.090 Investigation and report.**

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

**17.38.100 Public hearing--Procedure.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

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

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

RESOLUTION NO. 2021-33

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-20, A REQUEST TO AMEND CUP 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 CUP NO. 2018-30. THE PROJECT PARCEL IS LOCATED ON THE SOUTH SIDE OF WEST MONTE VISTA AVENUE, APPROXIMATELY 500 FEET WEST OF SOUTH MOONEY BOULEVARD (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091).

**WHEREAS**, Conditional Use Permit No. 2021-20, is a request to amend CUP 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 CUP No. 2018-30. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of South Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091); 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. 2021-20, 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 permit is in accordance with the

objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.

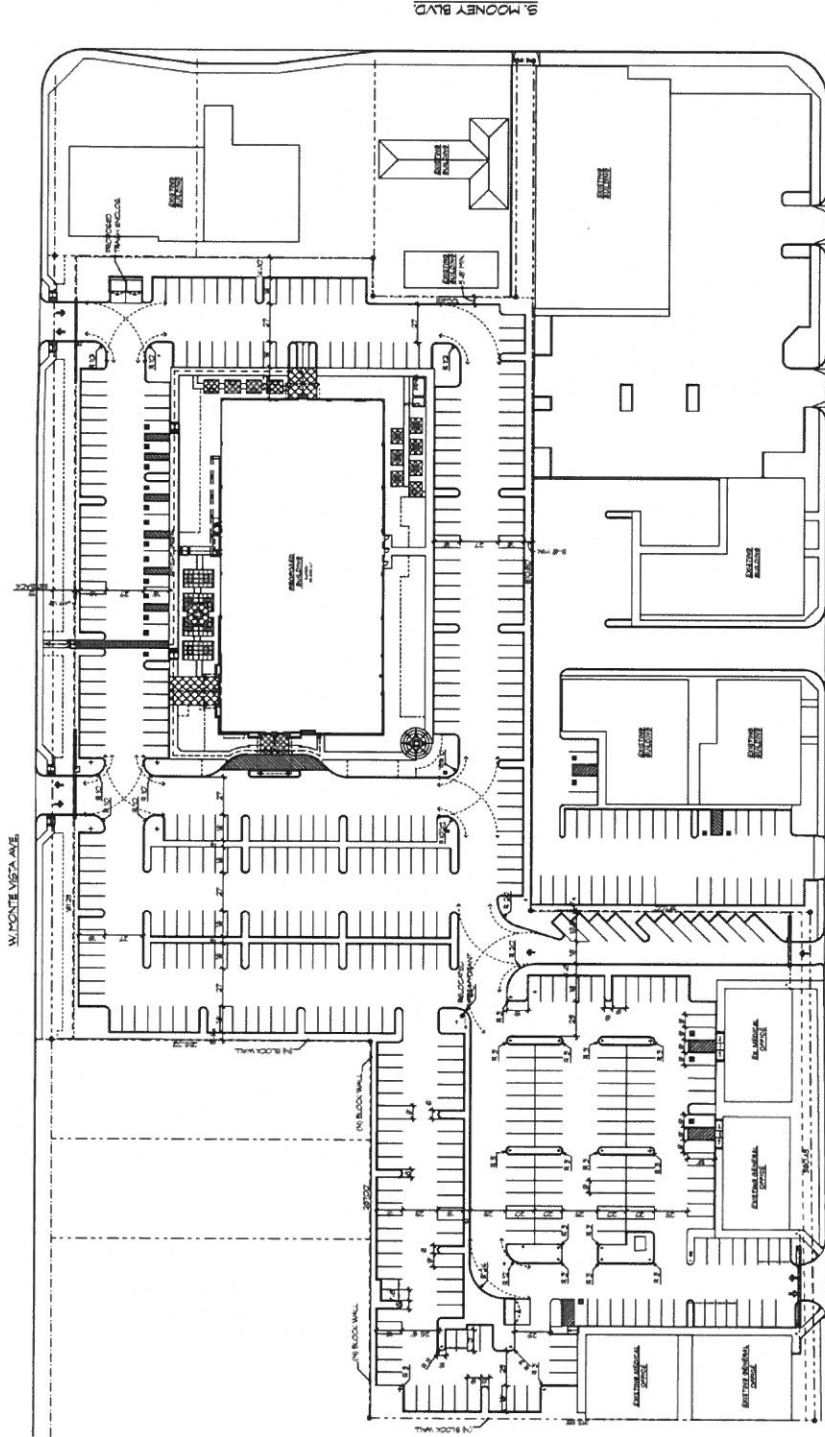
- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorical Exempt under Section 15332(a)(b)(e) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) which exempts in-fill development on projects found to be consistent with the applicable general plan and zoning designation and policies, are developed on project sites measuring no more than five acres and surrounded by urban uses, and for sites which can be adequately served by all required utilities and public services (Categorical Exemption No. 2021-30).

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

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-199, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", Elevations in Exhibit "B", and Floor Plan in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "D". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
5. That no outdoor storage may occur on the site.
6. That the applicant provide proof of a recorded Lot Line Adjustment merging parcels on the site prior to building final. Staff will not final building permits prior to proof of recording.
7. That the project comply with all applicable conditions of Parcel Map No. 2003-11, Conditional Use Permit No. 2003-46, and Conditional Use Permit No. 2018-30, excepting that prior to issuance of a building permit, the applicant shall incorporate APN Nos. 121-090-015, 121-090-024, and 121-090-037 (2229, 2205, and 2141 W. Monte Vista Ave.) into the common area maintenance agreement (CAM) applicable to the parcels served by MT Pointe Professional Office POA.
8. That all other Federal and State laws and City codes and ordinances be complied with.



**EXHIBIT "A"**



**SITE PLAN**  
 SCALE: T = 40'-0"

**PROJECT NARRATIVE**  
 THE PROJECT NARRATIVE IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**PROJECT INFORMATION**  
 ADDRESS: 2800 N. BENTLEY AVE., VISALIA, CA 93277  
 APN: 01200048 01200049 01200050 01200051  
 OCCUPANCY: S, L, E  
 ZONING: DM, LCAU  
 SQUARE FOOTAGE: 647,000 SF

**VICINITY MAP**

THE FIRST FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE SECOND FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE THIRD FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE FOURTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE FIFTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE SIXTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE SEVENTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE EIGHTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE NINTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.  
 THE TENTH FLOOR IS A PROPOSED SUBJECT MEDICAL OFFICE.

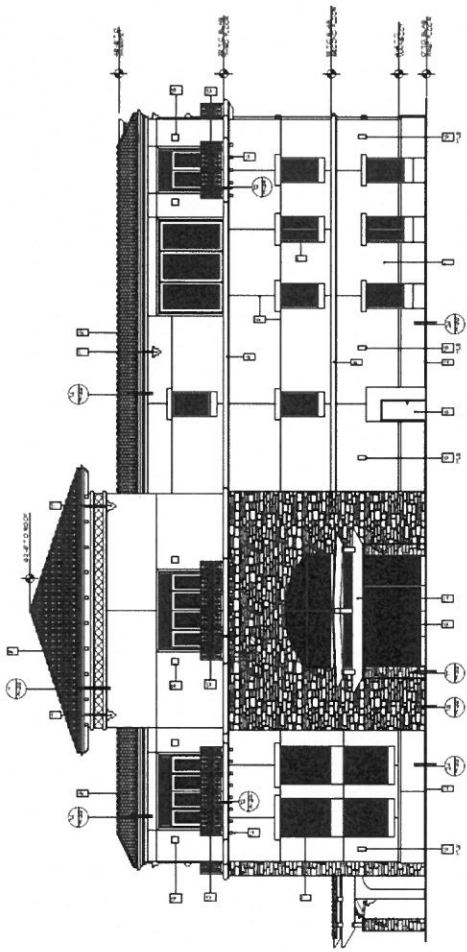
**PERMITS REQUIRED**  
 PERMITS REQUIRED: 10  
 PERMITS PROVIDED: 10  
 PERMITS REMAINING: 0

**ACCESSIBILITY**  
 ACCESSIBLE PARKING SPACES: 10  
 ACCESSIBLE PARKING SPACES PROVIDED: 10  
 ACCESSIBLE PARKING SPACES REMAINING: 0

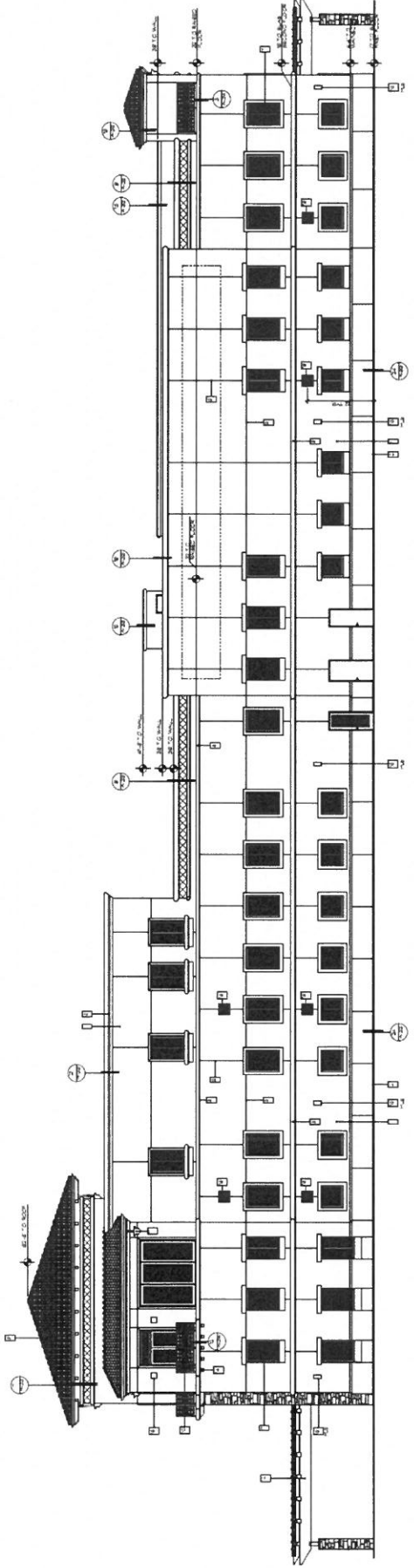
# EXHIBIT "B"

**ELEVATION NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



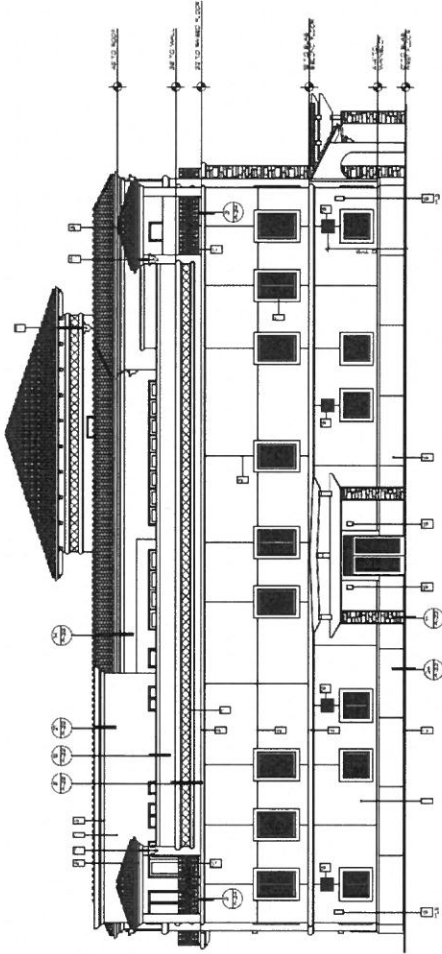
WEST ELEVATION  
SCALE 1/8" = 1'-0"



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



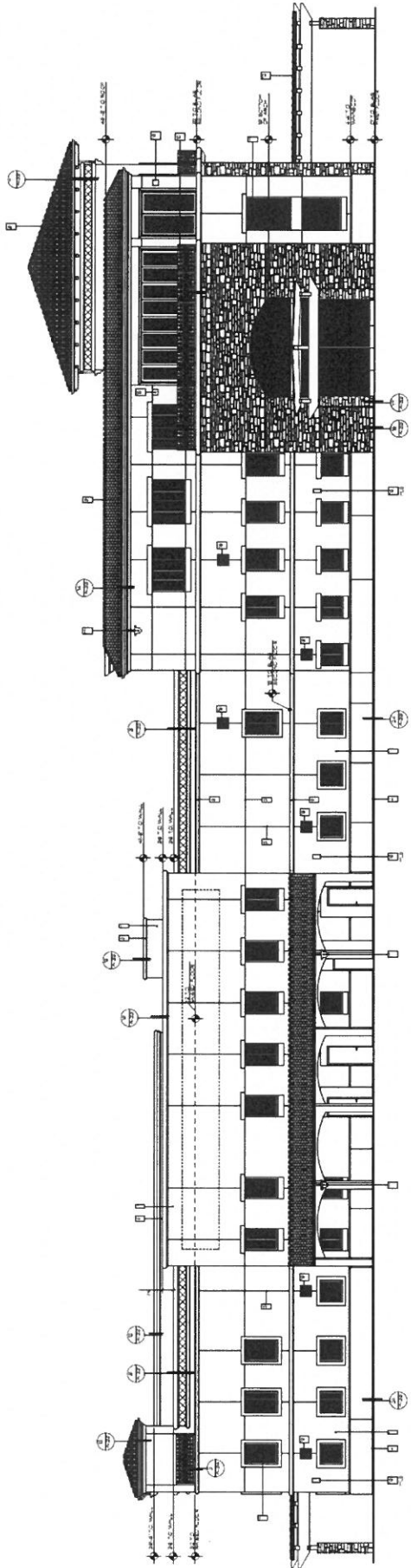
# EXHIBIT "B"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

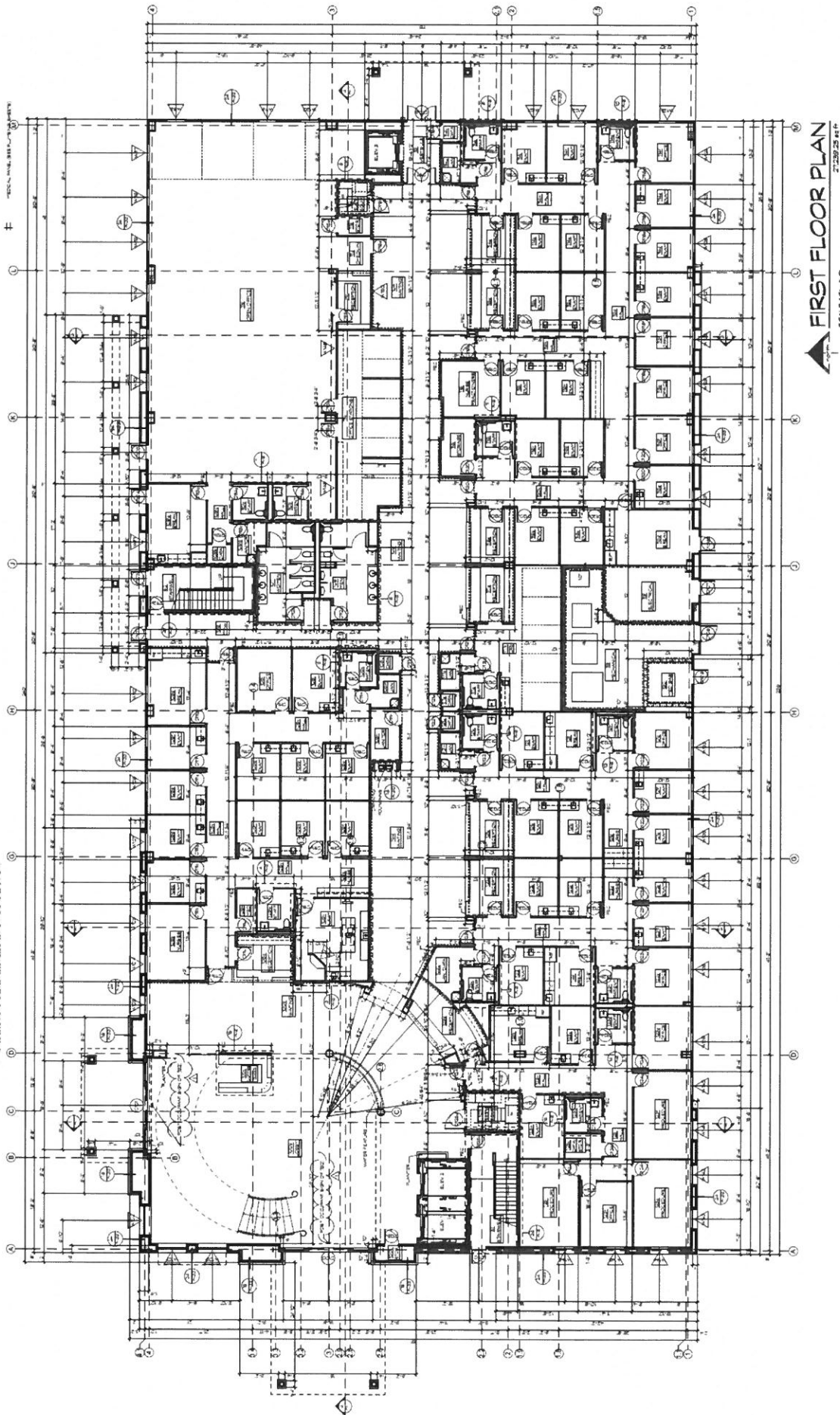
**ELEVATION NOTES**

1. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
2. SEE NOTES FOR MATERIALS AND FINISHES.
3. SEE NOTES FOR MATERIALS AND FINISHES.
4. SEE NOTES FOR MATERIALS AND FINISHES.
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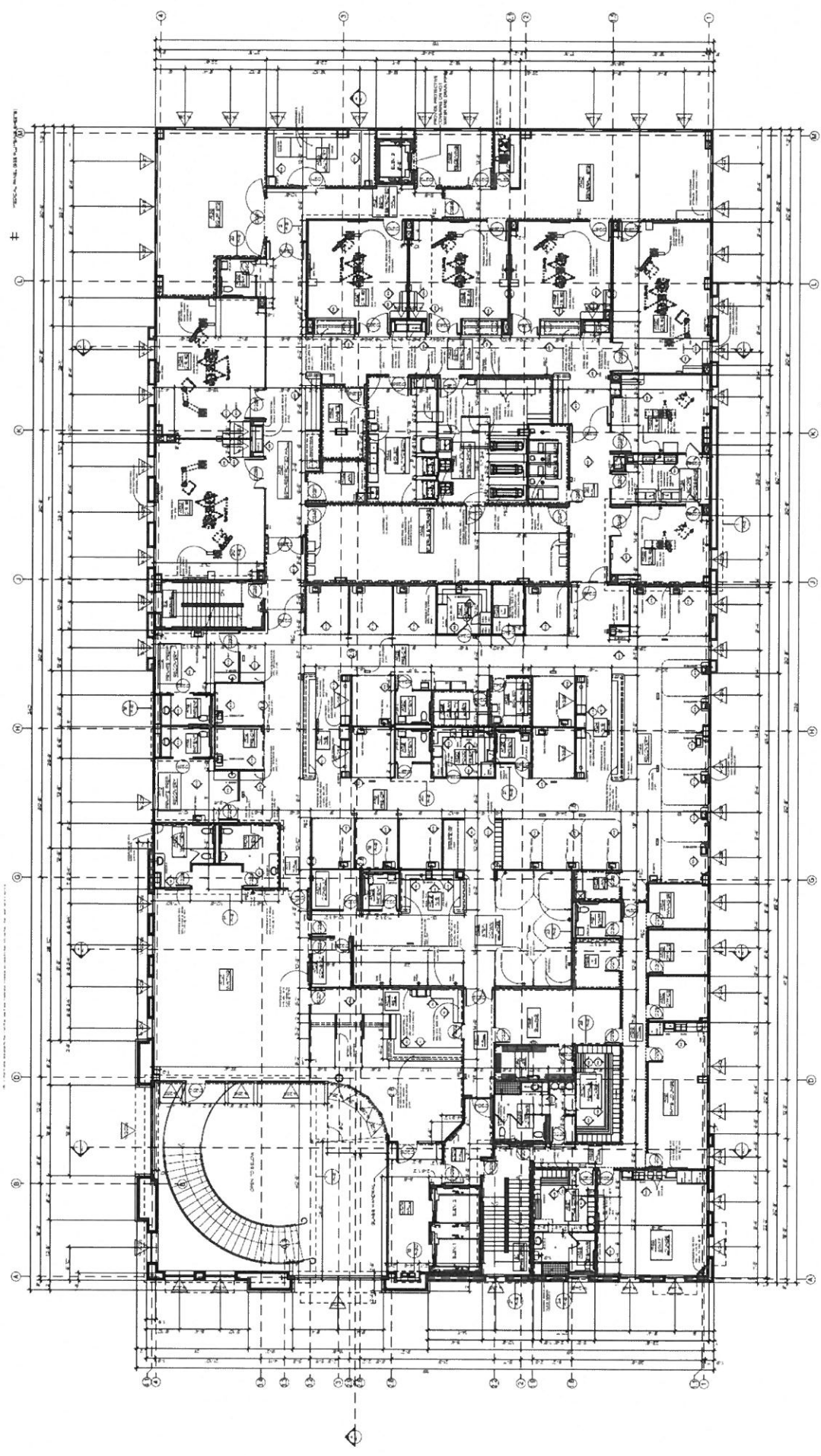
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

EXHIBIT "C"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
27.030.25.141

EXHIBIT "C"




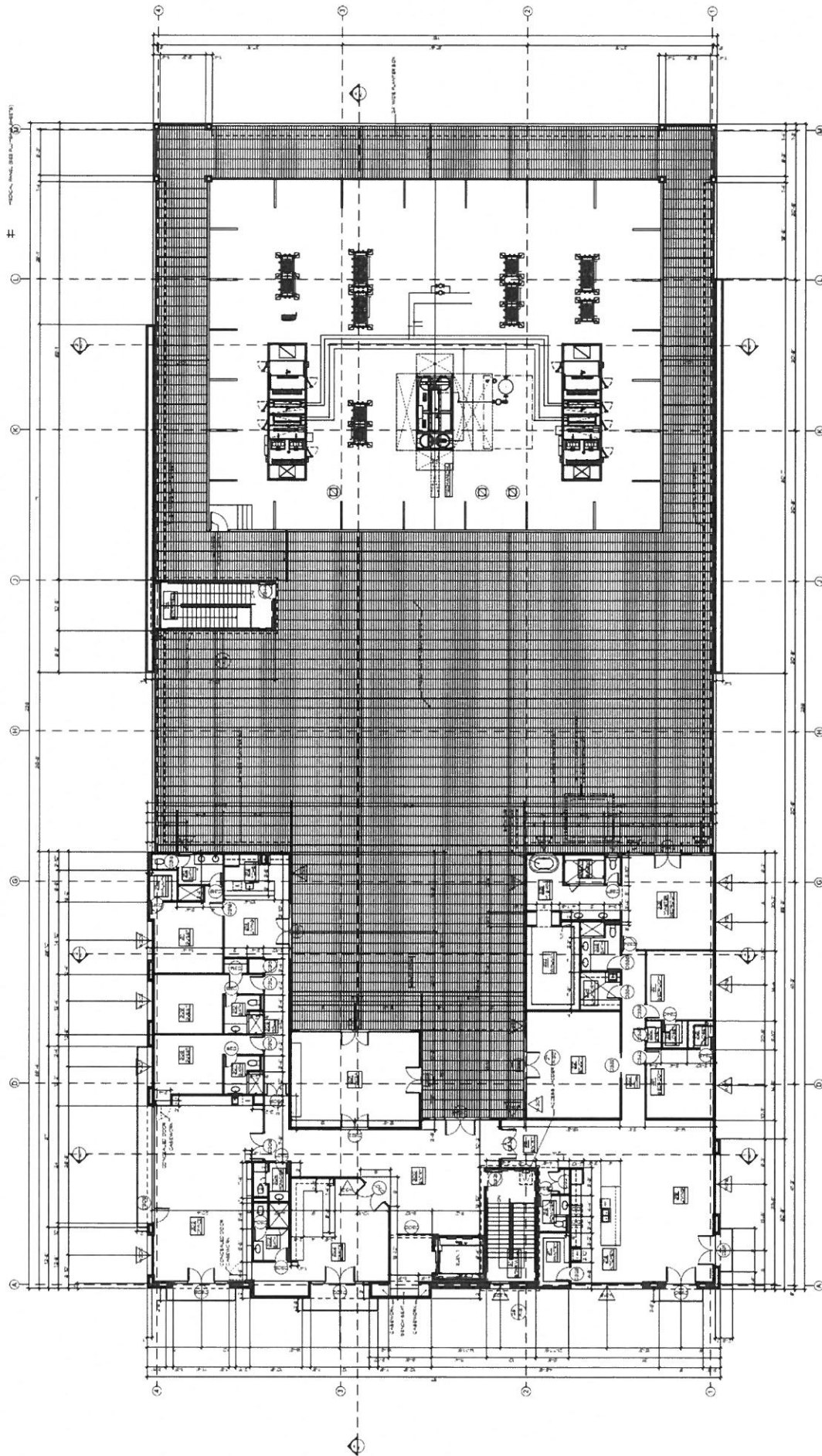
 **SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
2-45555 R.P.

EXHIBIT "C"



THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
T30268 4/11



## **Surgery Center and medical office building**

### **Operational Statement:**

#### **Surgery Center:**

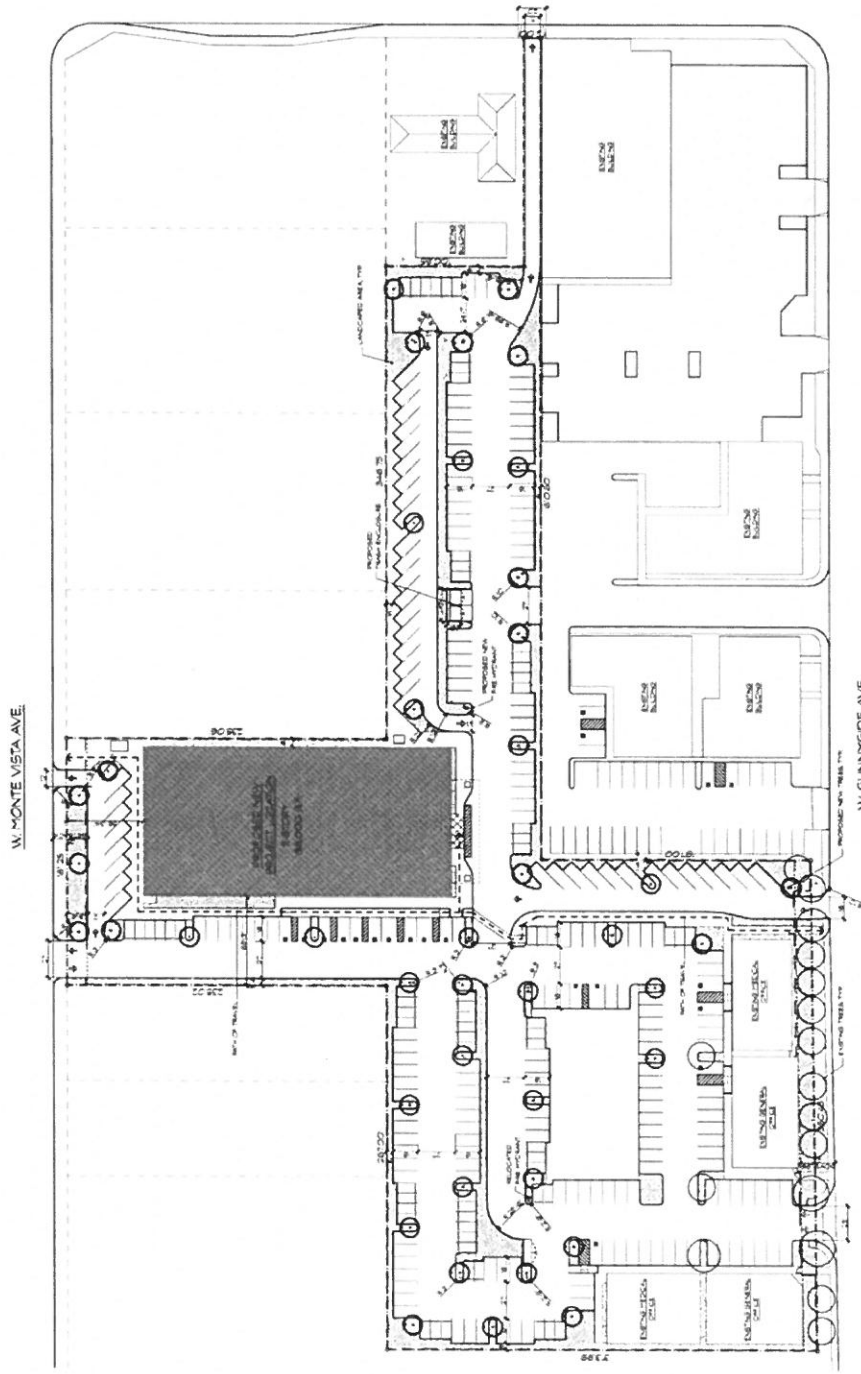
The surgery center will start cases at 7:00am. Patients will need to arrive by 6:00am to be prepped for surgery. The last surgery will start at 5:00pm. All surgeries should be completed and patients departed by 9:00pm. The staff will arrive at 5:30am to assist patients arriving at 6:00am and should leave by 9:30pm.

The facility has 8 surgery suites, and at full capacity, will have a staff of 10 - 15 employees. When the facility first opens it is anticipated that a staff of 3 - 5 will be required.

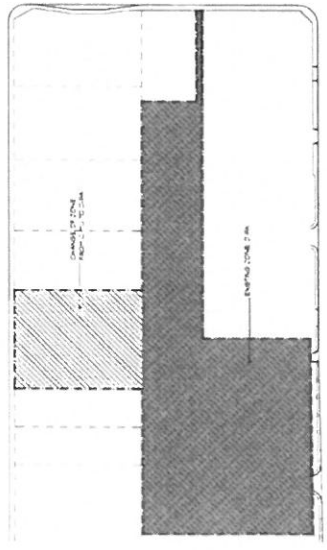
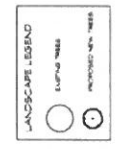
#### **Medical Offices:**

The medical offices will be open from 8:00am to 8:00pm. The staff should arrive by 7:30am and leave 8:30pm.

**EXHIBIT "E"**



**SITE & LANDSCAPE LAYOUT**  
SCALE: 1/4" = 1'-0"



**ZONING**

**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. 2021-20

**PROJECT TITLE**

The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of South Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091).

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request to amend CUP 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 CUP No. 2018-30.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

JC Liu Capital LLC., 2300 W. Sunnyside Ave., Visalia, CA, (559)744-2637

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

Eric McConnaughey, EBM Design Group, 4412 W. Ferguson Ave., Visalia, CA, (559) 732-9236

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

**EXEMPT STATUS:** (Check one)

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

A request to amend the previously approved in-fill development project is consistent with the applicable general plan and zoning designation and policies, developed on project sites measuring no more than five acres and surrounded by urban uses, and can be adequately served by all required utilities and public services

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

28, 2021

**DATE**

**Brandon Smith, AICP  
Environmental Coordinator**



#2

MEETING DATE: December 19, 2018  
SITE PLAN NO. 18-207 Resubmittal  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL  REDEVELOPMENT
- PLANNING COMMISSION  PARK/RECREATION
- GPA + CO2 + CZA + WP + LLA
- HISTORIC PRESERVATION  OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

*Site Plan Review Committee*





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 2 DATE: DECEMBER 19, 2018

SITE PLAN NO.: 18-207 RESUBMITTAL  
PROJECT TITLE: SUNNYSIDE SURGERY CENTER  
DESCRIPTION: A NEW THREE STORY 56,000 SF MIXED USE BUILDING  
APPLICANT: ERIC MCCONNAUGHEY  
PROP OWNER: SUNNYSIDE SURGERY CENTER  
LOCATION: 2300 W SUNNYSIDE  
APN: 121-100-087

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE PER DESIGN**
- Drive approach size:  Use radius return; **REFER TO CITY OFFICE STANDARDS**
- Sidewalk: **6' SIDEWALK** width;  **EXISTING** parkway width at **MONTE VISTA**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit.  
Contacts: David Deel (Planning) 488-4088; **REFER TO CALTRANS COMMENTS**
- 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:**

**REFER TO PREVIOUS SPR CONDITIONS OF APPROVAL (SPR 17-080) IN ADDITION TO THE FOLLOWING:**

- 1. New building location will require additional public improvements to Monte Vista. New sidewalk, drive approaches, and parkway landscaping shall be installed.**
- 2. The refuse enclosure is acceptable in the proposed location given the cross access from the southern parcel. The enclosure shall be located and positioned for a direct stab by a Solid Waste vehicle should the cross access through southern parcel not be granted. Redesign accordingly.**
- 3. The one-way entrance to diagonal parking stalls shall be redesigned to accommodate Fire Dept. requirements. Refer to further conditions by the Fire Dept.**
- 4. Additional improvements to the proposed exit drive to Mooney Blvd are required. Refer to further requirements by Caltrans for the additional traffic impacts proposed. The driveway shall be improved to accommodate two-way traffic for those exiting the Medical Facility and traffic entering to access the existing buildings.**
- 5. Proposed demo of existing apartments will be applied as credit towards applicable fees associated with the new medical facility. Additional info of the demolition to be provided to City Engineer for proper impact fee credits.**
- 6. Refer to Planning Dept. for cross access to the adjacent development. Per the underlying parcel map of the existing businesses to the south and east of the proposed development, an ingress/egress easement exists that may provide legal cross access capability. Applicant shall determine if this easement applies to the proposed new development.**

- 7. An accessible route onsite from the public right-of-way to new building location is required.*
- 8. The proposed new exit east to Mooney Blvd. will require approval from Caltrans. City staff recommend this exit be improved and provide gates for emergency exiting only - or delete entirely.*
- 9. An Off-Agenda submittal is required per the revisions specified by each City Dept.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-207 RESUBMITTAL**

Date: **12/19/2018**

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

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

(Fee Schedule Date: **8/3/2018**)


(Project type for fee rates: **MEDICAL OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **APARTMENTS (NEED INFO)**

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>*TBD</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>*</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>*</b>
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>*</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>*</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>*</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>*</b>
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

  
\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: December 19, 2018

SITE PLAN NO: 2018-207 - B  
PROJECT TITLE: Three-Story Surgery Center, Med Off, and Res  
DESCRIPTION: Surgery Center, Med Off, and Res (PA – C-MU)  
APPLICANT: Eric Mc.  
PROP. OWNER: Sunnyside Surgery Center  
LOCATION TITLE: 2300 W. Sunnyside  
APN TITLE: 121-100-087  
GENERAL PLAN: C Mixed Use and PA Office  
ZONING: CMU & PA

SPR # 17-080

SPR # 17-167

CUP No. 2017-17

**NOTE:** this project would be subject to **Rule 9510** – check with the San Joaquin Valley Air Pollution Control District for details

## Planning Division Recommendation:

- Revise and Proceed
- Off-Agenda – Revised site plan / trash enclosure detail, and revised Sunnyside access Point
- Resubmit

## Project Requirements

- General Plan Amendment – Commercial Mixed Use to Office
- Change Of Zone – CMU & PA
- Conditional Zoning Agreement – TBD
- Conditional Use Permit Amendment – Surgery Center and Residential Use
- A comprehensive and detailed development plan for entire site is required.
- Initial Study (Neg. Dec or Mitigated Neg. Dec)
- Cal Trans Comments
- Traffic Comments – TIS ?
- Lot Line Adjustment (Or a Parcel Map if LLA will not work)
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** December 19, 2018

1. The building site on Monte Vista is currently Commercial Mixed Use, which does not provide for a Surgery Center. A GPA and COZ to PA (Office) allows the conditional use permit process to request approval for a Surgery Center.
2. Conditional use permit application needs to include the requested residential component. This needs to be detailed for the number of units or sub-units proposed as a part of this development with a conceptual floor plan.
3. Conditional Zoning Agreement – CZA is required. Conditions To Be Determined
4. A Variance will be required to have the fence and gates at the property line. Detail of proposed and existing fences shall also be provided. **NOTE:** Staff will not support a variance for reduced fence setbacks.
5. Initial Study to determine Environmental action required (Neg. Dec or Mitigated Neg. Dec)
6. A Sign Program may be required for the proposal.
7. Provide further detail on the Mooney Blvd. access drive,
8. Note that as a part of the CUP portion of the proposed action, Existing CUP No. 2017-17 would be abandoned in favor of the new CUP. Once formally withdrawn as a part of the proposed actions, CUP 2017-17 may not be reactivated without a new Site Plan Review and public hearing process for a CUP.
9. A 7-foot high block wall is required along the west property line on the Monte Vista portion and along the shared property line with the residential lots on Monte Vista.

**PROJECT SPECIFIC INFORMATION:** December 12, 2018

1. The building site on Monte Vista is currently Commercial Mixed Use, which does not provide for a Surgery Center. A GPA and COZ to PA (Office) allows the conditional use permit process to request approval for a Surgery Center.
2. Conditional Zoning Agreement – CZA may/will be required. To Be Determined by Staff
3. A variance would be required to have the fence and gates at the property line. NOTE: Staff will not support a variance for reduced fence setbacks.
4. Initial Study to determine Environmental action required (Neg. Dec or Mitigated Neg. Dec)
5. Meet Community Noise Standards for all mechanical equipment. Note that all of the adjacent residential units are “Noise Sensitive” land uses.
6. A minimum 7-foot high block wall is required along the west and north property lines adjacent to the existing residential units/areas.
7. How will signage be handled? Illuminated signage will not be allowed to face or illuminate any residential areas.
8. Meet all setback and landscape standards.
9. Provide a detailed Operational Statement, building elevations, and generalized floor plans as part of the CUP application materials. The floor plans for the residential portion need to identify the numbers and types of units.
10. Will there be carports? Solar?
11. All lighting to be designed and installed so as to prevent any direct or indirect light or glare from falling upon adjacent properties.
12. Trash Enclosures need to be direct stab.
13. Meet all other Codes and Ordinances.

**17.19.060 Development standards in the C-MU zones outside 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: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.

- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  - 1. Front: fifteen (15) feet;
  - 2. Rear: zero (0) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 4. Side: zero (0) feet;
  - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  - 1. Front: fifteen (15) feet;
  - 2. Rear: five (5) feet;
  - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  - 4. Side: five (5) feet (except where a building is located on side property line);
  - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  - 6. Street side on corner lot: ten (10) feet.

**Parking:**

- 1. Provide parking spaces based Zoning Ordinance Section 17.34
- 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. Provide shared parking/access agreements
- 12. Provide off-street loading facility.
- 13. 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.

**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. 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 Variance to fence/wall height should also be submitted.

### 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](http://www.ci.visalia.ca.us). (Click on Municipal Code and then go to Chapter 8.36.)

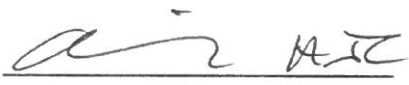
### Landscaping:

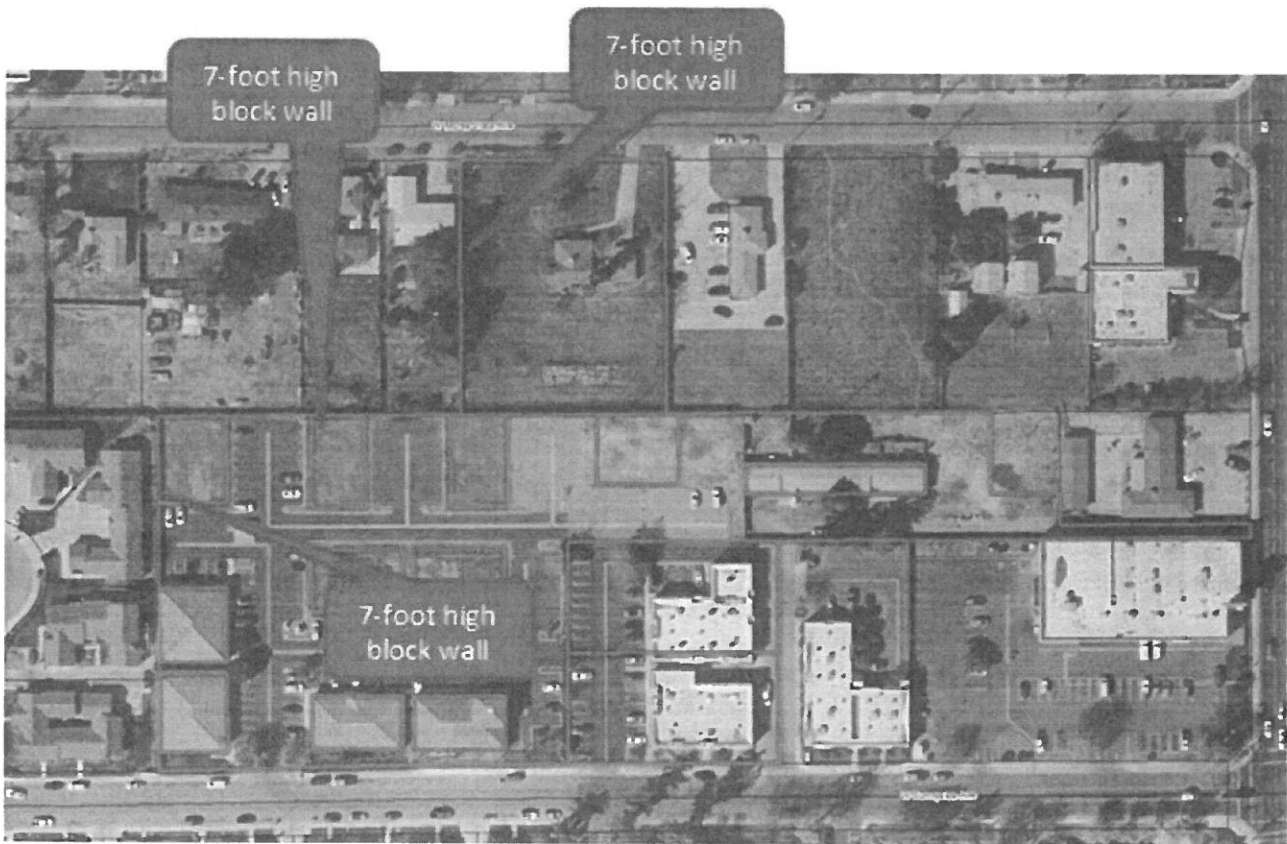
1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation 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)

**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

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC. **(RESIDENTIAL UNITS)**
- Maintain fire-resistive requirements ~~at property lines~~ **BETWEEN OCCUPANCIES.**
- 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*  
**FOR ANY COOKING FACILITIES.**
- Project is located in flood zone \_\_\_\_\_ •  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 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:

**PROVIDE ACCESSIBLE ROUTE TO TRASH ENCLOSURE. ALL NEW LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS**

VAL CARCIA 12/18/18  
Signature



**Site Plan Review Comments For:**  
Visalia Fire Department  
Danny Wristen, Interim Fire Marshal  
420 N. Burke  
Visalia, CA 93292  
559-713-4056 Office  
559-713-4808 Fax

Date: 12/19/2018  
Item # 2  
Site Plan # 18207 RESUBMITAL  
Project: SULLYSIDE SURGERY CENTER  
Description: NEW 3 STORY 56,000 SQ FT MIXED USE.  
Applicant: ERIC MCCONNAUGHEY  
Location: 2300 W. SULLYSIDE  
APN: 121-100-087

**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.
- 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**

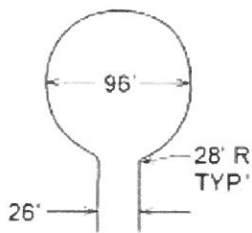
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

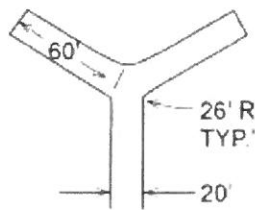
Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

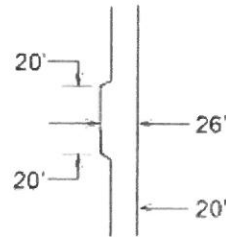
Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



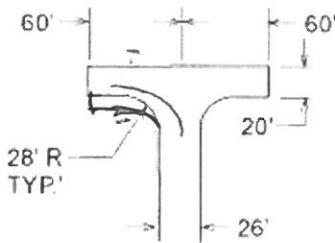
96' DIAMETER CUL-DE-SAC



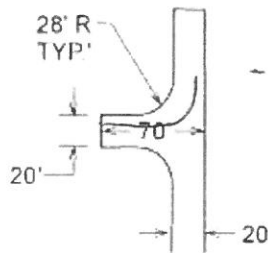
60' "Y"



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"

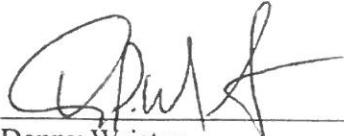
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking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

- FOUR HYDRANTS REQUIRED. SEE MAP FOR LOCATIONS.  
ONE WAY ROAD TO MEET FIRE LANE REQUIREMENTS*



Danny Wristen  
Interim Fire Marshal

SPR

12/18/18

18-207

2360 W. SUNNYSIDE

**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:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

K. GRANT A20  
Visalia Police Department 

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 19, 2018

**ITEM NO. 2**

<b>SITE PLAN NO:</b>	RESUBMITTAL SPR18207
<b>PROJECT TITLE:</b>	Sunnyside Surgery Center
<b>DESCRIPTION:</b>	A new three story 56,000 sq ft mixed use building
<b>APPLICANT:</b>	Eric McConnaughey
<b>OWNER:</b>	Sunnyside Surgery Center
<b>APN:</b>	121-100-087
<b>LOCATION:</b>	2300 W. Sunnyside

**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 *driveway exit* Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

**Additional Comments:**

•

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



**Site Plan Review Comments For:**

California Water Service Co.  
Mike Morton, Superintendent  
216 N. Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1663 Office  
559-735-3189 Fax

Date: 12/19/2018

Item # Choose an item.

Site Plan # 18207

Project: Sunnyside Surgery Center

Description:

Applicant:

Location: 2300 W. Sunnyside

APN:

**The following comments are applicable when checked:**

- No Comments at this time
- Fire Hydrants  
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's  
Comments- Location to be determined by owner and approved by CWS. To be installed per CWS Spec's.
- Main's  
Comments- Mains to be installed per CWS Spec's. Must provide adequate space for installation for proper separation of Storm Drain and Sewer to meet DDW requirements
- Back flow requirements  
Comments- Backflow devices will be required on all services to property.

**Additional Comments:**

- Additional information required. When decided on type and size of services and fire hydrants to be installed contact CWS when ready to proceed. Existing Main on Monte Vista and on Property.

---

Mike Morton  
Superintendent



#5

MEETING DATE: December 12, 2018

SITE PLAN NO. 18-207

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 Jason Huckleberry at (559) 713-4259.

*Site Plan Review Committee*



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271
- Diego Corvera 713-4209

ITEM NO: 5 DATE: DECEMBER 12, 2018

SITE PLAN NO.: 18-207  
PROJECT TITLE: SUNNYSIDE SURGERY CENTER  
DESCRIPTION: A NEW THREE STORY 56,000 SF MIXED USE BUILDING

APPLICANT: ERIC MCCONNAUGHEY  
PROP OWNER: SUNNYSIDE SURGERY CENTER  
LOCATION: 2300 W SUNNYSIDE  
APN: 121-100-087

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE PER DESIGN**
- Drive approach size:  Use radius return; **REFER TO CITY OFFICE STANDARDS**
- Sidewalk: **6' SIDEWALK** width;  **EXISTING** parkway width at **MONTE VISTA**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **REFER TO CALTRANS COMMENTS**
- 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.
- 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:**

**REFER TO PREVIOUS SPR CONDITIONS OF APPROVAL (SPR 17-080) IN ADDITION TO THE FOLLOWING:**

- 1. New building location will require additional public improvements to Monte Vista. New sidewalk, drive approaches, and parkway landscaping shall be installed.**
- 2. The refuse enclosure is not acceptable in the proposed location. The enclosure shall be located and positioned for a direct stab by a Solid Waste vehicle. Redesign accordingly.**
- 3. Site plan to show dimensions.**
- 4. Refer to Fire Dept. requirements.**
- 5. Proposed demo of existing apartments will be applied as credit towards applicable fees associated with the new medical facility.**
- 6. Refer to Planning Dept. for cross access to the adjacent development. Per the underlying parcel map of the existing businesses to the south and east of the proposed development, an ingress/egress easement exists that may provide legal cross access capability. Applicant shall determine if this easement applies to the proposed new development.**
- 7. An accessible route onsite from the public right-of-way to new building location is required.**
- 8. The proposed new exit east to Mooney Blvd. will require approval from Caltrans. City staff recommend this exit be improved and provide gates for emergency exiting only - or delete entirely.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 18-207  
Date: 12/12/2018

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

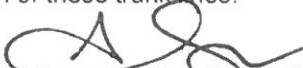
(Fee Schedule Date:8/3/2018)  
(Project type for fee rates:MEDICAL OFFICE)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	*TBD
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	*
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	*
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	*
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	*
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	*
<input checked="" type="checkbox"/> Public Facility Impact Fee	*
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

  
\_\_\_\_\_  
Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: December 12, 2018

SITE PLAN NO: 2018-207  
PROJECT TITLE: Three-Story Surgery Center, Med Off, and Res  
DESCRIPTION: Surgery Center, Med Off, and Res (PA – C-MU)  
APPLICANT: Eric Mc.  
PROP. OWNER: Sunnyside Surgery Center  
LOCATION TITLE: 2300 W. Sunnyside  
APN TITLE: 121-100-087  
GENERAL PLAN: C Mixed Use and PA Office  
ZONING: CMU & PA

SPR # 17-080

SPR # 17-167

CUP No. 2017-17

**NOTE:** this project would be subject to **Rule 9510** – check with the San Joaquin Valley Air Pollution Control District for details

## Planning Division Recommendation:

- Revise and Proceed
- Off-Agenda – Revised site plan with trash enclosure detail
- Resubmit

## Project Requirements

The building site is currently Commercial Mixed Use with a zoning designation of C-MU

- General Plan Amendment – Commercial Mixed Use to Office
- Change Of Zone – CMU & PA
- Conditional Zoning Agreement – TBD
- Conditional Use Permit – Surgery Center and Residential Use
- A comprehensive and detailed development plan for entire site is required.
- Initial Study (Neg. Dec or Mitigated Neg. Dec)
- Cal Trans Comments
- Traffic Comments – TIS ?
- Lot Line Adjustment (Or a Parcel Map if LLA will not work)
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** December 12, 2018

1. The building site on Monte Vista is currently Commercial Mixed Use, which does not provide for a Surgery Center. A GPA and COZ to PA (Office) allows the conditional use permit process to request approval for a Surgery Center.
2. Conditional Zoning Agreement – CZA may/will be required. To Be Determined by Staff
3. A variance would be required to have the fence and gates at the property line. **NOTE: Staff will not support a variance for reduced fence setbacks.**
4. Initial Study to determine Environmental action required (Neg. Dec or Mitigated Neg. Dec)
5. Meet Community Noise Standards for all mechanical equipment. Note that all of the adjacent residential units are “Noise Sensitive” land uses.
6. A minimum 7-foot high block wall is required along the west and north property lines adjacent to the existing residential units/areas.
7. How will signage be handled? Illuminated signage will not be allowed to face or illuminate any residential areas.
8. Meet all setback and landscape standards.
9. Provide a detailed Operational Statement, building elevations, and generalized floor plans as part of the CUP application materials. The floor plans for the residential portion need to identify the numbers and types of units.
10. Will there be carports? Solar?

11. All lighting to be designed and installed so as to prevent any direct or indirect light or glare from falling upon adjacent properties.
12. Trash Enclosures need to be direct stab.
13. Meet all other Codes and Ordinances.

**17.19.060 Development standards in the C-MU zones outside 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: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
  1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

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

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34
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. Provide shared parking/access agreements
12. Provide off-street loading facility.
13. 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.

#### **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. 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 Variance to fence/wall height should also be submitted.

#### **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.

#### **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)

**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 

2017-17	2324 W. Sunnyside Ave	Conditional Use Permit No. 2017-17. A request to construct a 25,000 square foot office building with a residence in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave (APNs: 121-100-079, -080, -081, -082, 085, -086, -	Eric McCounnaughey	04/28/2017	121-100-079, -080, -081, -082, 085, -086, -088, -089, and 091	07/24/2017	Paul S
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City of Visalia  
Building: Site Plan  
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities. **(PROVIDE ACCESSIBLE ROUTE TO THE PUBLIC WAY).**
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **LESS THAN 10FT 1 HR FIRE RATED**
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ •  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.61 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: **10 PERCENT OF PATIENT AND VISITOR PARKING SPACES SHALL BE ACCESSIBLE. ALL NEW LANDSCAPING SHALL MEET THE MVELO REQUIREMENTS.**

VAL GARCIA 12/12/18  
Signature



**Site Plan Review Comments For:**  
Visalia Fire Department  
Danny Wristen, Interim Fire Marshal  
420 N. Burke  
Visalia, CA 93292  
559-713-4056 Office  
559-713-4808 Fax

Date: 12/12/2018  
Item # 5  
Site Plan # 18207  
Project: SUNNYSIDE SURGERY CENTER  
Description: NEW 3 STORY 56,000 SF MIXED USE.  
Applicant: ERIC MCCORMACKHEY  
Location: 2300 W. SUNNYSIDE  
APN: 121-100-087

**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.
- 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** VB **Square footage** 56,000

### **Emergency Access**

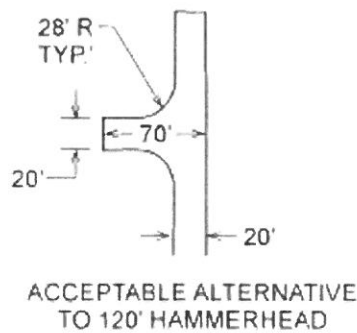
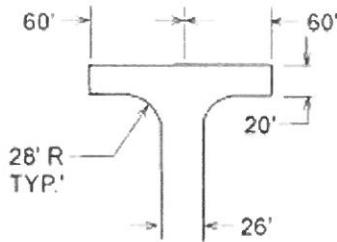
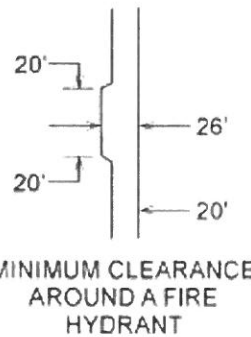
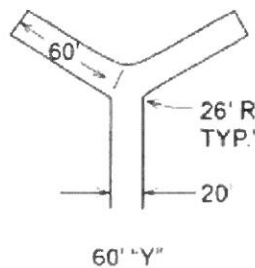
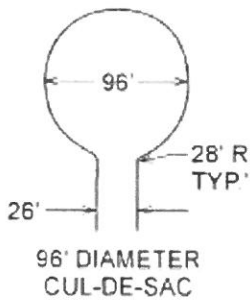
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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



☒ 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"



SIGN TYPE "C"



SIGN TYPE "D"



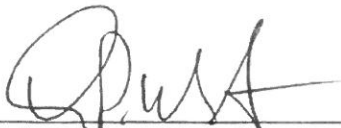
- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
- 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking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

- FIRE ALARM SYSTEM.



Danny Wristen  
Interim Fire Marshal

SPR. 18-207

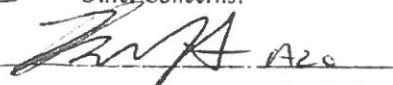
SUNNYSIDE SURGERY  
CENTER.

2300 W. SUNNYSIDE

**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:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

  
Visalia Police Department **K. GRANT**

**Site Plan Review Comments For:**

California Water Service Co.  
Mike Morton, Superintendent  
216 N. Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1663 Office  
559-735-3189 Fax

Date: 12/12/2018  
Item # Choose an item.  
Site Plan # 18207  
Project: Sunnyside Surgery Center  
Description:  
Applicant:  
Location: 2300 W. Sunnyside  
APN:

**The following comments are applicable when checked:**

- No Comments at this time
- Fire Hydrants  
Comments- Location to be approved by VFD and CWS. To be installed per CWS Spec's
- Service's  
Comments- Location to be determined by owner and approved by CWS. To be installed per CWS Spec's.
- Main's  
Comments- Mains to be installed per CWS Spec's. Must provide adequate space for installation for proper separation of Storm Drain and Sewer to meet DDW requirements
- Back flow requirements  
Comments- Backflow devices will be required on all services to property.

**Additional Comments:**

- Additional information required. When decided on type and size of services and fire hydrants to be installed. Contact CWS when ready to proceed. Existing Main on Monte Vista and on Property.

---

Mike Morton  
Superintendent



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

18207

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 ( X ) 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 gates must open sufficiently wide so as not to interfere with bin servicing.

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

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

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.*

December 19, 2018

06-TUL-63-6.42  
2135-IGR/CEQA  
SPR 18207  
3-STORY MIXED USE BLDG.  
AGENDA: 12/12/2018

Ms. Susan Currier, Planning 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) 18207 proposing a 3-story multi-use building. The project site is located at 2300 W. Sunnyside, approximately 650 feet west of State Route (SR) 63.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans has previously reviewed this site and the original 9 building pads. It appears that 4 of the building pads are developed with office buildings and 3 building pads will be replaced by the proposed 3-story multi use building and parking spaces. The last building pad located approximately in the center of the project site remains vacant.
2. The site plan indicates a modification to the parking circulation plan with a *proposed new access point* on the east side of the Project to an existing driveway on SR 63. The site currently has 2 existing driveways on Sunnyside Avenue (south side of the development) and 2 newly proposed driveways on Monte Vista Avenue (northside of the development).
3. Caltrans has not located the encroachment permit that authorized the existing access to the State right of way. The owner needs to provide a copy of the encroachment permit or submit an application requesting approval for driveway access. Any new access will need to be approved by this agency. Furthermore, a new encroachment permit is needed if ownership

has changed. Encroachment permits are not a property right and do not transfer with the property to the new owner. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. **Please call the Caltrans Encroachment Permit Office District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058** to locate the existing encroachment permit or file a new encroachment permit authorizing access for the new and existing parcels to the State Highway System.

4. *However*, Caltrans in its effort to minimize traffic conflicts attempts to limit the number of access points to the main line. Caltrans recommends that no access be allowed to the project site from SR 63. Caltrans recommends that access to the project site be provided from Sunnyside Avenue and Monte Vista Avenue.
5. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted. This assessment should be used to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
  - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
  - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, and lockers. However, internal bicycle paths should be coordinated with local and regional pathways to further encourage the use of bicycles for commuter and recreational purposes.
  - c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL  
Associate Transportation Planner  
Transportation Planning - North

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 12, 2018

**ITEM NO. 5**

SITE PLAN NO: SPR18207  
PROJECT TITLE: Sunnyside Surgery Center  
DESCRIPTION: A new three story 56,000 Sq. Ft. mixed use building.  
APPLICANT: Eric McConnaughey  
OWNER: Sunnyside Surgery Center  
APN: 121-100-087  
LOCATION: 2300 W. Sunnyside

**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 **driveway exit** Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

**Additional Comments:**

•

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

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

COMMERCIAL BIN SERVICE

18207

- 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 ( X ) 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**

Enclosures must be designed and located for stab service. One possible solution is East side of parking lot near the two compact spaces, doors facing East.

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



May 17, 2021

**Site Plan Review No. 20-199:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **December 09, 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.

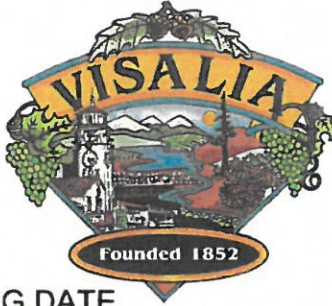
If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE December 9, 2020  
SITE PLAN NO. 2020-199  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL  REDEVELOPMENT  
 PLANNING COMMISSION  PARK/RECREATION  
 Conditional Use Permit  
 HISTORIC PRESERVATION  OTHER -TCUP

**ADDITIONAL COMMENTS:**

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



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO:	11	DATE:	DECEMBER 9, 2020
SITE PLAN NO.:	20-199		
PROJECT TITLE:	A NEW MEDICAL OFFICE BUILDING		
DESCRIPTION:	A NEW 3 STORY MEDICAL OFFICE SURGERY CENTER AND RESIDENCE. THIS IS A PREVIOUSLY APPROVED PROJECT WHICH HAS NOT CHANGED OTHER THAN THE CLIETN OBTAINED ADDITIONAL PROPERTY AND ROTATED THE BUILDING FOMR A NORTH/SOUTH TO AN EAST/WEST AXIS.		
APPLICANT:	ERIC MCCONNAUGHEY		
PROP OWNER:	JC LIU CAPITAL LLC, MT POINTE PROFESSIONAL OFFICE POA, STRAUSS BARBARA J (TR)		
LOCATION:	2300 W SUNNYSIDE AVE, 2141 W MONTE VISTA		
APN:	121-090-015, 017, 024, 037 AND 121-100-079 THRU 091		

**SITE PLAN REVIEW COMMENTS**

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



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

**Additional Comments:**

1. REFER TO PREVIOUS CONDITIONS OF APPROVAL, SPR NO 18-207.
2. NO ADDITIONAL COMMENTS PER SPR LAYOUT.

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **20-199**  
Date: **12/9/2020**

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

(Fee Schedule Date:**9/1/2020**)  
(Project type for fee rates:**MEDICAL**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>*SEE SPR 18-207, UPDATE PER CURRENT FEE SCHEDULE.</b>
<input type="checkbox"/> Transportation Impact Fee	*
<input type="checkbox"/> Trunk Line Capacity Fee	*
<input type="checkbox"/> Sewer Front Foot Fee	*
<input type="checkbox"/> Storm Drain Acq/Dev Fee	*
<input type="checkbox"/> Park Acq/Dev Fee	*
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	*
<input type="checkbox"/> Public Safety Impact Fee: Police	*
<input type="checkbox"/> Public Safety Impact Fee: Fire	*
<input type="checkbox"/> Public Facility Impact Fee	*
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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



\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: December 9, 2020

SITE PLAN NO: 2020-199  
PROJECT TITLE: Three-Story Surgery Center, Med Off, and Res  
DESCRIPTION: Surgery Center, Med Off, and Res  
APPLICANT: Eric McConnaughey  
PROP. OWNER: Sunnyside Surgery Center  
LOCATION TITLE: 2300 W. Sunnyside  
APN TITLE: 121-100-087  
GENERAL PLAN: CMU / O  
ZONING: C-MU / O-PA

**NOTE:** this project would be subject to **Rule 9510** - check with the San Joaquin Valley Air Pollution Control District for details

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit Amendment – Surgery Center and Residential Use
- A comprehensive and detailed development plan for entire site is required.
- Initial Study (Neg. Dec or Mitigated Neg. Dec)
- Cal Trans Comments
- Lot Line Adjustment (Or a Parcel Map if LLA will not work)
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** December 9, 2020

1. The proposed project will require an amendment to the previously approved CUP (2018-30).
  2. Conditional use permit application needs to include the requested residential component. This needs to be detailed for the number of units or sub-units proposed as a part of this development with a conceptual floor plan.
  3. A Sign Program may be required for the proposal.
  4. Provide further detail on the possible Mooney Blvd. access drive.
  5. A 7-foot high block wall is required along the west property line on the Monte Vista portion and along the shared property line with the residential lots on Monte Vista.
1. Meet Community Noise Standards for all mechanical equipment. Note that all of the adjacent residential units are "Noise Sensitive" land uses.
  2. Meet all setback and landscape standards.
  3. All lighting to be designed and installed so as to prevent any direct or indirect light or glare from falling upon adjacent properties.
  4. Meet all other Codes and Ordinances.

## **17.19.060 Development standards in the C-MU zones outside 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: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet;
  2. Rear: zero (0) feet;
  3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;

4. Side: zero (0) feet;
  5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
  6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
1. Front: fifteen (15) feet;
  2. Rear: five (5) feet;
  3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
  4. Side: five (5) feet (except where a building is located on side property line);
  5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
  6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

**17.20.050 Development standards in the O-PA zone.**

The following development standards shall apply to property located in the O-PA zone:

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

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34
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. Provide shared parking/access agreements
12. Provide off-street loading facility.
13. 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.

**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. 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 a Variance to fence/wall height should also be submitted.

#### **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)

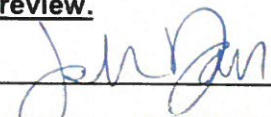
The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property 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](http://www.ci.visalia.ca.us). (Click on Municipal Code and then go to Chapter 8.36.)

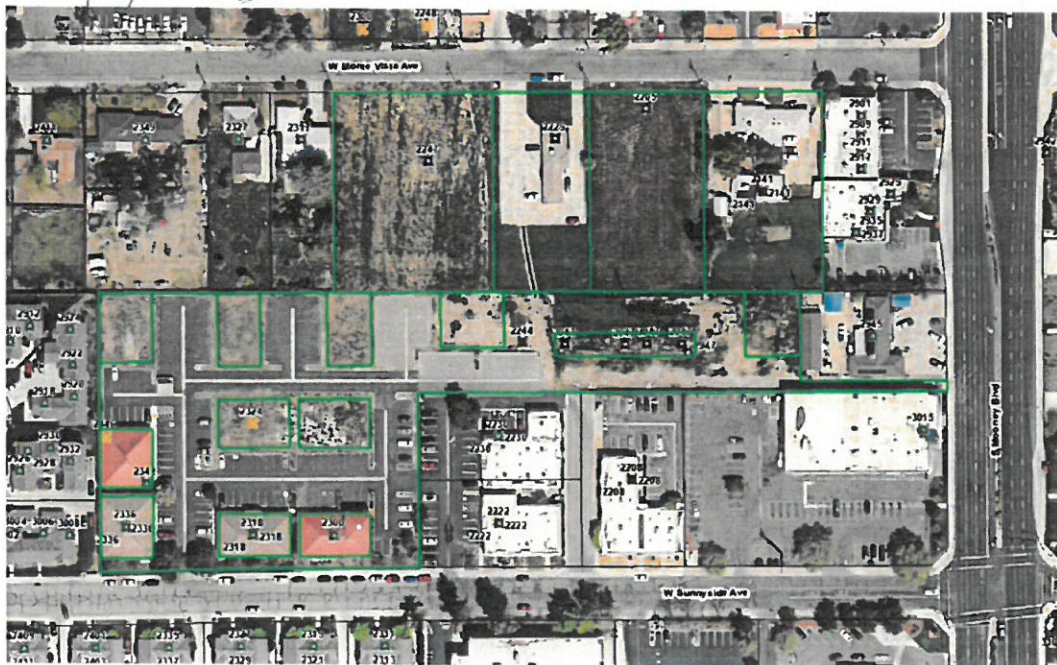
#### **Landscaping:**

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)

**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

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE ACCESSIBLE ROUTE TO ALL OTHER BUILDING ENTRANCE WITHIN THE FACILITY AND TO THE TRASH ENCLOSURE, AUTOMATIC SPRINKLER SYSTEM REQUIRED (TYPE 13) AND ELECTRONICALLY SUPERVISED AUTOMATIC SMOKE DETECTION SYSTEM.

VAL GARCIA 12/8/20  
Signature



**Site Plan Comments**

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

Date	December 8, 2020
Item #	11
Site Plan #	20199
APN:	121090015

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

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



- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
  - 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)
  
- Buildings or portions of buildings with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved **fire apparatus access road** 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.
  
- 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
  
- 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. 2019 CFC 912.4.1
  
- This item is a **resubmittal**. Please see comments from previous submittals.
  
- Special comments: *KNOX ACCESS REQUIRED FOR GATE ENTRANCES.*




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Corbin Reed  
Fire Marshal

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

20199

- 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 location is set for Stab load services. Gates to open 180 degrees and clear all curbing and be equipped with chain bolts to secure them closing.

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

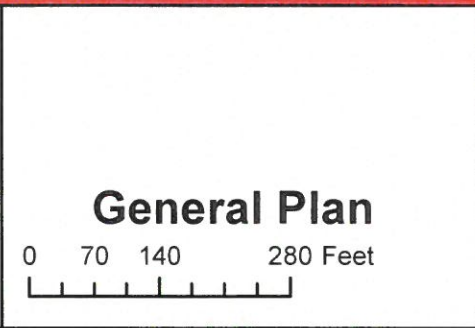
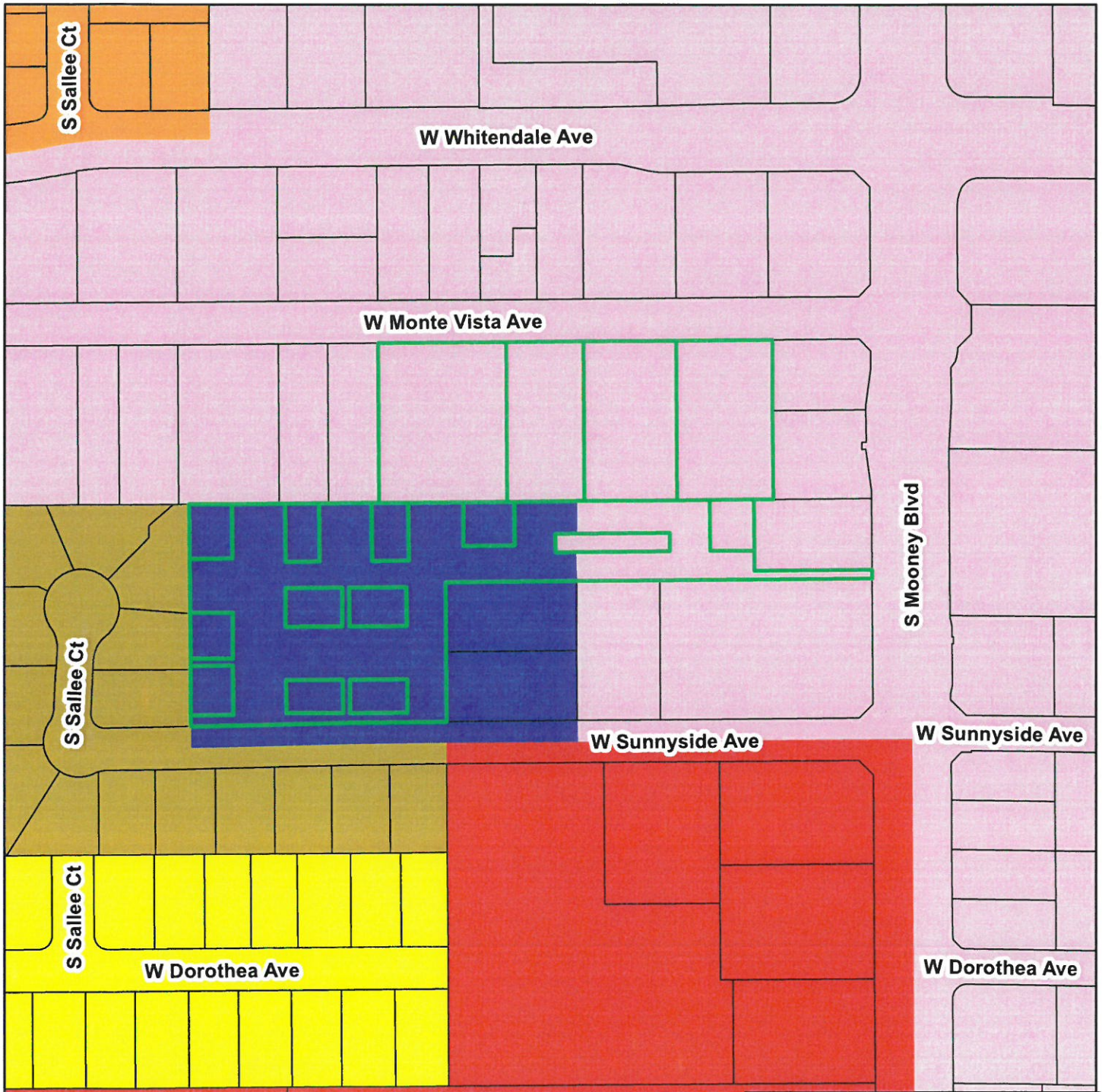
Nathan Garza, Solid Waste, 559-713-4532



# Conditional Use Permit No. 2021-20

The project is located 500-ft west of Mooney Blvd.  
between W. Monte Vista Ave. and W. Sunnyside Ave.

(APN: 121-090-015, -017, -024, -037,  
121-100-079, -080, -081, -082, -083,  
-084, -085, -086, -087, & 121-100-091).



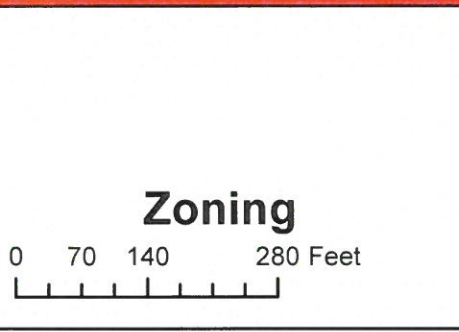
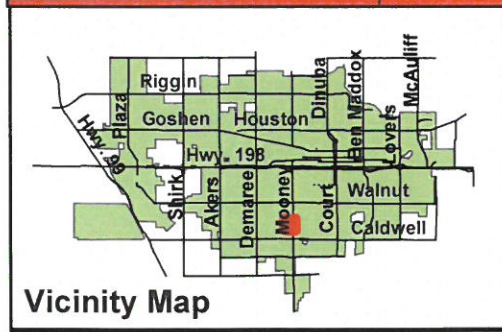
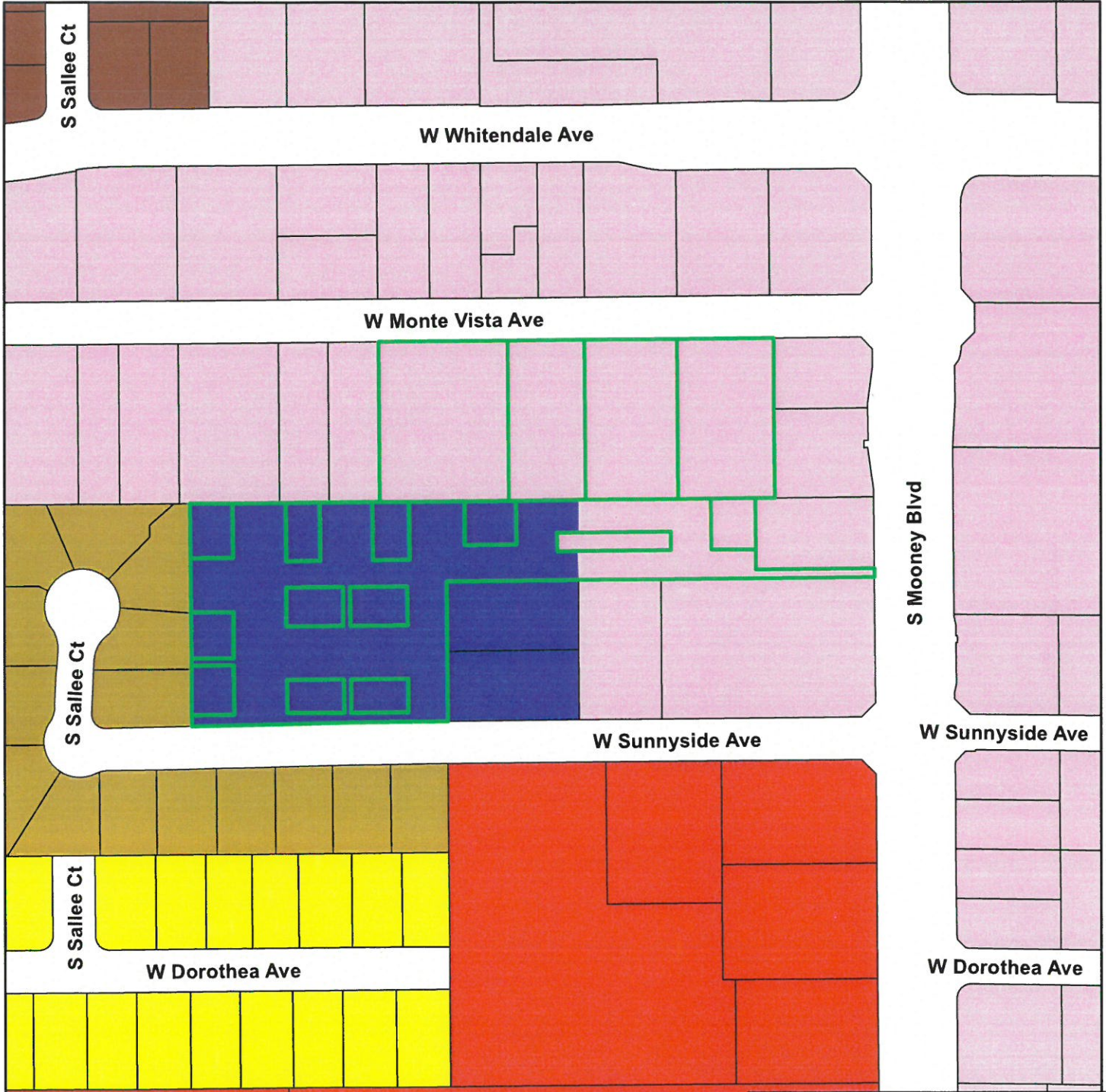
**General Plan**

- Office
- Commercial Regional
- Commercial Mixed Use
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Parcels
- Project Site
- CITY LIMITS

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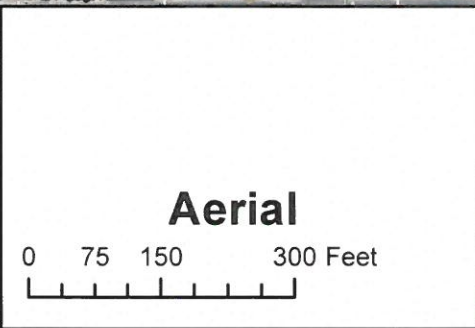
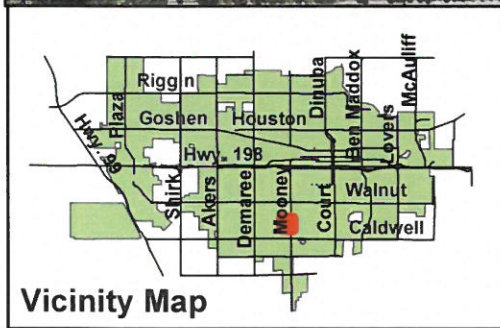
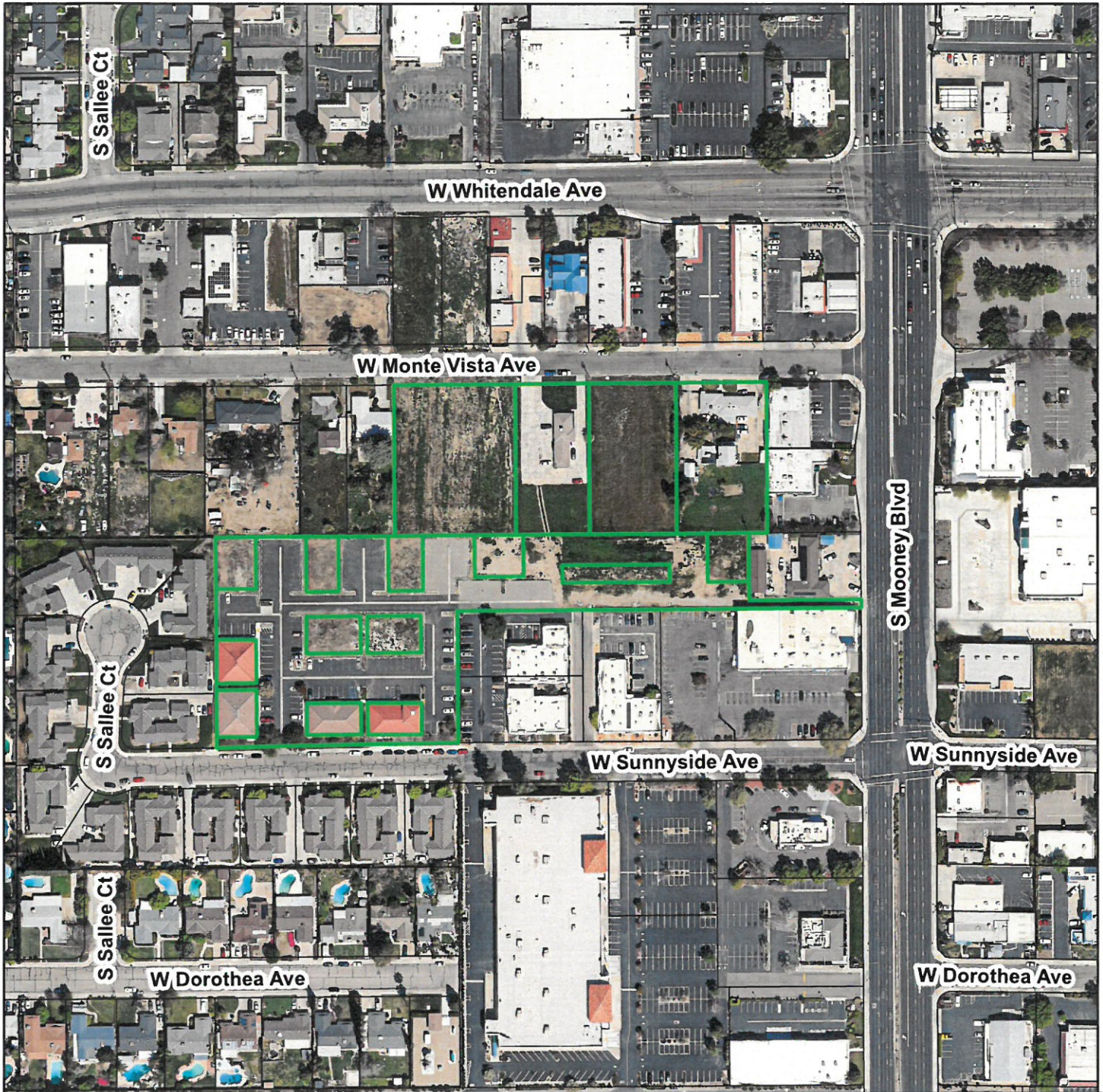


	O-PA - Prof. / Admin. Office	
	C-R - Regional Commercial	
	C-MU - Mixed Use Commercial	
	R-1-5 - 5,000 SF Min Site Area	
	R-M-2 - 3,000 SF Min Site Area	
	R-M-3 - 1,200 SF Min Site Area	
	Parcels	
	Project Site	
	CITY LIMITS	

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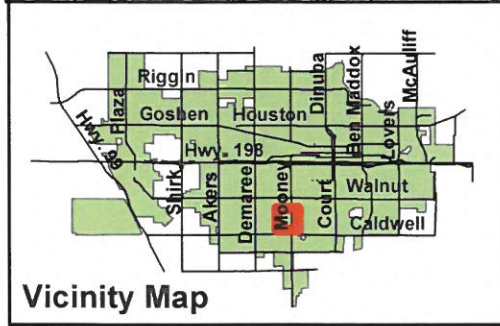
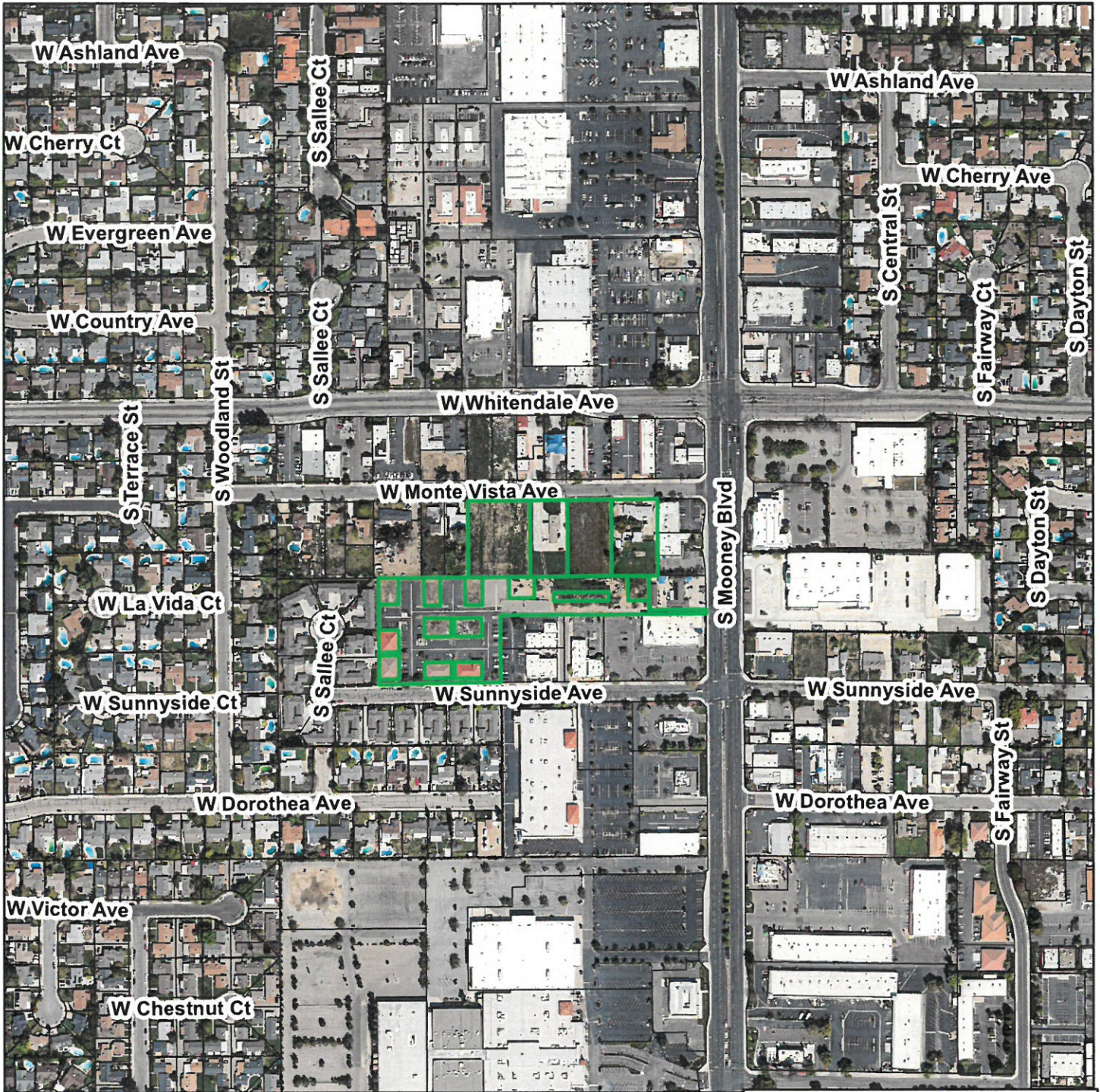


A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'W' to the left, and 'E' to the right. Below the north arrow is a legend with three items: a green outline for 'Project Site', a white outline for 'Parcels', and a red dashed line for 'CITY LIMITS'.

# Conditional Use Permit No. 2021-20

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between W. Monte Vista Ave. and W. Sunnyside Ave.

(APN: 121-090-015, -017, -024, -037,  
121-100-079, -080, -081, -082, -083,  
-084, -085, -086, -087, & 121-100-091).

A legend and north arrow. The legend includes:

- A green outline representing the "Project Site".
- A white outline representing "Parcels".
- A red dashed line representing "CITY LIMITS".

A north arrow is located in the top right corner of the legend area.

# Conditional Use Permit No. 2021-20

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