

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, OCTOBER 25, 2021, 7:00 P.M.

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

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. No Items on Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-26: A request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 2013-30 to refurbish an existing abandoned residence measuring approximately 1,296 square feet into a church office and youth meeting room. The site is zoned R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 000-014-293). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2021-43.

7. PUBLIC HEARING – Brandon Smith, Principal Planner
Conditional Use Permit No. 2021-25: A request by Kaweah Health Medical Center to establish a master sign program for an approximately 21-acre area encompassing the downtown medical center campus in the Downtown Mixed Use (D-MU) and Quasi-Public (QP) zone districts. The master sign program boundaries are generally bound by West Mineral King Avenue, South Locust Street, West Acequia Avenue, and South Johnson Street, and includes the northwest and northeast corners of W. Acequia Avenue and S. Floral Street. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2021-40.

8. PUBLIC HEARING – Brandon Smith, Principal Planner
Zoning Text Amendment No. 2021-08: A request by the City of Visalia to amend portions of Visalia Municipal Code Title 17 (Zoning Ordinance) as to implement a program contained in the City of Visalia 2020-2023 Housing Element pertaining to regulations for residential uses in Downtown Mixed Use, Commercial Mixed Use, and Office Conversion Zone Districts. The project area is contained within the City of Visalia’s Urban Development Boundaries that are illustrated in the Visalia General Plan, Citywide. A previously prepared Program Environmental Impact Report and Negative Declaration adequately analyzed and addresses the project and would recommend that the City Council adopt Environmental Document No. 2021-44 for this project.

9. PUBLIC HEARING – Brandon Smith, Principal Planner
Zoning Text Amendment No. 2021-07: A request by the City of Visalia to amend Visalia Municipal Code Chapter 17.32, Article 2, to implement a program contained in the City of Visalia 2020-2023 Housing Element pertaining to density bonuses regulations. The project area is contained within the City of Visalia’s Urban Development Boundaries that are illustrated in the Visalia General Plan, Citywide. A previously prepared Program Environmental Impact Report and Negative Declaration adequately analyzed and addresses the project and would recommend that the City Council adopt Environmental Document No. 2021-44 for this project.

10. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. Next Planning Commission Meeting is Monday, November 08, 2021.
 - b. Mike Olmos is the new Interim City Planner.
 - c. Update to City Council on Temporary Signs.

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, NOVEMBER 4, 2021, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 8, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 25, 2021

PROJECT PLANNER: Josh Dan, Associate Planner
Phone: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2021-26: A request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 2013-30 to refurbish an existing abandoned residence measuring approximately 1,296 square feet into a church office and youth meeting room. The site is zoned R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 000-014-293).

STAFF RECOMMENDATION

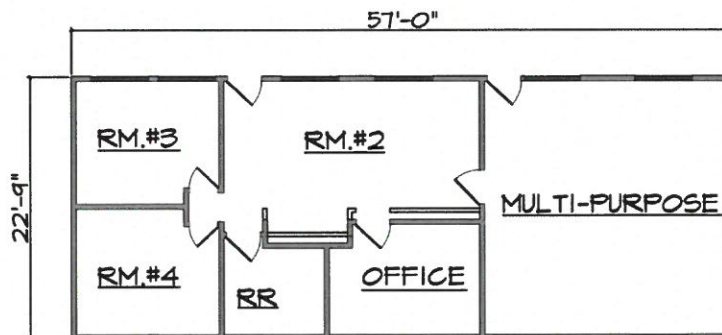
Staff recommends approval of Conditional Use Permit No. 2021-26, as conditioned, based upon the findings and conditions in Resolution No. 2021-45. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-26, based on the findings and conditions in Resolution No. 2021-45.

PROJECT DESCRIPTION

Conditional Use Permit No. 2021-26 is a request to amend Conditional Use Permit No. 2013-30 to refurbish an existing, abandoned residence measuring approximately 1,296 square feet into a church office and youth meeting room as shown in Exhibit "A" and below. The building and its property were recently merged into the church property with Lot Line Adjustment No. 2020-08 (shown in Exhibit "D"). The addition of the remodeled building would add 1,296 square feet to the site's already developed 7,844 square feet of building area consisting of the sanctuary, fellowship hall, kitchen area, and Sunday School classrooms. The addition would bring the total usable space to 9,140 square feet.



FLOOR PLAN (B) Scale: 1/8"=1'-0"
Scale: +/- 1296 SQ. FT.

The operational statement, inset in Exhibit "A" and expanded in Exhibit "C", describes the added space as a meeting location for the church's youth (ages 12-18). The anticipated attendance is between 10-12 people, meeting primarily Friday and Saturday evenings (7:00 PM – 9:00 PM) and

Sundays (11:00 AM – 1:00 PM), with the potential of meeting other days for special occasions. The addition of the space will provide the church’s youth to have a safe space to gather and become involved in church activities.

BACKGROUND INFORMATION

General Plan Land Use Designation:	RMD (Residential Medium Density)
Zoning:	R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per unit)
Surrounding Land Use and Zoning	North: R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) – Single-family home South: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per unit) – Vacant lot East: IL (Light Industrial) – Garden Street, warehouse West: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per unit) – Single-family home
Environmental Review:	Categorical Exemption No. 2021-43
Special Districts:	None
Site Plan	2021-107

RELATED PROJECTS

Conditional Use Permit No. 830 was approved allowing the establishment of a private school at the church location for Grades K – 6.

Conditional Use Permit No. 2013-30 was approved by the Planning Commission on October 28, 2013, amending CUP No. 830, adding approximately adding 1,151 square feet of building area to the existing church building.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2021-26, as conditioned, based on the project’s consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Churches and other religious institutions are a conditional use in the R-M-2 zone. The proposed project is surrounded by residential development. The proposed addition of usable space to the church does not conflict with adjacent land uses because the changes do not increase the seating capacity of the sanctuary area, which could result in an increase in vehicle trips through the neighborhood during peak church hours.

Existing Structure and Renovation

As mentioned earlier in the report, the structure and property were recently merged into the larger church property with LLA No. 2020-08 (see Exhibit “D”). The existing single-family structure has, for many years, been considered dilapidated and unusable. The applicant, at Site Plan Review and through this application, have detailed that it is their intention to renovate the run-down structure and use it for youth services. This would include, as shown on the floor plan in Exhibit “B”, renovating the structure to provide a multi-purpose room, an office, three ancillary rooms, and a restroom.

Parking

The Site Plan, shown in Exhibit "A", lists that there are 72 parking stalls currently on site. Per staff's calculation based on 2020 Aerial Imagery, staff counted ± 54 parking stalls provided onsite. Previous CUP's for the church established the parking stalls in compliance with the parking requirements. However, the addition of the building for youth services does not require additional parking spaces to be assessed based on the Zoning Ordinance Parking Requirements for churches. Parking requirements are calculated based on sanctuary seating given that this is typically the highest parking generator. The proposed CUP No. 2021-26 is only requesting to refurbish a 1,296 square foot ancillary building for youth purposes and will be used by youths primarily arriving with their parents.

Environmental Review

The requested action is considered Categorically Exempt under Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-43).

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 project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2021-43).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-107.
2. That the use be operated in compliance with the site plan, floor plan, and operational statement depicted in Exhibit "A", "B", and "C".
3. That substantial changes to the site plan and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
4. That all applicable federal, state and city codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 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 or from the City Clerk.

Attachments:

- Related Plans and Policies
- Categorical Exemption No. 2021-43
- Resolution No. 2021-45
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Lot Line Adjustment No. 2020-08
- Site Plan Review No. 2021-107
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies
Conditional Use Permits
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.

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. 2021-26

PROJECT TITLE

1320 South Church Street

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request to amend Conditional Use Permit No. 2013-30 to refurbish an existing abandoned residence measuring approximately 1,296 square feet into a church office and youth meeting room.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

St. George and St. Bishoy Coptic Orthodox Church, 1320 S. Church St., Visalia CA, 93277

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Steve Sparshott, 1206 W. Evans Ave. Visalia, CA 93277; 559-679-7565

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 15303(c)**
- Statutory Exemptions- State code number:

The project is a request to add additional building square footage to an existing church building that is below the 2,500 sq. ft. threshold exemption pursuant to Section 15303 of CEQA.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

CONTACT PERSON

(559) 713-4003

AREA CODE/PHONE

October 25, 2021

DATE

ENVIRONMENTAL COORDINATOR
Brandon Smith, AICP

RESOLUTION NO. 2021-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-26, A REQUEST BY ST. GEORGE AND ST. BISHOY COPTIC ORTHODOX CHURCH TO AMEND CONDITIONAL USE PERMIT NO. 2013-30 TO REFURBISH AN EXISTING ABANDONED RESIDENCE MEASURING APPROXIMATELY 1,296 SQUARE FEET INTO A CHURCH OFFICE AND YOUTH MEETING ROOM. THE SITE IS ZONED R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET PER UNIT) AND IS LOCATED AT 1320 SOUTH CHURCH STREET (APN: 000-014-293).

WHEREAS, Conditional Use Permit No. 2021-26, is a request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 2013-30 to refurbish an existing abandoned residence measuring approximately 1,296 square feet into a church office and youth meeting room. The site is zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit) and is located at 1320 South Church Street (APN: 000-014-293); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 25, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-26, 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 15303(c).

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,

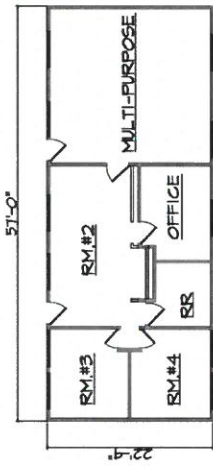
safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2021-43).

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-107.
2. That the use be operated in compliance with the site plan, floor plan, and operational statement depicted in Exhibit "A", "B", and "C".
3. That substantial changes to the site plan and/or operational statement will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
4. That all applicable federal, state and city codes and ordinances be met.

EXHIBIT "A"



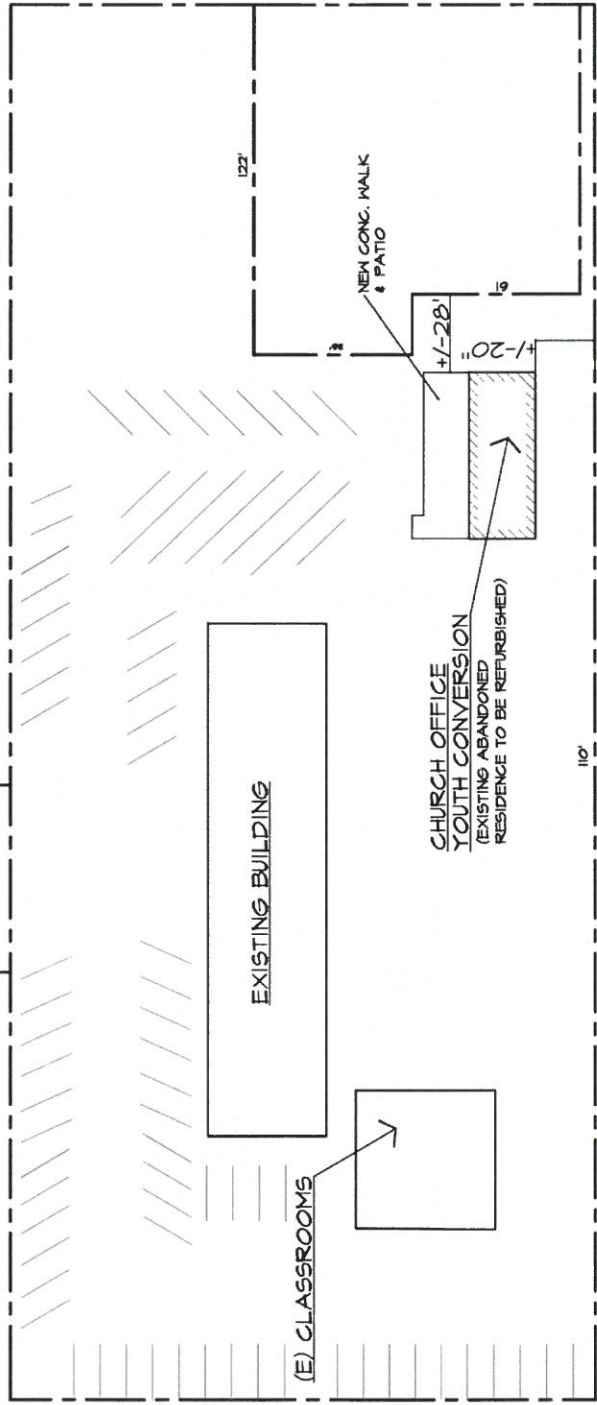
SITE INFO:
 EXISTING USE: CHURCH FACILITY
 PROPOSED USE: EXISTING VACANT RESIDENCE TO BE CONVERTED TO CHURCH OFFICE, YOUTH ROOM
 EXISTING ZONING: MULTI-FAMILY RESIDENTIAL
 LOT AREA: 44,240 +/- 2.2 ACRES
 SITE AREA: 44,240 +/- 2.2 ACRES
 PARKING PROVIDED: +12 STALLS
 TELEPHONE: 956 TELEPHONE CO.
 WATER: CITY OF VISALIA WATER SERVICE CO.
 SEWER: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. Edison CO.

OWNER:
 ST. GEORGE & ST. BISHOP
 COPTIC ORTHODOX CHURCH
 1520 S. CHURCH ST.
 VISALIA, CALIF. 93277
 TOTAL OF CONSTRUCTION: V.H.
 OCCUPANCY: A
 PROJECT DESCRIPTION: +/- 240 SQUARE FEET EXISTING CHURCH FACILITY

PREVIOUS SPR 2021-0107



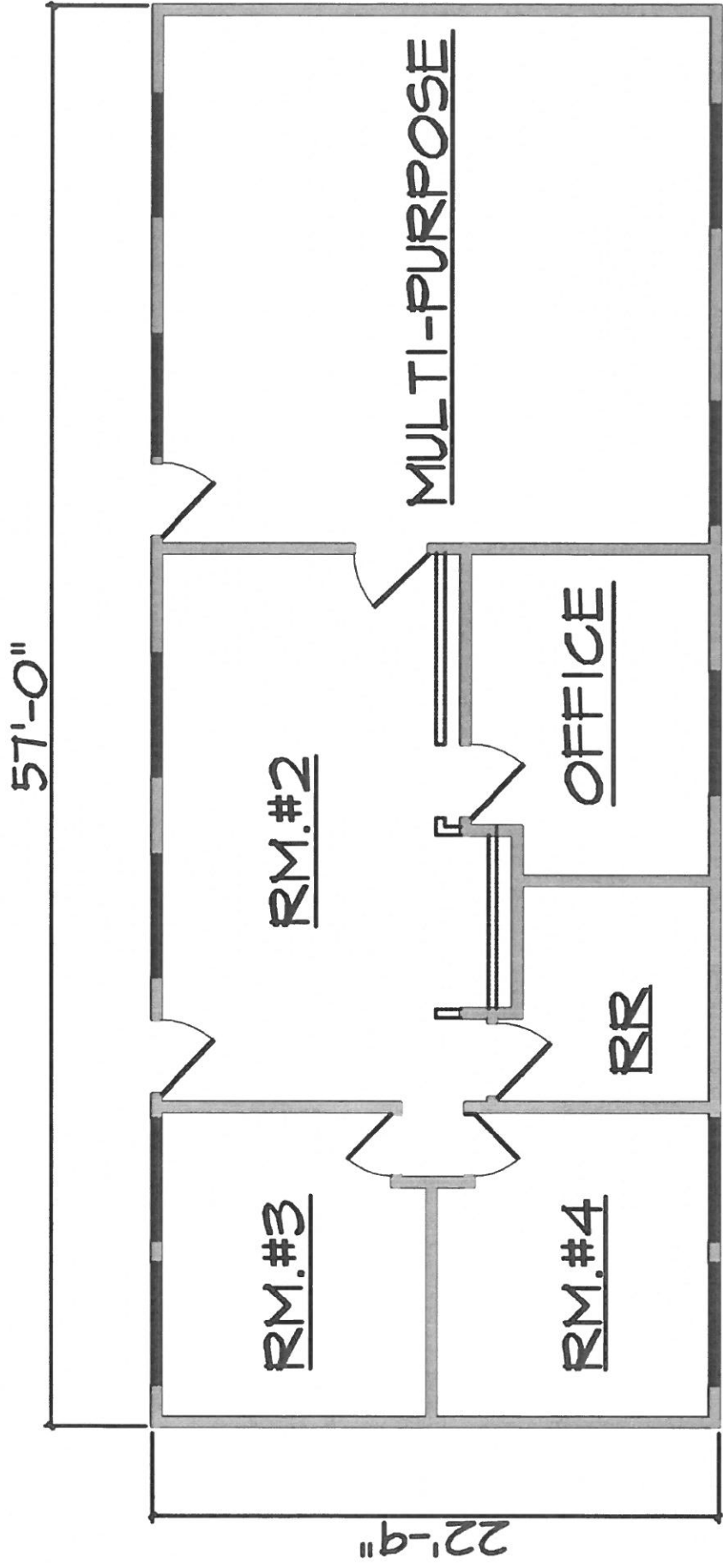
This property is planned to operate as a meeting location for the youth of the church.
 Age: 12-18 years old
 Number: 10-12 people
 Days: Fridays 7-9pm
 Saturdays 7-9pm
 Sundays 11-1pm
 Also: Other days if there is special occasions.
 Activities: youth meetings and gatherings under adult supervision.
 Goal: Involve the youth in responsible activities within the boundaries and regulations of the church as well as give them a safe place of gathering to spend friendship times in a spiritual setting. Also allowing simple recreation activities if needed.



AN OFFICE / YOUTH ROOM FOR
 St. George and St. Bishop
 Coptic Orthodox Church
 1520 S. CHURCH ST. VISALIA
 CA

SHEET
 OF

EXHIBIT "B"



FLOOR PLAN (B)

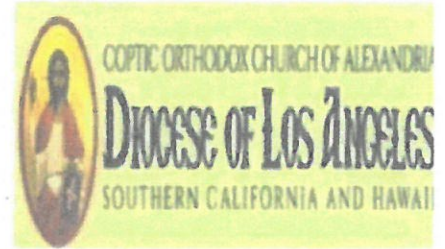
Scale: 1/8"=1'-0"

Scale: +/- 1296 SQ. FT.

EXHIBIT "C"



SAINT GEORGE AND SAINT BISHOY COPTIC ORTHODOX CHURCH, VISALIA CA



This property is planned to operate as a meeting location for the youth of the church.

Ages: 12-18 years old

Number: 10-12 people

Days: Fridays 7-9pm

Saturdays 7-9pm

Sundays 11-1pm

Also: Other days if there is special occasions.

Activities: youth meetings and gatherings under adult supervision.

Goal: Involve the youth in responsible activities within the boundaries and regulations of the church as well as give them a safe place of gathering to spend friendship times in a spiritual setting. Also allowing simple recreation activities if needed.

EXHIBIT "D"

LOT LINE ADJUSTMENT

BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SEC. 33, T18 S., R23 E.
U.S.M. IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

4,501 SPT 2020

OWNERS:
ST. GEORGE & ST. BISHOP
COPTIC ORTHODOX CHURCH OF VISALIA
1320 S. CHURCH STREET
VISALIA, CA 93277

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.

1522 W. General King Ave., Suite B
Visalia, CA 93291
Phone: (559) 732-0100
e-mail: fw@forester-weber.com

NOTES:
EXISTING PROPERTY USE: CHURCH
PROPOSED PROPERTY USE: SAME
A.P.N.: 097-251-026, 027 & 028
ZONING: R-1
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF VISALIA
FLOOD ZONE:



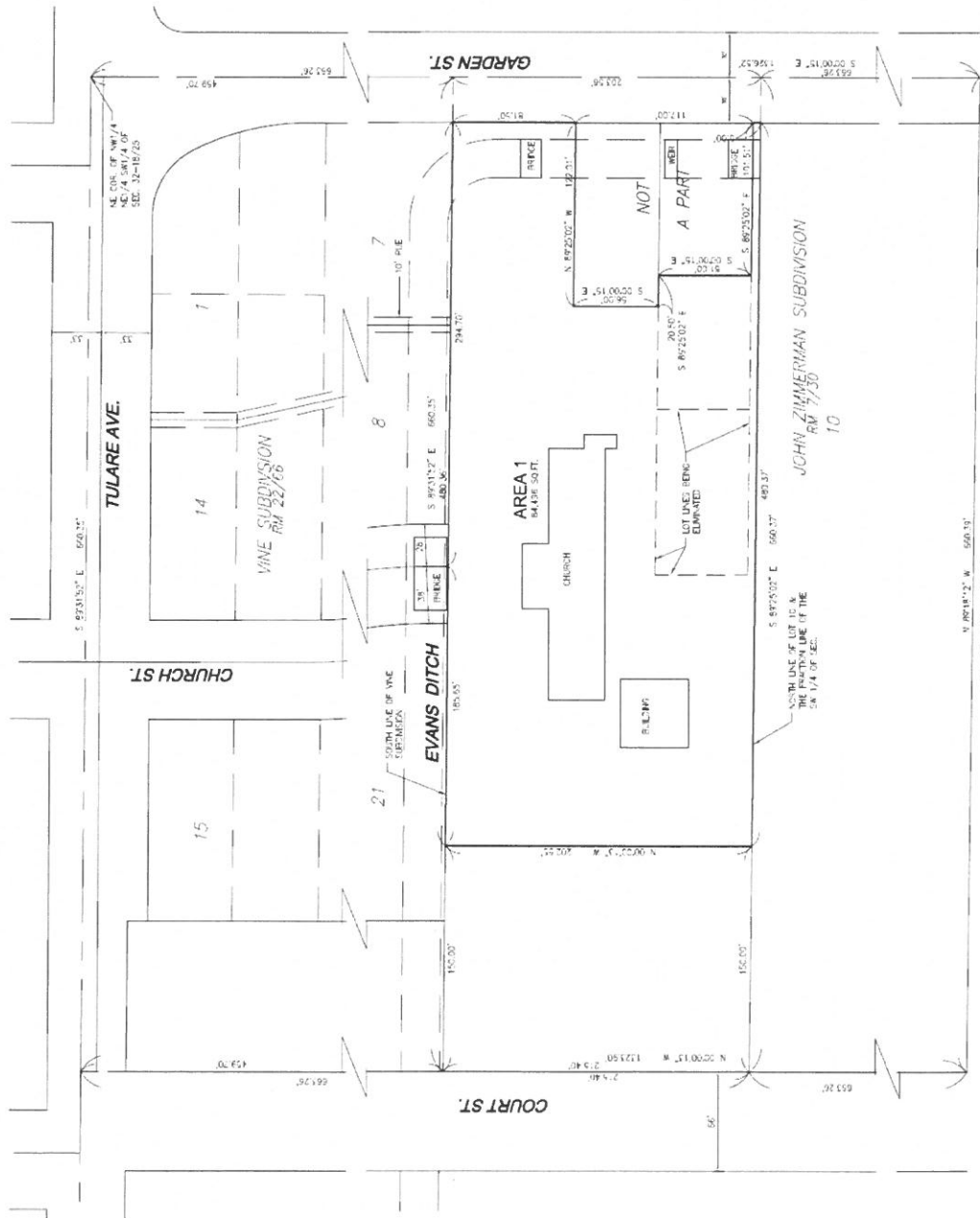
SCALE 1" = 50'

SUBJECT PROPERTY



Vicinity Map
NO SCALE

ONE SHEET ONLY



PARADISE AVE.

V. 89°14'12" W 508.13'

JOHN ZIMMERMAN SUBDIVISION
RM 17/30
10

NORTH LINE OF LOT 15 &
THE PARTIAL LINE OF THE
SW 1/4 OF SEC.

BUILDING

CHURCH

AREA 1
BLACK SOIL

EVANS DITCH

SOUTH LINE OF VINE
BETWEEN

VINE SUBDIVISION
RM 22/6B

TULARE AVE.

CHURCH ST.

COURT ST.

GARDEN ST.



August 4, 2021

Site Plan Review No. 21-107:

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

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **July 7, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

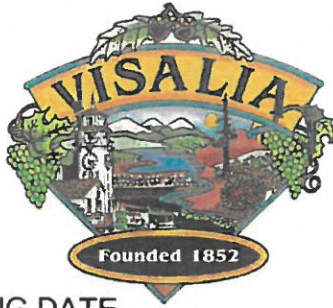
Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue, stylized graphic element that resembles a signature or a large letter "P".

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE July 7, 2021
SITE PLAN NO. 2021-107
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
- CUP
- HISTORIC PRESERVATION OTHER -

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee



RECYCLED PAPER

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: July 7, 2021

SITE PLAN NO: 2020-107 - B
PROJECT TITLE: St George and St Bishoy Church
DESCRIPTION: Refurbish residence into youth room and office (R-M-2)
APPLICANT: Niazi Sidhom
PROP. OWNER: CH-ST GEORGE COPTIC ORTHODOX CH OF
LOCATION TITLE: 1320 S CHURCH ST
APN TITLE: 097-251-035
GENERAL PLAN: RMD (Residential Medium Density)
ZONING: R-M-2

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- CUP Amendment
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: July 7, 2021

1. The addition of the existing structure to the church use will require a CUP Amendment of previous approved CUP No. 2021-30 which established the church at this site.
2. The project will be conditioned to not take access from S. Garden St.
3. The applicant, at previous SPR meetings (SPR No. 2020-57) has expressed that the existing homes on site will no longer utilize access from S. Garden St. or have parking associated to them; if this changes the applicant is requested to return to Site Plan Review.
4. Obtain a Building Permit.
5. Meet all other Codes and Ordinances.

PROJECT SPECIFIC INFORMATION: June 16, 2021

6. Ensure that the LLA has been completed and recorded.
7. The addition of the existing structure to the church use will require a CUP Amendment of previous approved CUP No. 2021-30 which established the church at this site.
8. The project will be conditioned to not take access from S. Garden St.
9. The applicant, at previous SPR meetings (SPR No. 2020-57) has expressed that the existing homes on site will no longer utilize access from S. Garden St. or have parking associated to them; if this changes the applicant is requested to return to Site Plan Review.
10. Obtain a Building Permit.
11. Meet all other Codes and Ordinances.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone.

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*

➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 80 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020 (1.5 spaces per unit, plus .25 spaces per unit for guest parking if required by Planning Commission.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.

7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not

include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

Lighting:

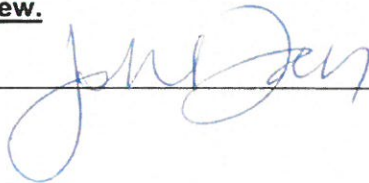
1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent 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.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District

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 _____





SPR 21107
REFURBISH BUILDING
000014293

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: CALCULATE OCCUPANT LOAD OF EACH ROOM BASED ON SIZE AND USE. SINGLE TOILET FACILITY ALLOWED FOR AN OCCUPANT LOAD OF 10 OR LESS. MOP SINK REQUIRED.

VAL GARCIA 7/7/21
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	July 7, 2021
Item #	3
Site Plan #	21107
APN:	000014293

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

Corbin Reed
Fire Marshal



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

Date: 7/20/21
 Item: 3
 Site Plan: 21-107
 Name: AGENT LOMBARDO

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date – August 17, 2001
 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 7, 2021

SITE PLAN NO: SPR21107
PROJECT TITLE: Saint George & Saint Bishoy Church
DESCRIPTION: Refurbish Residence into Youth Room & Office (R-M-2)
APPLICANT: Steve Sparshott
OWNER: CH-ST GEORGE COPTIC ORTHODOX CH OF
APN: 000014293
LOCATION: 1320 S CHURCH ST
1345 S GARDEN ST Unit A
1345 S GARDEN ST Unit B

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

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

Additional Comments:

•

Leslie Blair

Leslie Blair

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

21107

July 7, 2021

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

This project does not appear to include any changes to the existing solid waste services. If the customer has any questions regarding solid waste, they are encouraged to contact Nathan Garza at City of Visalia Solid Waste Division at 559-713-4532.

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

Nathan Garza, Solid Waste, 559-713-4532



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 3 DATE: JULY 7, 2021

SITE PLAN NO.: 21-107 RESUBMITTAL
 PROJECT TITLE: ST GEORGE & ST BISHOP CHURCH
 DESCRIPTION: REFURBISH RESIDENCE INTO YOUTH ROOM & OFFICE (RM2)

APPLICANT: STEVE SPARSHOTT
 PROP OWNER: CH-ST GEORGE COPTIC ORTHODOX CH OF
 LOCATION: 1320 S CHURCH ST
 APN: 000-014-293

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **GARDEN ST**
- Drive approach size: **18' MIN.** Use radius return; **GARDEN ST, REFER TO CITY COMMERCIAL STDS**
- Sidewalk: **5'** width; parkway width at **GARDEN ST, ADJACENT TO CURB**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- 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. **GARDEN STREET FRONTAGE SHALL BE IMPROVED, TO INCLUDE 6' PAVEOUT - SEE ADDL COMMENTS**

- Traffic indexes per city standards: **REFER TO CITY LOCAL STREET 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 **EVANS DITCH** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed conversion for expansion of church use facilities will not incur additional development impact fees.**
- 2. The additional entitlements for proposed project will require completion of the public improvements across the project frontage on Garden St. as this building site has access to Garden St. however site plan does not clearly indicate if new converted building will utilize access off of Garden. Provide additional information with CUP submittal; if access is to be taken from church entrance off of Church St. then CUP shall indicate that no access will be taken from Garden. Otherwise, show required improvements as described and install accordingly.**
- 3. Garden street improvements shall include, but may not be limited to, curb & gutter, sidewalk, 6' pavement, street lighting, improved drive aisle, and drive approach.**
- 4. Project to comply with accessibility onsite.**
- 5. Building permit is required, standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-107 RESUBMITTAL**

Date: **7/7/2021**

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

(Fee Schedule Date:**8/21/2021**)
(Project type for fee rates:**CHURCH**)

Existing uses may qualify for credits on Development Impact Fees. **1SFD RESIDENTIAL**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<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:

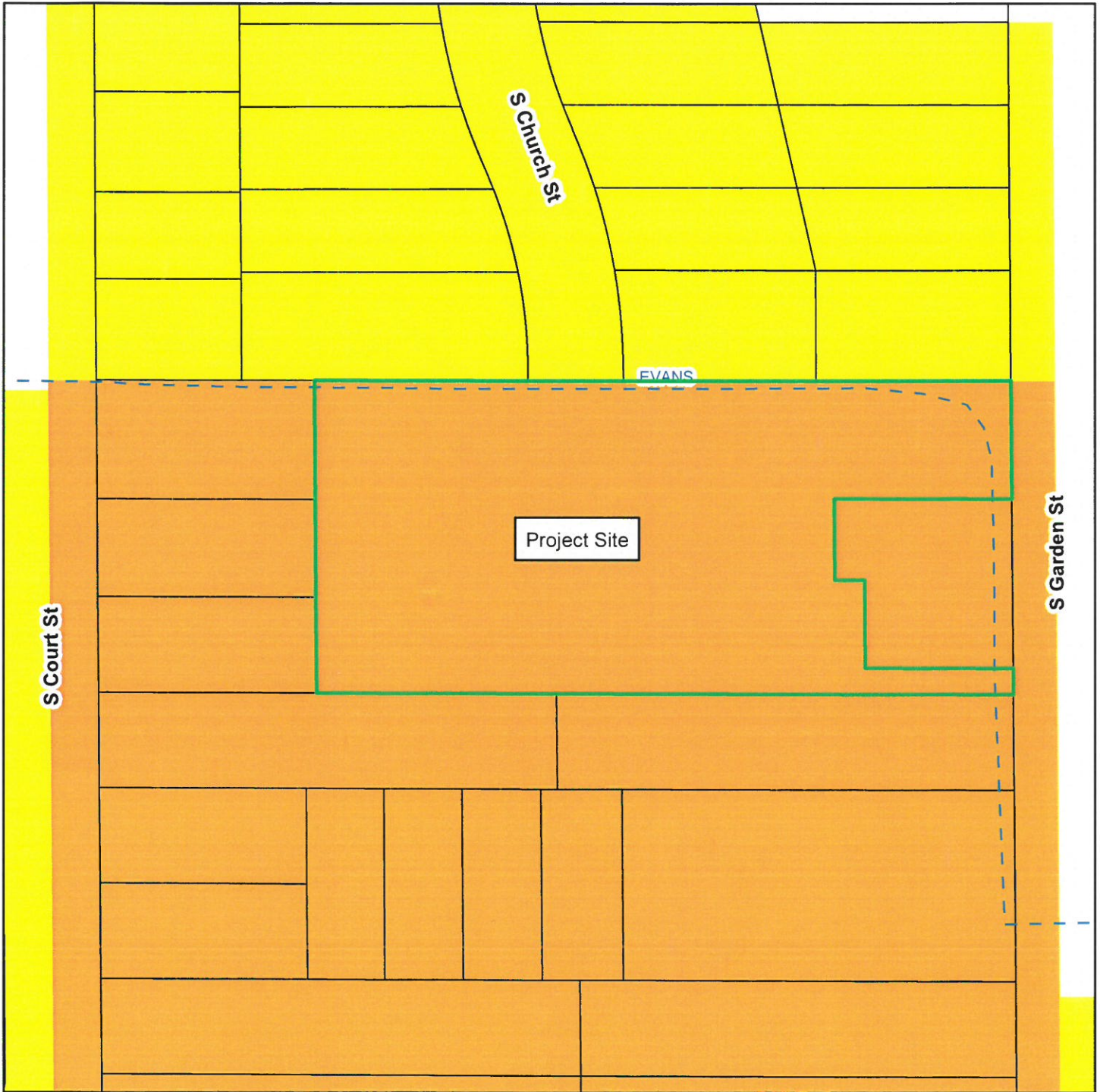
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in 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.



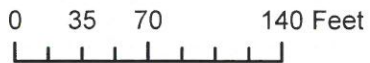
Adrian Rubalcaba

Conditional Use Permit No. 2021-26

The site is located at
1320 South Church Street
(APN: 000-014-293).



General Plan



- Residential Low Density
- Residential Medium Density
- Project Site
- Parcels
- WATERWAYS

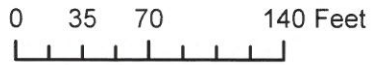


Conditional Use Permit No. 2021-26

The site is located at
1320 South Church Street
(APN: 000-014-293).



Zoning

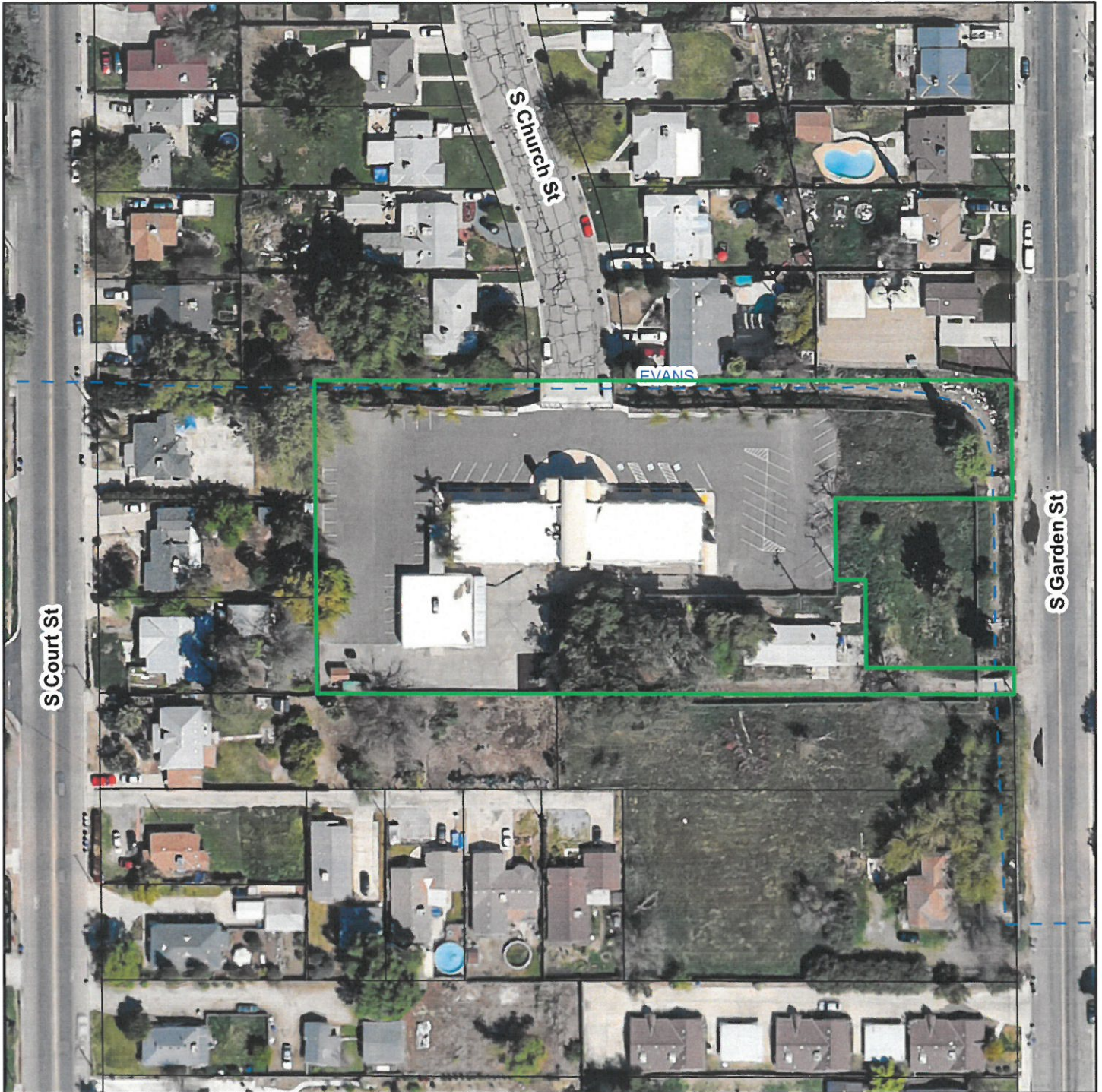


-  R-1-5 - 5,000 SF Min Site Area
-  R-M-2 - 3,000 SF Min Site Area
-  Project Site
-  Parcels
-  WATERWAYS



Conditional Use Permit No. 2021-26

The site is located at
1320 South Church Street
(APN: 000-014-293).



Aerial

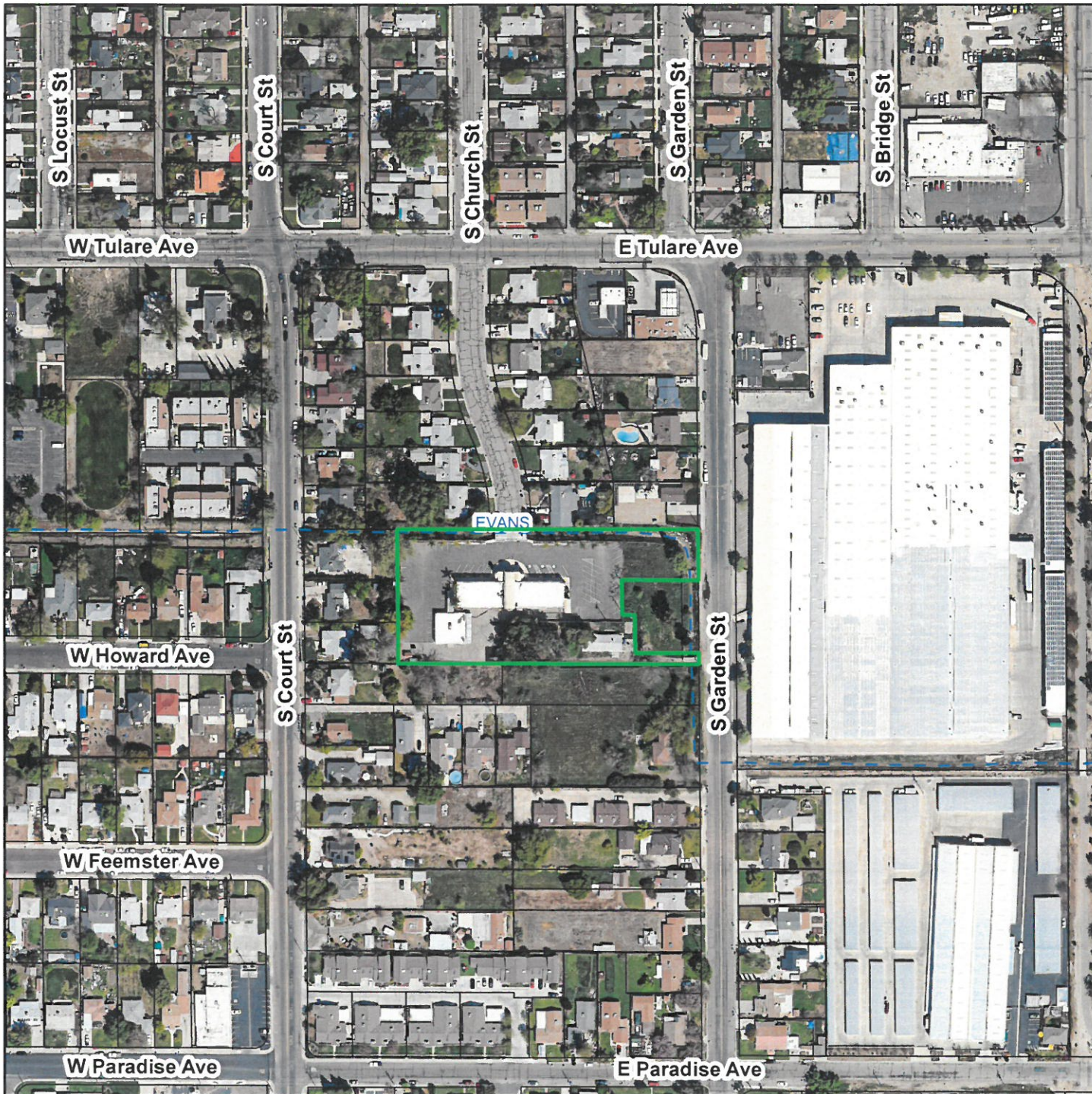


-  Parcels
-  Project Site




Conditional Use Permit No. 2021-26

The site is located at
1320 South Church Street
(APN: 000-014-293).



Aerial

0 80 160 320 Feet



-  Parcels
-  Project Site

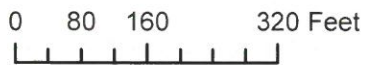


Conditional Use Permit No. 2021-26

The site is located at
1320 South Church Street
(APN: 000-014-293).



Location Map



- Parcels
- Project Site

