

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 Categorically 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: Brandon Smith, Principal Planner
Phone: (559) 713-4636
E-mail: brandon.smith@visalia.city

SUBJECT: 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.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-25, as conditioned, based upon the findings in Resolution No. 2021-43. Staff's recommendation is based on the conclusion that the request is consistent with the Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-25, based on the findings and conditions in Resolution No. 2021-43.

PROJECT DESCRIPTION

Kaweah Health Medical Center, formerly Kaweah Delta Medical Center, is requesting a master sign program ("MSP", see exhibit "A") that applies to existing and future tenant spaces occupied by medical facilities within its downtown campus. The boundaries of the master sign program represent a 21-acre area extending no further than Main Street to the north, Mineral King Avenue to the south, Johnson Street to the west, and Locust Street to the east (see Exhibit "B").

The MSP follows the rebranding of the district hospital that was unveiled in April 2021. The objective is for all exterior building signage to receive new signage that follows a consistent identifying look, recognized by the corporate logo, colors, and typestyles. Current signage located throughout the campus utilizes a variety of typestyles installed over a period of several decades.

The desire for a MSP also comes in response to a variety of sign regulations and sign calculation methods that apply to properties within the MSP boundaries. Properties within the boundaries are currently subject to one of the following three standards:

| Zone / District | Formula | Max. allowed area | Monument sign height |
|---|---|-------------------|--|
| Commercial zone (outside overlay district) | 2.0 sq. ft. x 1 linear ft. of frontage | 150 square feet | 12 feet |
| Quasi-Public zone (outside overlay district) | 0.5 sq. ft. x 1 linear ft. of frontage | 100 square feet | 6 feet |
| Downtown Retail Overlay District | 2.0 sq. ft. x 1 linear ft. of frontage | 50 square feet | No sign criteria for monument signs |

The MSP proposes a method for calculating sign area that corresponds to the thematic signs that will be used throughout the district. New signage is in part defined by a blue field around the perimeter of the sign. Whereas the City Sign Ordinance measures sign area by a single rectangle that encloses the extreme limits of the entire framed sign, the MSP utilizes a single rectangle for the logo and lettering within the sign, not counting the blue field around the perimeter.

Standards are also provided for a campus identification sign and monument signs, particularly since these types of signs are not called out in the Downtown Retail Overlay District. Kaweah Health utilizes monument signs to identify services and provide wayfinding directions to the variety of services on the campus.

The medical district contains some larger buildings exceeding three stories in height. The MSP proposes wall signage standards beyond the maximum 150 square feet for these buildings in order to match the scale and mass of the buildings. These buildings would be allowed up to 200 square feet of wall signage. Two buildings that presently do not contain wall signage would have signage shown in the MSP Exhibits "E" and "F". The Acequia Avenue Medical Center building was previously granted a Variance exceeding the maximum allowed building signage (see resolution in MSP Exhibit "G") and would be allowed 506 square feet of wall signage consistent with the approved Variance. The proposed wall signage would be less than the total allowed 770 square feet of sign area approved with the Variance.

BACKGROUND INFORMATION

| | |
|-----------------------------------|---|
| General Plan Land Use Designation | Downtown Mixed Use, Public Institutional |
| Zoning | Downtown Mixed Use (D-MU), Quasi-Public (QP) |
| Surrounding Zoning and Land Use | North: D-MU / Parking garage, parking lots, retail South: Mineral King Avenue / State Route 198 East: D-MU / Parking garage, offices, public uses West: D-MU / City Hall complex, fire station |
| Environmental Review | Categorical Exemption No. 2021-40 |
| Site Plan | N/A |

RELATED PLANS & POLICIES

See separate Municipal Ordinance chapter pertaining to conditional use permits and master sign programs.

RELATED PROJECTS

On April 27, 2009, the Planning Commission approved **Variance No. 2009-04**, a request by Kaweah Delta Medical Center to add 770 square feet of building signage to the medical center addition on the Acequia Avenue frontage. The site is located on the south side of Acequia Avenue east of Floral Street.

PROJECT EVALUATION

Staff concludes that the proposed Conditional Use Permit is consistent with the purposes and intent of the Zoning Ordinance and the previously approved Variance No. 2009-04.

Leading up to the submittal of the proposed sign program, staff and the applicant worked through several iterations of the sign program to ensure that it meets the requirements for master sign programs identified in Sign Ordinance Section 17.48.140. The draft Master Sign Program contains minor variations in permitted sign area throughout. Staff has found that sign variations could be supported on the basis of achieving a more unified appearance over multiple zones and the Downtown Retail Overlay District sign standards, with each area having different sign criteria and ensuring that signage fits the scale of the building. Staff believes the unique role of the hospital in the community as the major medical provider of emergency and related services warrants additional signage, in limited circumstances, for purposes of identity and creating a community landmark.

Kaweah Health Medical Center owns all but three parcels within the master sign program boundaries and has obtained consent from each of the property owners of the parcels that they do not own. Staff has included Condition No. 2, as a recommended condition of approval, that any property located within the sign program boundary and not a medical use affiliated with Kaweah Health Medical Center shall have signage in accordance with Zoning Ordinance Chapter 17.48, and not the Master Sign Program.

Campus Identification Sign

One campus identification sign is proposed at the corner of Mineral King Avenue and Locust Street, in front of the hospital building (see MSP Exhibit A). The monument sign is a single-sided sign with internally illuminated 28" tall letters. The total area is 62 square feet, comprised of 46 square feet of lettering and 16 square feet of logo, and not exceeding a height of six feet.

The sign is intended to identify the primary entry point of the medical district, positioned in front of the hospital and emergency room.

The sign ordinance permits monument signs in the Quasi-Public zone district up to 35 square feet and six feet in height. Whereas the sign exceeds the 35 square feet, staff finds the increase to be acceptable, as illustrating, recognizing that the sign embodies a single monument sign for several buildings and functions within the district. The sign simply reads Kaweah Delta and utilizes the logo found in all other building and monument signage.

Staff has included Condition No. 3, as a recommended condition of approval, to clarify that no more than one campus identification sign be permitted in the master sign program area.

Monument Signs

Monument signs function as wayfinding signs within the district for vehicles and pedestrians. They include both single and double-sided signs and are a combination of illuminated and non-illuminated (see examples in MSP Exhibit B).

All monument signs have a maximum height of 10 feet, despite that the signs illustrated in MSP Exhibit B do not exceed 7 feet in height. All signs utilize a blue field with white typeface and may or may not include a logo and medical center name.

Staff finds that the signs' height and sign area to be acceptable, and would recommend that such signs be limited to one per driveway (pedestrian wayfinding signs with a 4-foot width would be exempt).

To limit the number of monument signs on each parcel, staff has included Condition No. 4, as a recommended condition of approval, that requires monument signs be limited to one sign per

drive approach on a street frontage (pedestrian wayfinding signs with a 4-foot width or signs not oriented to public street frontage would be exempt).

Building / Wall Signs

Illustrations of wall signs are shown in MSP Exhibit C for large, medium, small, and multi-tenant buildings. The exhibit further illustrates the calculations for placement of blue border around the lettering and logo, which is exempt from the overall sign area calculation. Unlike in the sign ordinance, sign area is calculated from two rectangular boxes or one eight-sided polygon. Utilizing this sign area calculation, the maximum sign area for a property's underlying zone or overlay district shall be maintained.

Signage for Buildings Exceeding Three Stories

For buildings within the boundary that exceed three stories in height, the MSP proposes wall signage standards beyond the maximum 150 square feet, up to 200 square feet, in order to match the scale of the buildings. The proposed signage for existing Kaweah Health buildings at 520 W. Mineral King Avenue and 202 W. Willow Avenue are illustrated in MSP Exhibits E and F. The proposed signage for these buildings, utilizing the sign area calculation described above, are 180 and 171.5 square feet. The percentage of sign area coverage on the building façade would be 1.14% for 520 W. Mineral King Avenue and 1.43% for 202 W. Willow Avenue.

The proposed signage for the existing Kaweah Health Medical Center facing Acequia Avenue, illustrated in MSP Exhibit D, would be 506 square feet. This is comprised of two sets of signs, each containing a 30 square foot logo and 223 square foot lettering. Although the sign area exceeds 200 square feet and consists of two wall signs, the additional sign area is supported based on consistency with previously approved Variance No. 2009-04, as illustrated in MSP Exhibit G. The proposed wall signage would be less than the 770 square feet of sign area originally granted with the Variance.

It should be noted that the hospital building located at 400 W. Mineral King Avenue also exceeds three stories in height and therefore would also be eligible for sign area up to 200 square feet. No specific signage is shown for the building in the Master Sign Program. Earlier this year, the wall-mounted lettering on the east face of the building was removed and replaced with a temporary banner.

Environmental Review

The requested action is considered Categorical Exempt under Sections 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the installation of signs (Categorical Exemption No. 2021-40).

RECOMMENDED FINDINGS

1. That the proposed conditional use permit is consistent with the intent and the criteria of the Zoning Ordinance, particularly Section 17.48.140 regarding master sign programs.
2. That the proposed signs are in harmony and visually related to:
 - a) *Other Signs Included in the Master Sign Program.* The master sign program demonstrates incorporation of common design elements such as blue background field, letter style, the Kaweah Health logo, sign shape, and consistent margin spacing.
 - b) *The Buildings They Identify.* The signage utilized in the master sign program universally uses white lettering surrounded by a blue field, wherein white is the predominant building color utilized for the hospital and support services building.

- c) *The Surrounding Development.* The approval of the master sign program does not adversely affect surrounding land uses or obscure adjacent conforming signs. Similar to the hospital, other nearby multi-story buildings, such as the Marriott, contain signage that exceeds sign ordinance standards to match the scale of the building.
3. That the proposed signs comply with all the provisions of the Sign Ordinance (i.e. Chapter 17.48), except with regard to number of signs allowed and the location and height of signs.
 4. The requested action is considered Categorically Exempt under Sections 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the installation of signs (Categorical Exemption No. 2021-40).

RECOMMENDED CONDITIONS OF APPROVAL

1. That all signage for sites managed and/or operated by Kaweah Health Medical Center, if within the sign program boundary, be developed in substantial compliance with the Master Sign Program attached as Exhibit "A".
2. That any property located within the sign program boundary and not a medical use affiliated with Kaweah Health Medical Center shall have signage in accordance with Zoning Ordinance Chapter 17.48, not the Master Sign Program.
3. That no more than one campus identification sign as illustrated in Master Sign Program Exhibit A, located at the intersection of Mineral King Avenue and Locust Street, be permitted.
4. That monument signs be limited to one sign per drive approach on a street frontage (pedestrian wayfinding signs with a 4-foot width or signs not oriented to public street frontage would be exempt).
5. That a sign permit shall be obtained for wall signs and monument signs.
6. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2021-43 for Conditional Use Permit No. 2021-25
- Exhibit "A" – Master Sign Program

Within the Master Sign Program are
Exhibit A: Campus identification signs
Exhibit B: Monument signs
Exhibits C through F: Building signs

- Exhibit "B" – Vicinity Map with Master Sign Program Boundary
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Policy

None.

Zoning Ordinance

Chapter 17.48: Signs

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

17.48.140 Master Sign Program

A. Purpose. The purpose of a Master Sign Program is to provide a method for an applicant to integrate the design and placement of signs within a project with the overall design of the development to achieve a more unified appearance. Master Sign Programs may also be used for subdivision projects with a phased development and/or sales plan. Minor variations in dimensional standards and other limitations of this Section may be approved, provided they achieve a result that is superior to what would otherwise be allowed. The Sign Program must demonstrate how it:

1. Improves the safety and welfare of the general public by minimizing distractions, hazards, and obstructions from sign design or placement;
2. Provides for sign design or placement appropriate for the area;
3. Incorporates sign design and placement related to architectural and landscape features on site; and
4. Incorporates sign design, scale, and placement oriented to pedestrian traffic.

B. Applicability and Approval Required.

1. **Master Sign Program Required.** A Master Sign Program approved by the Planning Commission is required for:

- a. New or remodeled non-residential or mixed used projects on sites of five acres or more;
- b. Multiple tenant commercial or mixed use buildings where the entire façade is being remodeled; and
- c. Any development in the BRP Zone.

2. **Optional Sign Program.** A Master Sign Program may be substituted for specific sign designs and individual applications if requested by an applicant and approved by the Planning Commission.

C. Required Submittals. Applications for a Master Sign Program must include the following plans and text:

1. A site plan showing the location of buildings, parking lots, driveways and landscaped areas;
2. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed, if proposed;
3. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;

4. Color schemes, lettering and graphic style (if tenants are not known, generic styles may be presented);
5. Lighting and sign construction materials; and
6. Sign dimensions (if tenants are not known, generic dimensions may be presented); and
7. A written program of standards for all sign types to be distributed to future tenants, including color, size, illumination, construction details, and sign placement.

D. Findings. The Planning Commission will only approve a Master Sign Program if the following findings are made:

1. That the proposed signs are in harmony and visually related to:
 - a. *Other Signs Included in the Master Sign Program.* This may be accomplished by incorporating several common design elements such as materials, letter style, colors, illumination, sign type or sign shape.
 - b. *The Buildings They Identify.* This may be accomplished by utilizing materials, colors or design motifs included in the building being identified.
 - c. *The Surrounding Development.* Approval of a planned sign program must not adversely affect surrounding land uses or obscure adjacent conforming signs.
2. That the proposed signs will comply with all the provision of this Section, except with regard to:
 - a. Number of signs allowed; and
 - b. Location and height of signs.

E. Conditions. Reasonable conditions of approval may be imposed by the Planning Commission to achieve the purposes of this Section and ensure compatibility with adjacent land uses and signage.

F. Post-Approval Procedures. After approval of a Master Sign Program, no signs shall be erected, placed, painted, or maintained, except in conformance with such Program, and such Program may be enforced in the same way as any provision in this Section.

1. **Lease Agreements.** The Master Sign Program and all conditions of approval shall be attached to the lease agreements for all leasable space within a project.
2. **Individual Signs.** Any sign that conforms to an approved Master Sign Program may be approved by the City Planner or designee; however, approval of a Master Sign Program does not waive the permit requirements for individual signs.
3. **Amendments.** The City Planner or designee may approve minor amendments to a Master Sign Program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval shall be processed as a new application.

RESOLUTION NO. 2021-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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.

WHEREAS, Conditional Use Permit No. 2021-25 is 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; 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 Conditional Use Permit No. 2021-25, as conditioned by staff, to be in accordance with Chapters 17.38.110 and 17.48.140 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 15311.

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 conditional use permit is consistent with the intent and the criteria of the Zoning Ordinance, particularly Section 17.48.140 regarding master sign programs.
2. That the proposed signs are in harmony and visually related to:
 - a) *Other Signs Included in the Master Sign Program.* The master sign program demonstrates incorporation of common design elements such as blue background field, letter style, the Kaweah Health logo, sign shape, and consistent margin spacing.

- b) *The Buildings They Identify.* The signage utilized in the master sign program universally uses white lettering surrounded by a blue field, wherein white is the predominant building color utilized for the hospital and support services building.
 - c) *The Surrounding Development.* The approval of the master sign program does not adversely affect surrounding land uses or obscure adjacent conforming signs. Similar to the hospital, other nearby multi-story buildings, such as the Marriott, contain signage that exceeds sign ordinance standards to match the scale of the building.
3. That the proposed signs comply with all the provisions of the Sign Ordinance (i.e. Chapter 17.48), except with regard to number of signs allowed and the location and height of signs.
 4. The requested action is considered Categorically Exempt under Sections 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category exempts the installation of signs (Categorical Exemption No. 2021-40).

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 and 17.48.140 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That all signage for sites managed and/or operated by Kaweah Health Medical Center, if within the sign program boundary, be developed in substantial compliance with the Master Sign Program attached as Exhibit "A".
2. That any property located within the sign program boundary and not a medical use affiliated with Kaweah Health Medical Center shall have signage in accordance with Zoning Ordinance Chapter 17.48, not the Master Sign Program.
3. That no more than one campus identification sign as illustrated in Master Sign Program Exhibit A, located at the intersection of Mineral King Avenue and Locust Street, be permitted.
4. That monument signs be limited to one sign per drive approach on a street frontage (pedestrian wayfinding signs with a 4-foot width or signs not oriented to public street frontage would be exempt).
5. That a sign permit shall be obtained for wall signs and monument signs.
6. The applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.



MASTER SIGN PROGRAM

400 W Mineral King Ave.
Visalia, CA 93291

Exhibit "A"

City of Visalia Zoning Map

Area Included in this MSP

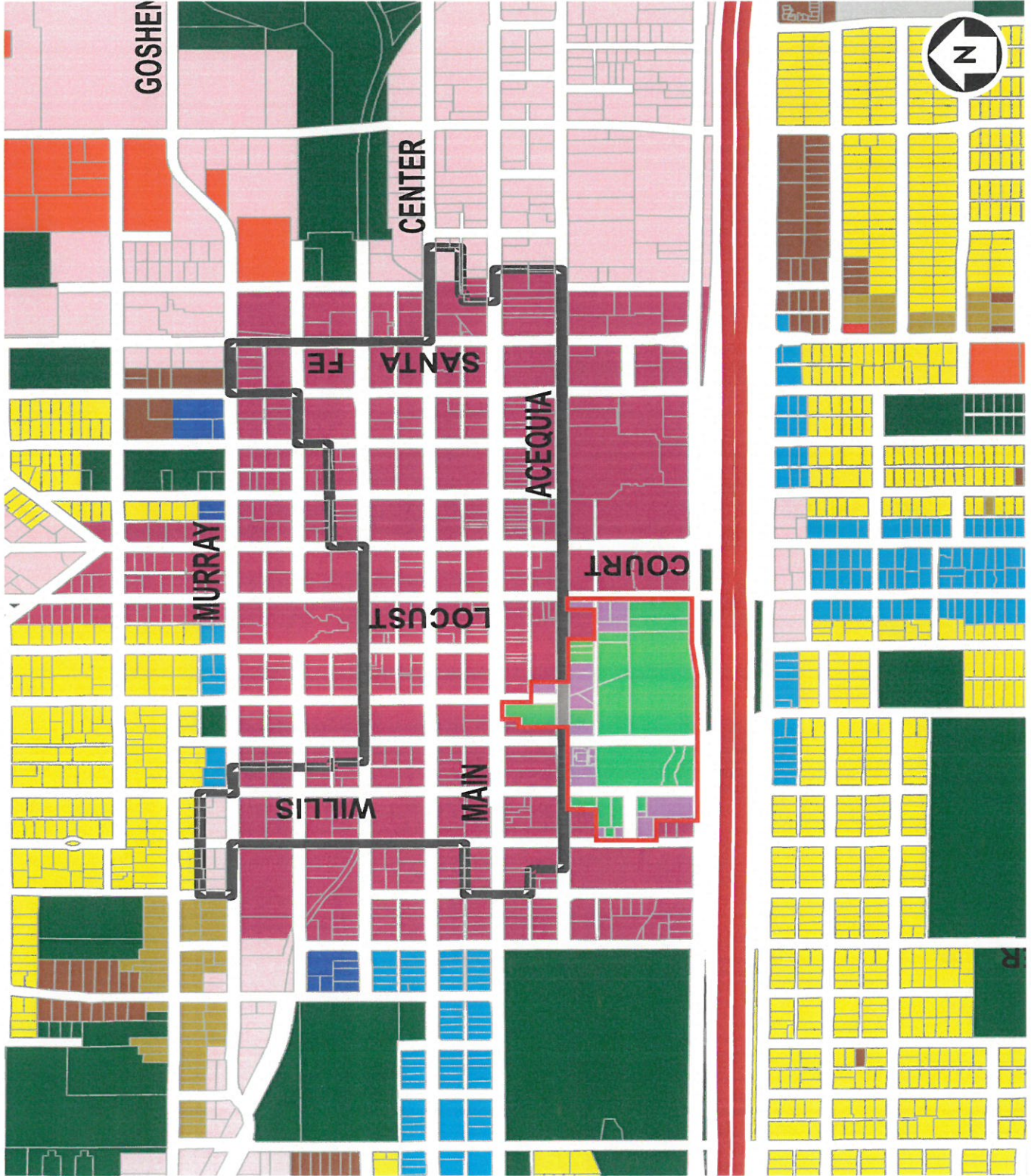
- R-120 Single-Family Residential 20,000 SF Min. Lot Size
- R-112.5 Single-Family Residential 12,500 SF Min. Lot Size
- R-45 Single-Family Residential 5,000 SF Min. Lot Size
- R-45 Multi-Family Residential 3,000 SF Min. Sth Area per Dwelling Unit
- R-45 Multi-Family Residential 1,700 SF Min. Sth Area per Dwelling Unit

- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown

- Professional / Administrative Office
- Office Conversion

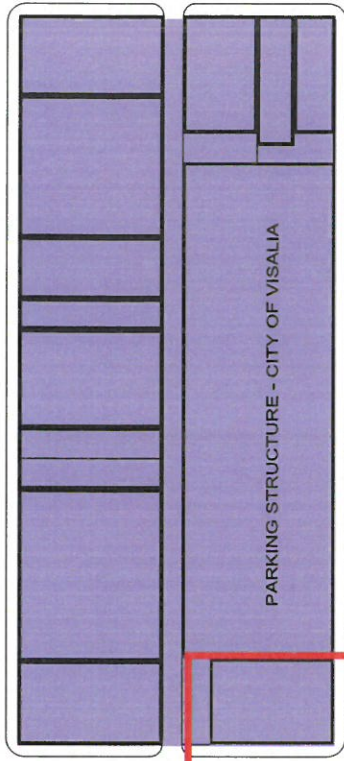
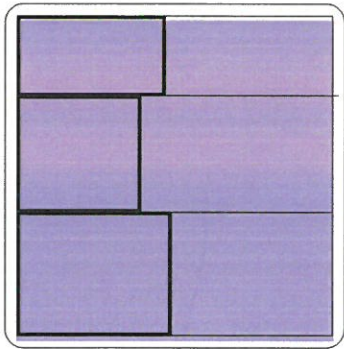
- Light Industrial
- Industrial
- Business Research Park

- Agriculture
- Quasi-Public
- Open Space
- Airport
- Downtown Retail Overlay District

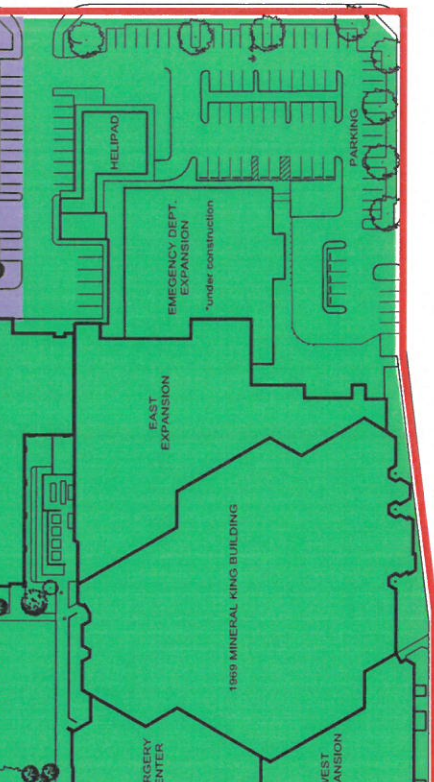
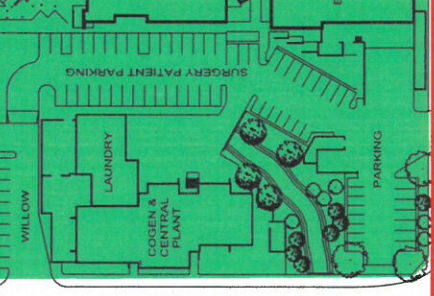
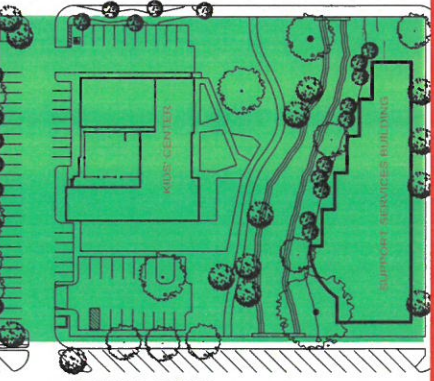
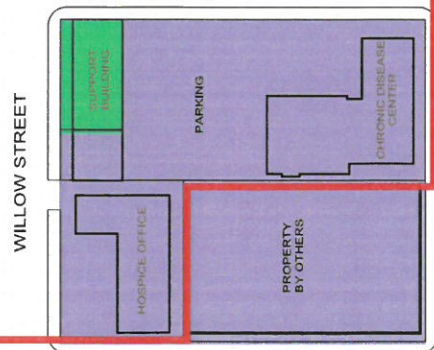
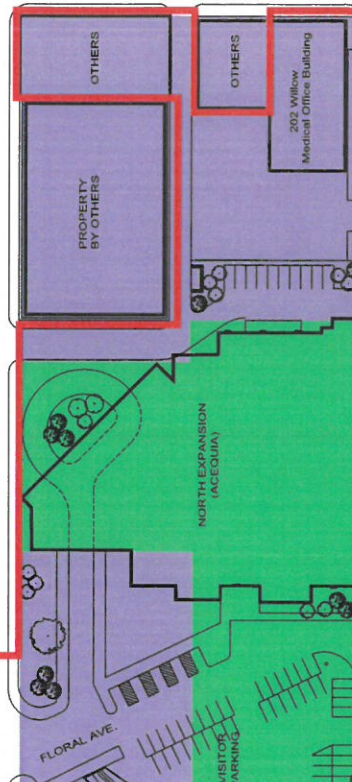
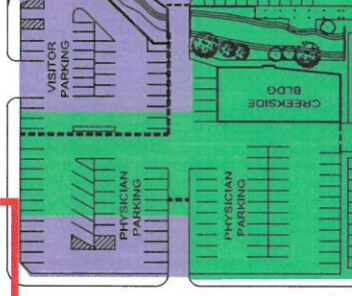
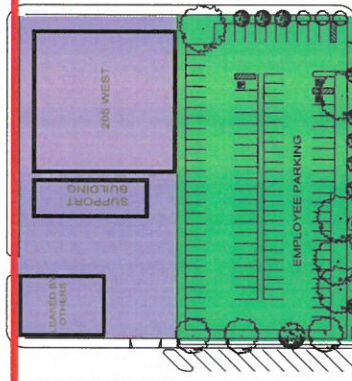


ZONING

- Boundary of MSP
- DMU Mixed Use Downtown
- QP Quasi-Public



Boundary of MSP



MAIN STREET

FLORAL AVE.

ACEQUIA AVENUE

WEST STREET

WEST STREET

WILLIS STREET

WILLIS STREET

WILLOW STREET

JOHNSON STREET

LOCUST STREET

MINERAL KING AVENUE

MINERAL KING AVENUE



DESCRIPTION OF KAWEAH HEALTH PROJECT AND EXPANSION

Over the last 60 years, Kaweah Delta has grown from its beginnings as a 68-bed community hospital to a healthcare system with eight campuses across Tulare and Kings Counties, anchored by a 435-bed acute medical center located in downtown Visalia.

With our 54-bed long-term care hospital on Court Street, our 61-bed acute and skilled rehabilitation hospital, and a 63-bed acute psychiatric facility on our West Campus, our combined 613 licensed inpatient beds make Kaweah Delta the largest district hospital in the State of California.

We have been considering a rebranding for about the last 10 years, but our thoughts became more focused two years ago due to the changing role of hospitals from healers of sickness and injury to champions of health and wellness. Hospitals of today must embrace the patient as a consumer, where brand and brand loyalty can mean everything.

We are modernizing our brand to distinguish Kaweah Delta from everyone else, and to show the world that we are innovative, confident, compassionate, and progressive – and as a symbol of who we are today, Kaweah Delta has evolved to become Kaweah Health.

The cornerstone of our rebranding will be new signage, which will unify our health system as one provider as we continue to provide excellent health services to our community for decades to come.

TYPES OF SIGNS

For the purpose of creating a functional and unified sign program within the Kaweah Health Medical Center Campus, all signs shall conform to the Kaweah Health Master Sign Program.

Signs shall be designed to be visually consistent and provide continuity on the campus. See examples in Exhibits C.

All Kaweah Health branded signs within the area covered by this MSP shall include the approved Kaweah Health logo, colors and typestyles, and shall be preapproved by Kaweah Health staff prior to installation. Approved branding includes the color or white logo and white lettering against a blue field, or a color or white logo with lettering in a contrasting color to the adjacent wall.

METHOD FOR CALCULATING SIGN AREA

Sign area shall include the calculated area of the logo and lettering that is contained within two rectangular boxes or one eight-sided polygon (See Exhibits A, D, E, and F)

For signs that include the blue background field, the sign area shall include the calculated area of the logo and lettering only that is contained within two rectangular boxes or one eight-sided polygon. In such case, the blue field shall not be included in the area calculation but shall not be larger than 1.4 times the height of the logo and 1.25 times the length of the logo/lettering. (See Exhibit C)

CAMPUS IDENTIFICATION SIGN

A campus identification sign is proposed on the corner of Mineral King and Locust Streets, as shown on Exhibit A.

The sign is 62 square feet, is single sided and contains internally illuminated letters.

A minimum 5 foot setback from the right-of-way is required.

MONUMENT SIGNS

Monument signs include both single and double-sided signs and are a combination of illuminated and non-illuminated. See examples in Exhibit B.

The signs are used to identify services and provide wayfinding directions to the variety of services on the campus.

A maximum height of 10 feet is allowed.

A minimum 5 foot setback from the right-of-way is required.

New signs shall require a building permit, and sign permit if visible from public rights of way.

BUILDING SIGNS

Building signs include internally illuminated and non-illuminated signs which identify building names and/or services provided. See examples in Exhibits C, D, E and F.

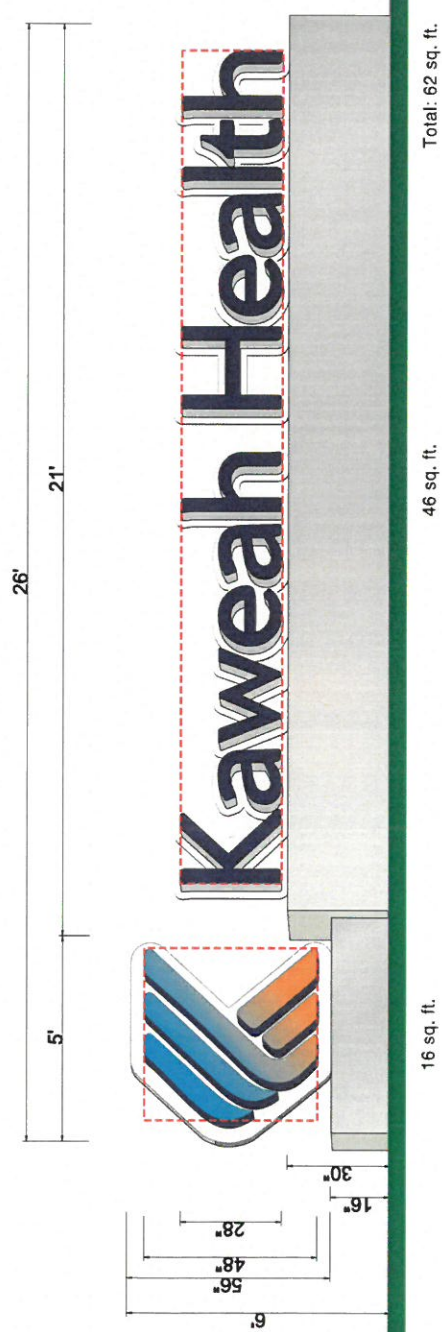
The Medical Center building as shown in Exhibits C and D is allowed up to 506 SF of signage on the based on the past approval of the Planning Commission Resolution 2009-34 (See Exhibit G).

All other buildings exceeding three stories are allowed up to 200 SF of signage, whether being a single sign or cumulative signage among frontages (See Exhibits E and F). Any additional signage beyond 200 SF for a single building shall be considered through a variance.

All other building signs for single or two story structures within the Kaweah Health Medical Center campus shall conform to the zoning or Downtown Retail Overlay District in which the property is located and to the Kaweah Health branding guidelines:

Maximum sign areas allowed:

- Downtown Retail Overlay District – 50 SF
- QP Zone – 100 SF
- D-MU Zoned Parcels Outside of the Downtown Retail Overlay District – 150 SF



Description
 Manufacture and install gateway monument sign with reverse pan channel halo illuminated lettering and logo, laser-cut steel backer, aluminum pedestal with textured finish, and concrete pad.

LETTERS & LOGO:
 .125" aluminum face
 .063" aluminum returns
 .177" clear polycarbonate backs
 White LED illumination
 Digital print vinyl logo with UV Lam.

PEDESTALS:
 .125" aluminum
 Welded aluminum tube
 Texture coat
 Anchored to concrete pad

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:
 - A dedicated branch circuit
 - Wire Size: Min 12 GA THHN Copper Wire
 Note: This sign is intended to be installed in accordance with the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.
 The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code. Increased electrical must be done by a licensed contractor or licensed electrician.

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X approved _____ date _____
 As Is Without Change
 With Changes Noted



This drawing is proof of concept only. Due to construction tolerances, the actual sign may vary slightly from this drawing. This original drawing is the exclusive property of A-Plus Signs, Inc., and may not be reproduced, displayed or distributed without express written consent.



Proposed

| | | | | | |
|--|------------------------------------|--|---------------------|------------------|--------------------|
| <p>A-PLUS SIGNS 4270 N. Brawley Ave. Fresno, CA 93722 Ph: (559) 275-0700 Fax: (559) 275-7482 design@a-plus-signs.com</p> | <p>Exhibit A</p> | <p>Drawn by JTA</p> | <p>Date 4/14/21</p> | <p>Scale NTS</p> | <p>Rep JWA</p> |
| | <p>Campus Identification Signs</p> | <p>File Kaweah Health GW1 Gateway Sign 1</p> | | | |



*** If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.**

Each sign must have:

- A dedicated branch circuit
- Wire Size: Min 12 GA THHN Copper Wire


Note: This sign must be installed in accordance with the applicable code of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnected switch after installation shall comply with Article 600.6(A) (1) of the National Electrical Code. The sign must be done by a licensed contractor or licensed electrician.

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

approved _____ date _____

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 With Changes Noted



Drawn by JTA
Date 7/30/20
Scale NTS

File Kaweah Health Sign Types
Rep JWA

Exhibit B

Monument Signs

A-PLUS SIGNS

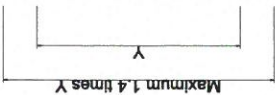
4270 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 design@aplusigns.com

Maximum 1.25 times X

X



Large Building Sign



Medium Building Sign



Small Building Sign



Multi-tenant Sign

MP13740 Vans Blue Money

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- These wires: Line, Ground and Neutral
 - Wire Size: Min 12 GA THHN Copper Wire
- Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and the requirements of Article 600.6(A)(1) of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.
- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X

approved _____ date _____

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- With Changes Noted



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Drawn by JTA
Date 7/6/21
Scale NTS

File Kaweah Health Building Sign Types
Rep JWA

4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@a-plus signs.com

A-PLUS SIGNS



Exhibit C
Building Signs

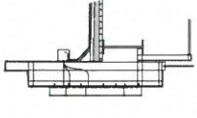
70' - 8"



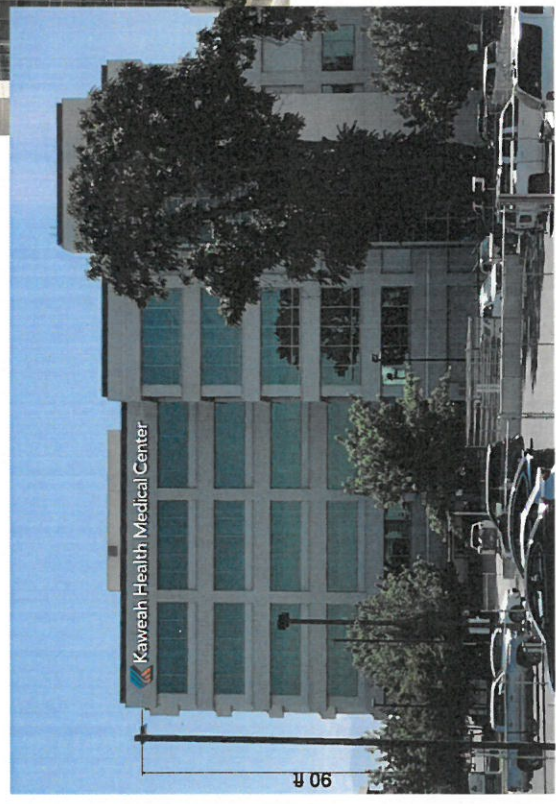
Kaweah Health Medical Center

66" X 66" = 30 SF

42" X 765" = 223 SF



Proposed (North East Elevation)



Proposed (West Elevation)

4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@a-plusigns.com



Exhibit D

Building Signs

Drawn by
JTA

Date
11/10/20

Scale
NTS

File
KH Main Campus B4 North East Elevation 5

Rep
JWA

Description

Manufacture and install internally illuminated channel letters flush mounted to building fascia. Sign to connect to existing customer supplied 277V power at sign location.

Materials

- .040" aluminum backs
- .040" painted aluminum returns
- 3/16" white acrylic faces
- 1" painted trim cap
- white LED illumination
- Digital print translucent vinyl

MP13740 Vans Blue Money

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- A dedicated branch circuit
- Wire Size: Min 12 GA. THHN Copper Wire
- Note: The gauge of line wire is dictated by the length of the run.
- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X approved _____ date _____
 As Is Without Change
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43'-4" 5" H

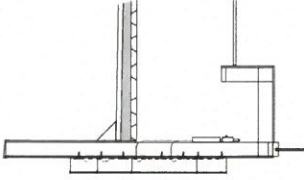


38 sq. ft.

Kaweah Health

142 sq. ft.

TOTAL: 180 sq. ft.



Proposed

4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@a-plus-signs.com

A-PLUS SIGNS



Exhibit E
Building Signs

Drawn by
JTA

Date 11/10/20
Scale NTS

File
KH Main Campus B1 South Elevation 2

Rep
JWA

Description

Manufacture and install internally illuminated channel letters flush mounted to building fascia. Sign to connect to existing customer supplied 120V power at sign location.

Materials

- .040" aluminum backs
- .040" painted aluminum returns
- 3/16" white acrylic faces
- 1" painted trim cap
- white LED illumination
- Digital print translucent vinyl

■ MP13740 Vans Blue Money

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- A dedicated branch circuit
- Three wires: Line, Ground and Neutral
- Wire Size: Min 12 GA THHN Copper Wire
- Note: The gauge of the wire is dictated by the length of the run.
- Power to the sign must be done by a licensed contractor or licensed electrician

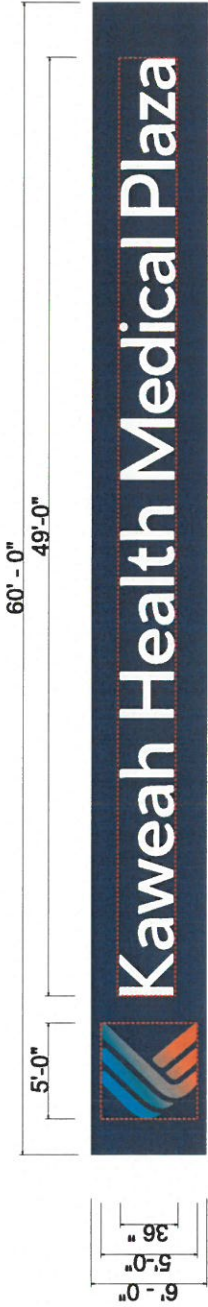
ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X

approved _____ date _____
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Kaweah Health Medical Plaza



Proposed

A-PLUS SIGNS
 4270 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 design@aplusigns.com

Exhibit F Building Signs

Drawn by
 JTA

Date
 4/14/21

Scale
 NTS

File
 KH Main Campus B3 South Elevation 4

Rep
 JWA

Description

Manufacture and install internally illuminated channel letters on metal backer panel flush mounted to building fascia. Sign to connect to existing customer supplied 120V power at sign location.

Materials

- .040" aluminum backs
- .040" painted aluminum returns
- 3/16" white acrylic faces
- 1" painted trim cap
- Aluminum backer pan
- white LED illumination
- Digital print translucent vinyl

MP13740 Vans Blue Money

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- A dedicated branch circuit
 - Three wires: Line, Ground and Neutral
 - Wire Size: Min. 12 GA THHN Copper Wire
- Note: The gauge of the wire is dictated by the length of the run. The sign must be done by a licensed contractor or licensed electrician.

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

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approved _____ date _____
 As Is Without Change
 With Changes Noted



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EXHIBIT G

Planning Commission Resolution 2009-34

RESOLUTION NO. 2009-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2009-04, A REQUEST BY KAWEAH DELTA MEDICAL CENTER (MICHAEL WILLIAMS AND DRU QUESNOY – AGENTS) TO ADD 770 SQUARE FEET OF BUILDING SIGNAGE TO THE NEW SIX STORY ADDITION ON THE ACEQUIA AVENUE FRONTAGE. THE SITE IS IN THE CDT AND PA (COMMERCIAL DOWNTOWN, AND PROFESSIONAL ADMINISTRATIVE OFFICE) ZONES. THE SITE IS LOCATED ON THE SOUTH SIDE OF ACEQUIA AVENUE EAST OF FLORAL STREET. (APNS: 094-312-001, 094-312-002, 094-312-003, 094-312-004, 094-312-005, 094-312-010, 094-312-017, AND 094-311-016).

WHEREAS, Variance No. 2009-04: is a request by Kaweah Delta Medical Center (Michael Williams and Dru Quesnoy – Agents) to add 770 square feet of building signage to the new six story addition on the Acequia Avenue frontage. The site is in the CDT and PA (Commercial Downtown, and Professional Administrative Office) zones. The site is located on the south side of Acequia Avenue east of Floral Street. Kaweah Delta (APNs: 094-312-001, 094-312-002, 094-312-003, 094-312-004, 094-312-005, 094-312-010, 094-312-017, and 094-311-016).; and

WHEREAS, the Planning Commission of the City of Visalia, after ten (10) days published notice did hold a public hearing before said Commission on April 27, 2009; and

WHEREAS, the Planning Commission of the City of Visalia finds the Variance to be in accordance with Section 17.42.010, of the Ordinance Code 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 and City of Visalia Environmental Guidelines. (Exemption No. 2009-26)

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

- 1) That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The proposed 143.2 million dollar expansion of Kaweah Delta six story patient tower will improve the hospital's capacity in three acute care services – cardiac, emergency and maternity care. The expansion will also increase total bed capacity initially by 87 beds to prepare the hospital for future growth. This variance seeks approval to allow exterior wall sign program that includes large wall signs on the new building. The current proposal exceeds the size requirements in the current city sign ordinance.

- 2) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to other properties classified in the same zone.

Kaweah Delta is considered a regional hospital that provides a variety of medical services to the greater Visalia area making visibility a critical component of public safety.

- 3) That strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

The land use associated with the subject property is that of a public hospital which uniquely differentiates it from the properties classified in the same zone.

- 4) That the granting of the variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same zone.

As mentioned above this property has a unique use related to public safety which requires adequate signage.

- 5) That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Granting of the variance will be beneficial to the public health, safety and welfare because it allows greater visibility to the regions largest hospital.

BE IT FURTHER RESOLVED that the Planning Commission hereby gives modified approval to the variance, on the real property described in accordance with the terms of this resolution under the provisions of Section 17.48.110 of the ordinance code of the City of Visalia, subject to the following conditions:

1. That the signage be consistent with Exhibits "A", "B", or "G".
2. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2009-04, prior to the issuance of any sign permits for this project.
3. That all other federal, state and city codes, ordinances and laws be met.

Commissioner Salinas offered the motion to this resolution. Commissioner Lane seconded the motion and it carried by the following vote:

AYES: Commissioners Salinas, Lane, Peck, Segrue

NOES: Commissioner Soltész

ABSTAINED:

ABSENT:

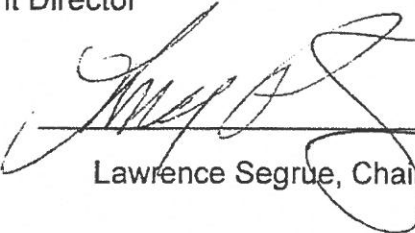
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
Community Development Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2009-34, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on April 27, 2009.



Fred Brusuelas, AICP
Community Development Assistant Director



Lawrence Segrue, Chairperson



Fresno | San Francisco
 5547 N. Golden Gate Blvd.
 Fresno, CA
 USA 93722
 F 559 275 4431
 commercialneon.com

Contact: Jeff Teshelin

Client:
 Kaweah Delta Medical Center
 400 W. Mineral King
 Visalia, CA 93291

Dira Quenroy
 P: 624.5987
 C: 786.0173
 E: dqquesroy@kdhcd.org

Site Location:
 Kaweah Delta -
 North Expansion /
 Acquistio Wing
 Visalia, CA 93291

| No. | Description | Date |
|-----|-------------|----------|
| 01 | Review | 01/23/09 |

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Project Number: 9018
 Scale: 1/2"
 Sheet Title: West elevation
 Sheet Number: G01.01
 Approved By: [Signature]
 Date:



Contractors Lic. No. 570362

ELECTRICAL REQUIREMENTS:
 170 Volts / 3 (three) 70 Amp Circuits
 Note: We will make electrical connection if adequate power is supplied within 3' of display at time of installation.

Kaweah Delta Medical Center

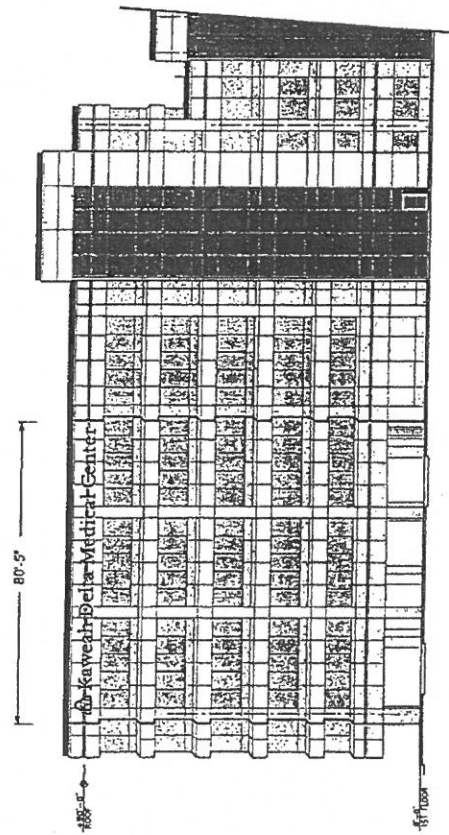
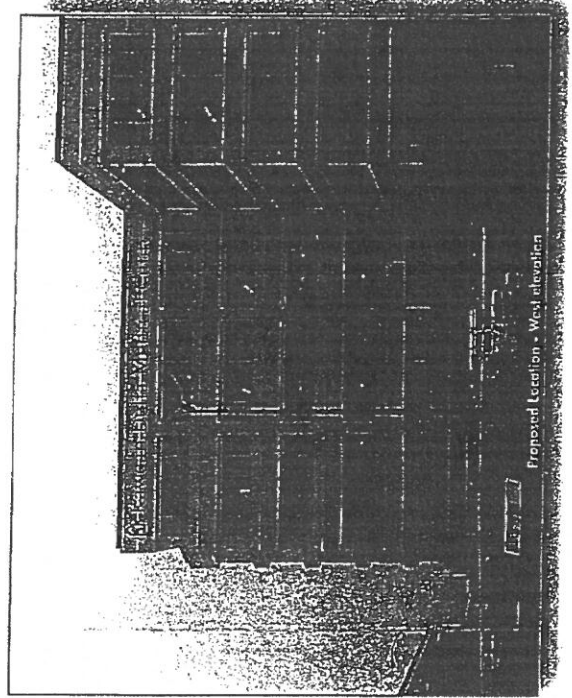
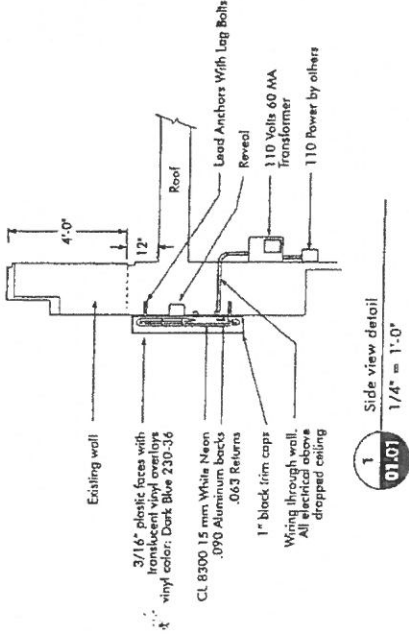
77'-0"

33"

45"

5'-0"

1 Illuminated Channel Letters - typical of (2) Two
 01.01 1/8" = 1'-0"



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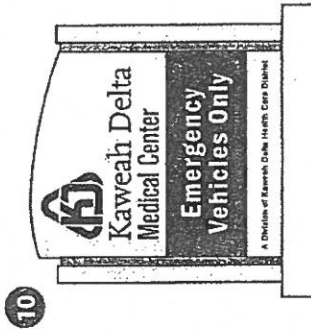
EXHIBIT "B"

7 8 Kaweah Delta Medical Center

area: 295 sq. ft (x 2 signs) = 590 sq. ft



area: 32 sq. ft (x 2 faces) = 64 sq. ft



area: 24 sq. ft (x 2 faces) = 48 sq. ft



s/face - area: 10 sq. ft



area: 12 sq. ft

13 ACEQUIA ENTRANCE

area: 12 sq. ft

- 7 8 590 sq. ft
- 9 64 sq. ft
- 10 48 sq. ft
- 11 10 sq. ft
- 12 12 sq. ft
- 13 12 sq. ft

Sign Total: 7
Combined Area: 736 sq. ft.

EXHIBIT "G"



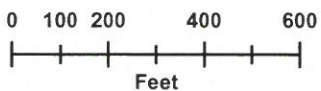
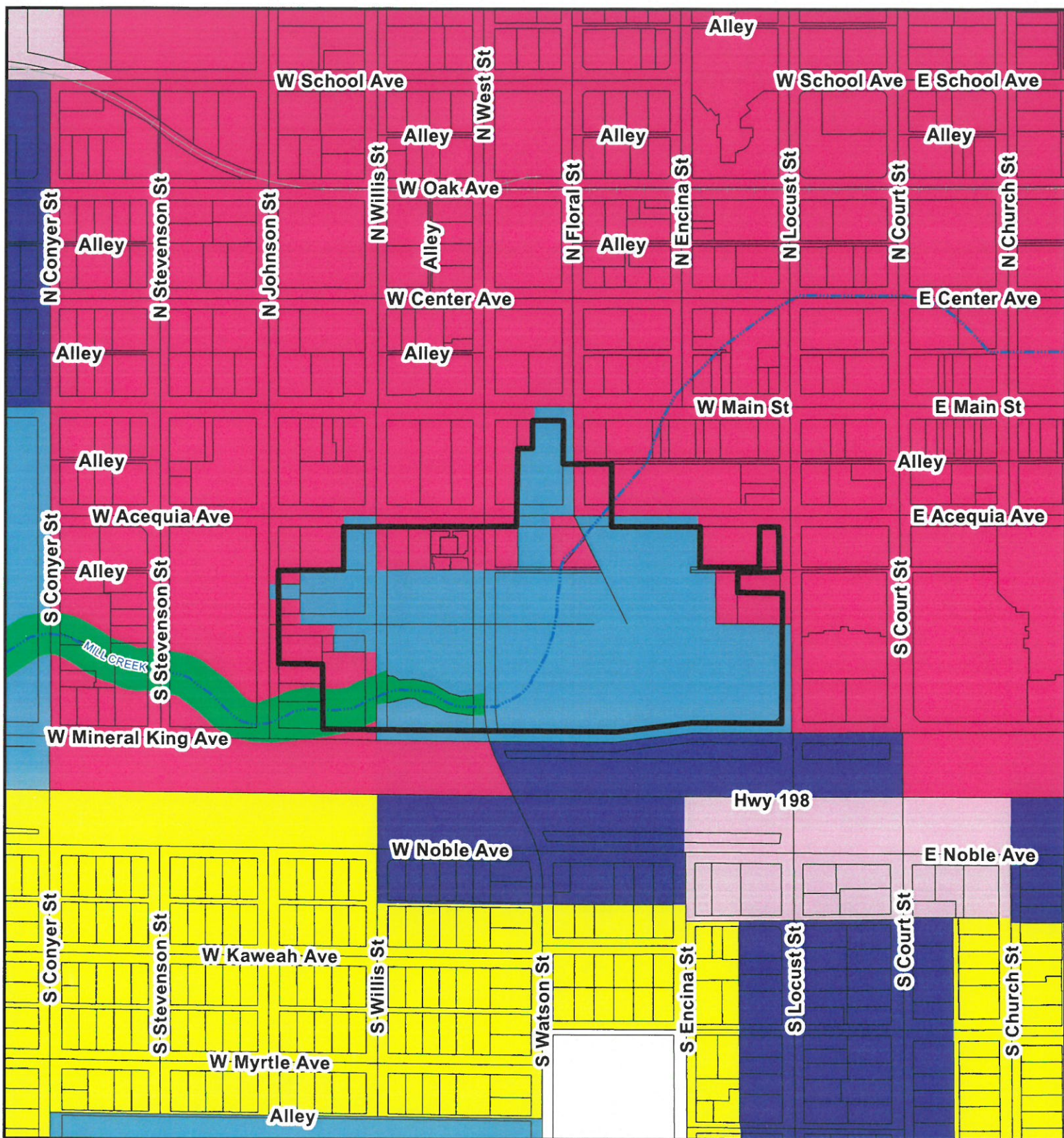
ZONING

Boundary of MSP

D-MU Mixed Use Downtown

QP Quasi-Public

Exhibit "B"

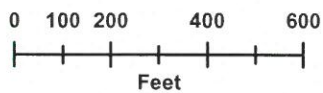
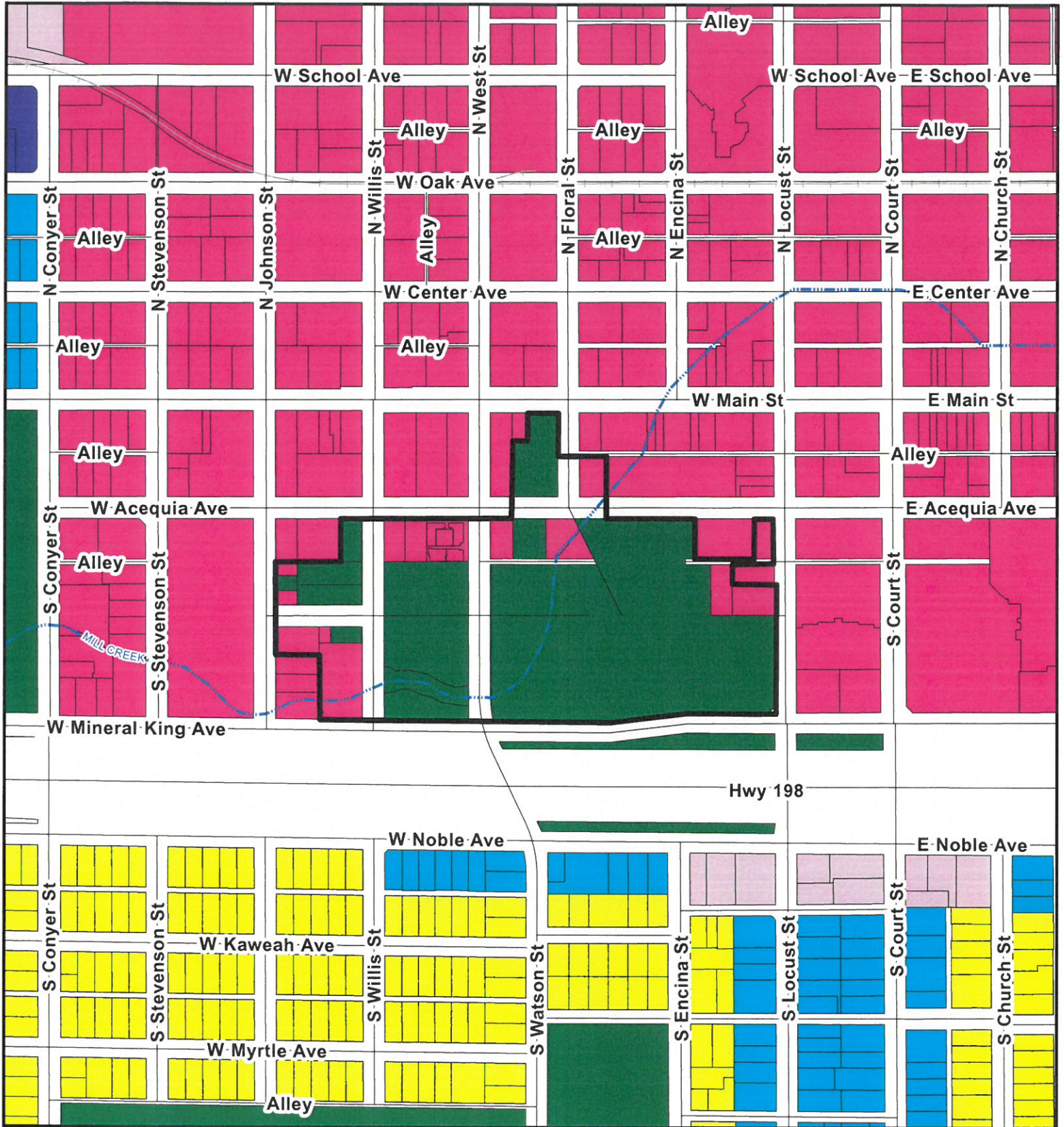


**General Plan
Land Use Map**

- Conservation
- Commercial Mixed Use
- Downtown Mixed Use
- Office
- Public Institutional
- Residential Low Density



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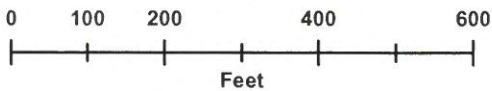
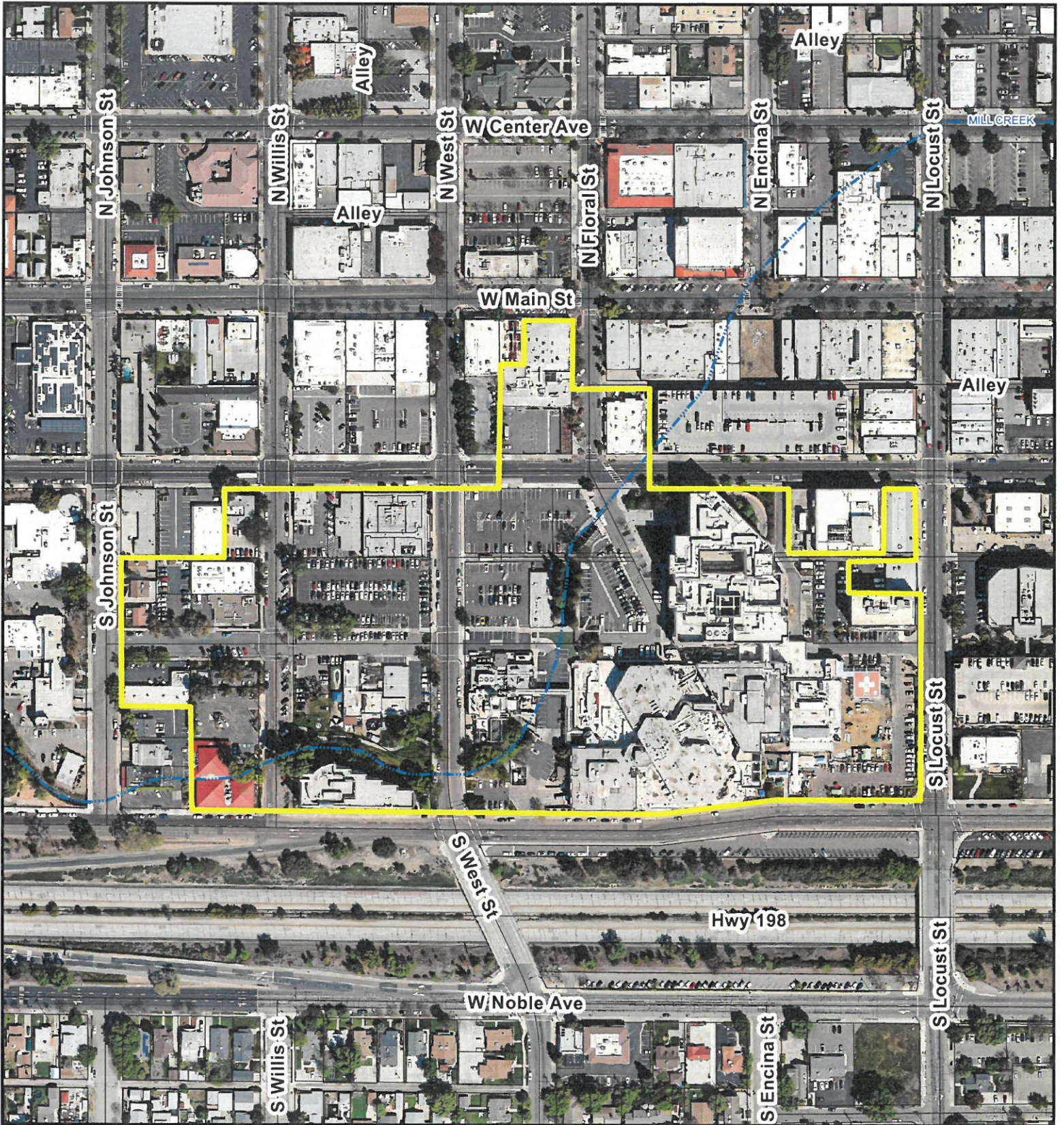


Zoning Map

- Mixed Use Commercial
- Mixed Use Downtown
- Prof. / Admin. Office
- Office Conversion
- Quasi-Public
- Single-family Residential



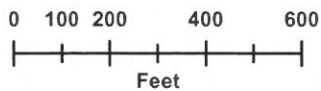
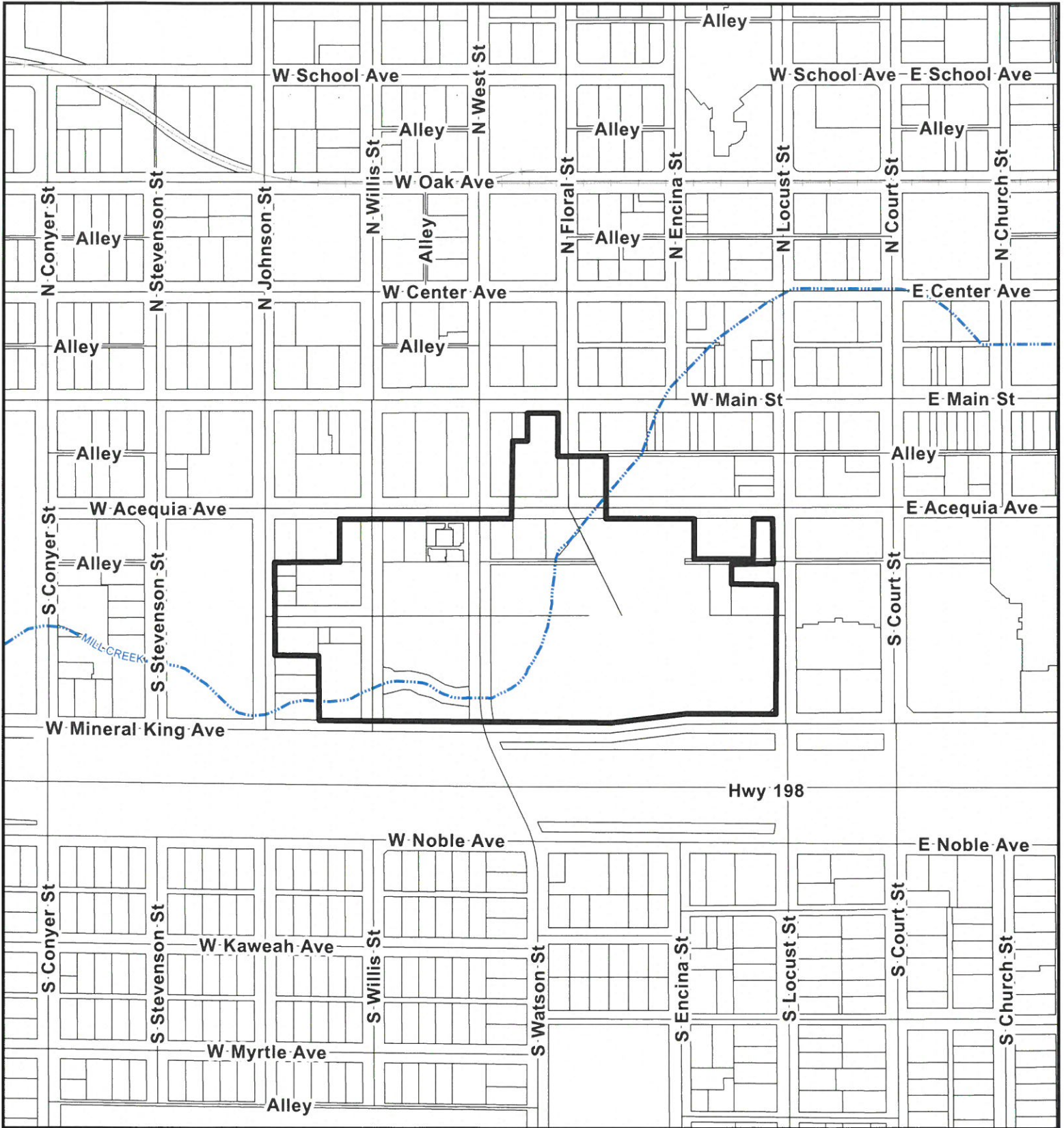
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Aerial Photo
March 2020



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Location Map

