

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JANUARY 10, 2022

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No items on the Consent Calendar
6. PUBLIC HEARING – Rafael Garcia, Senior Planner
Tentative Parcel Map No. 2021-09: A request to subdivide a 2.15-acre parcel into two lots located in the R-1-20 (Single-Family Residential, Minimum 20,000 square foot lot size) zone district. The project site is located at 2425 N. Linwood Street (APN: 077-190-016). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-57.

7. PUBLIC HEARING – Brandon Smith, Principal Planner
Conditional Use Permit No. 2021-35: A request by Eryn Jordan to allow a wine tasting room in an existing 1,450 square foot commercial building location in the Downtown Mixed Use Zone District. The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-55.

8. PUBLIC HEARING – Josh Dan, Associate Planner
 - a. Tentative Subdivision Map No. 5582: A request by Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone. The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.
 - b. Conditional Use Permit No. 2021-24: Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels without public street access and on a site less than two acres in size in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone. The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Next Planning Commission Meeting is Monday, January 24, 2022.

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 Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JANUARY 20, 2022 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 93291. 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, JANUARY 24, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 10, 2022

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

SUBJECT: Conditional Use Permit No. 2021-35: A request by Eryn Jordan to allow a wine tasting room in an existing 1,450 square foot commercial building location in the Downtown Mixed Use Zone District. The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-35, as conditioned, based upon the findings in Resolution No. 2021-67. Staff's recommendation is based on the conclusion that the request is consistent with the Zoning Ordinance and that the proposed use is compatible with surrounding uses and the downtown business district.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-35, based on the findings and conditions in Resolution No. 2021-67.

PROJECT DESCRIPTION

Conditional Use Permit No. 2021-35 is a request to establish a wine tasting retail store in a tenant space of an existing commercial building located at 112-120 S. Locust Street (see site plan attached as Exhibit "A"). The business will occupy the tenant space at 114 S. Locust Street that is comprised of 1,450 square feet of floor area (including 1,120 square feet of ground level and 330 square feet of loft space) as shown in the floor plan attached as Exhibit "B".

The layout of the proposed business will primarily consist of a retail display in the entry of the building together with seating and bar areas where customers may consume wine purchased on-site. The rear of the business contains a restroom, and the loft area in the back will be utilized for storage. There is no kitchen included in the business and there is no food being served at the business.



Elevation of 114 S. Locust Street

There is an existing raised platform / stage at the front of the tenant space. The operation statement (see Exhibit "C") indicates that this stage would be used for a single performer, which is permissible by Zoning together with the business. Single performer live music will be offered on occasional evenings at the business, intended to enhance the ambience of the setting. The applicant currently has no plans to offer live entertainment in the form of full bands or multiple

times through the week (if desired by the applicant, this would require a subsequent Amendment to the Conditional Use Permit).

According to the operational statement attached as Exhibit "C", any person 21 and over will be permitted to purchase bottled wine and participate in tastings from the retail area. Persons wanting to purchase a bottle for on-site consumption must purchase a monthly membership. The business plans to operate Wednesday through Sunday, with hours extending to 9:00 p.m. on Wednesday and Thursday, 10:00 p.m. Friday and Saturday, and 4:00 p.m. Sunday.

BACKGROUND INFORMATION

General Plan Land Use Designation	Downtown Mixed Use
Zoning	Downtown Mixed Use (D-MU)
Surrounding Zoning and Land Use	North: D-MU / Vacant commercial suites, alley South: D-MU / Vacant commercial suites East: D-MU / Public parking lot West: D-MU / Locust Street, retail / furniture store
Environmental Review	Categorical Exemption No. 2021-55
Site Plan	Site Plan Review No. 2021-76, approved 10/20/2021

RELATED PLANS & POLICIES

The Zoning Ordinance Zone Use Matrix specifies that wine tasting is a conditional use in seven zone districts, including Downtown Mixed Use, and a permitted by right use in one zone district, Regional Commercial. See attached summary of related plans and policies for CUP requirements.

RELATED PROJECTS

There are no related projects to this site or to the proposed use.

On April 13, 2015, the Planning Commission approved Conditional Use Permit No. 2015-05 for a wine tasting establishment located at 115 E. Main Street. The use was a 1,337 sq. ft. wine tasting retail business with live music also located in the DMU (Downtown Mixed Use zone district (C-DT / Central Business District Retail zone district at time of approval). On December 12, 2016, the Planning Commission approved an amendment to the Conditional Use Permit (a.k.a. Conditional Use Permit No. 2016-31) to include beer tasting to the operation plan for the wine tasting business.

PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2021-35, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The site is situated within the core of the D-MU-zoned downtown core area. This area supports a wide mix of restaurant, retail, and office uses in its intent towards promoting the continued vitality of the downtown Visalia area, according to Section 17.19.010 of the Zoning Ordinance. The proposed wine tasting retail shop will bring an activity to the downtown that complements surrounding uses and predominantly those uses located on Main Street less than one block to the north, which primarily consist of restaurant and retail uses. As stipulated in the City's Zoning

Ordinance Matrix of Allowed Uses, wine tasting is considered a compatible use in the D-MU zone, subject to the granting of a conditional use permit.

It is important to note that stand-alone bars and taverns are not an allowed use in the D-MU zone and are only allowed in conjunction with a restaurant. By contrast, wine tasting with sales is called out as a separate line item (i.e., Line R60) in the Zoning Ordinance Matrix under the heading of retail uses and is a use allowed with a conditional use permit in the D-MU zone.

Staff has concluded that the proposed use as depicted in the floor plan and as described in its operation statement clearly emphasizes a wine tasting and retail establishment as opposed to a bar, tavern, or lounge.

Staff is further recommending conditions of approval to accentuate the use as a wine tasting establishment only. The recommended conditions of approval include limiting hours of operation to 11:00 p.m. on Fridays and Saturdays and to 9:00 p.m. on all other days, prohibiting the sale of distilled spirits, and meeting all conditions of the State-issued Alcoholic Beverage Control license. Any State-imposed conditions that are more restrictive than City conditions will take precedence.

It should be noted that while the operation statement indicates a closing time of 10:00 p.m. on Fridays and Saturdays, staff supports allowing the closing time to 11:00 p.m. to be consistent with the conditions of approval of the wine tasting establishment associated with Conditional Use Permit No. 2015-05 (see Related Projects). The closing time of 9:00 p.m. on nights preceding weekdays is per the applicant's operation statement.

Offering of Beer Tasting

Staff is further recommending, in Condition No. 5, that the operation also be allowed to offer craft beer tasting, following the protocol outlined in the operational statement wherein customers may purchase bottles of beer for take-home or consumption on the premises if they join a monthly membership. The applicant's stated intent for the business is to provide education and tasting surrounding wines, but in addition to offer beer to patrons who may prefer to consume beer while in the setting of a wine tasting establishment. The allowance of beer tasting in conjunction with wine tasting is allowed in association with the "Type 42 On-sale Beer & Wine License" license from the State Alcoholic Beverage Control being procured by the applicant.

This recommendation is consistent with the condition of approval of the wine tasting establishment associated with Conditional Use Permit No. 2015-05. Staff's recommendation is further supported by the City's allowance of microbreweries as a conditional use in the Downtown Mixed Use zone district, wherein the business meets specific business criteria that separates its connotation with a bar, tavern, or lounge, which are prohibited uses in the downtown area.

Live Entertainment

The business proposes having solo performers on Fridays or Saturdays to complement the primary operation of a wine tasting retail shop. The operation statement indicates that the live music would set up and perform on the small stage called out on the floor plan. This contrasts with the floor plan which labels the stage as "not used for entertainment".

The allowance of a single non-amplified performer falls outside of the City Zoning Ordinance's definition of "live entertainment". Conversely, any type of live entertainment that consists of bands or amplified music is categorized by the Zoning Ordinance as Line E12 and is allowable within the site's zone district with a conditional use permit.

Staff is in support of the entertainment concept as described in the operation statement. Staff finds that the music is intended to contribute to the ambiance of the venue as opposed to being

an attraction unto its own. This is supported by the operation statement indicating that the entertainment contributes to the ambiance that regularly includes “soft background music and TVs”, and that live music would only occur one day a week.

Staff is recommending conditions of approval to address the minimal live entertainment aspects of the business as addressed in the operational statement. The recommended conditions of approval include limiting live music to periods when food and beverages are being served and prohibiting any dancing with the live music.

Parking

The building is located within the Central Business District Parking Zone. The central business district parking zone was formed to ensure that uses established within this zone meet the parking requirements of the VMC or, that uses pay in-lieu fees for future downtown parking facilities. These fees would be used exclusively for the purpose of acquiring and developing off-street parking facilities to serve the central business district.

The tenant space, including ground floor and mezzanine, was previously occupied by a tattoo parlor as indicated in the operation statement. The proposed use, based on the retail sales of wine, will not require additional parking since it constitutes a change of land use in an existing tenant space within the Property Based Improvement District (PBID) and is therefore exempt from parking in-lieu fees.

Conditional Use Permit Revocation Process

Pursuant to Visalia Municipal Code Section 17.38.040, a failure by the owner/operator to comply with the conditions of project approval will result in a Notice of Conditional Use Permit Suspension Order to Cease and Desist. The City of Visalia has the authority to automatically suspend a Conditional Use Permit for failure to comply with the condition(s) of the permit. Upon suspending a Conditional Use Permit the Planning Commission shall hold a public hearing within 60 days, in accordance with the Public Hearing Notice procedures, and if not satisfied that the regulation, general provision, or conditions are being complied with, may revoke the permit, or take action as may be necessary to ensure compliance with the regulation, general provision, or condition(s).

Environmental Review

The requested action is considered Categorical Exempt under Sections 15301 (Class 1) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an existing facility project (Categorical Exemption No. 2021-55).

Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency’s determination. The types of “existing facilities” itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

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. The proposed wine tasting room complies with City standards and ordinances and is compatible with surrounding businesses and the downtown core area.

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 finding of the 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.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-55).

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. 2021-176.
2. That the site be developed in compliance with the floor plan included as Exhibit "B". Substantial changes to the floor plan may require an amendment to the Conditional Use Permit as determined by the City Planner.
3. That the site be operated in compliance with the operation statement included as Exhibit "C". Prior to any operational changes to the business, the changes shall be reviewed by City staff for consistency with this permit. Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
4. That the hours of operation shall not extend beyond 9:00 p.m. between Sunday through Thursday and shall not extend beyond 11:00 p.m. Friday and Saturday.
5. That the bar and seating areas are limited to serving wine, beer, and other non-alcoholic drinks only, and that distilled spirits are not permitted to be served. This condition is consistent with the Type 42 license issued by the State Department of Alcoholic Beverage Control for this operation.
6. That any musician or performer of non-amplified music shall be restricted only to performances during the operating hours of the business when wine tastings are offered. Any subsequent change to include live entertainment in accordance with the definition contained in the City of Visalia Zoning Ordinance shall require an amendment to the Conditional Use Permit.
7. That dancing is not allowed in association with live music or channeled music.
8. That the maximum occupancy limits established by the Visalia Building Department and Fire Marshal shall be posted and not exceeded.
9. That all conditions and responsibilities associated with the Conditional Use Permit shall run with the land. The business operator shall provide a copy of this resolution and conditions of approval to all subsequent business operators who shall also be subject to all the conditions herein, unless amended or revoked.
10. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
11. That the applicant shall obtain and meet all applicable conditions of a license issued by State of California Alcoholic Beverage Control.

12. That the City Planner may initiate a Conditional Use Permit revocation hearing pursuant to Visalia Municipal Code Section 17.38.040, based on documented evidence of failure to comply with any conditions of:

- a. Conditional Use Permit No. 2021-35.
- b. The Alcoholic Beverage Control license for the business.
- c. All applicable federal, state and city laws, 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. 2021-67 for Conditional Use Permit No. 2021-35
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operation Statement
- Comments for Site Plan Review Item No. 2021-196, dated October 20, 2021
- 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 17.38: Conditional Use Permits

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. (Ord. 2017-01 (part), 2017: 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.
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. (Ord. 2017-01 (part), 2017: 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 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. (Ord. 2017-01 (part), 2017: 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. (Ord. 2017-01 (part), 2017: 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.

(Ord. 2017-01 (part), 2017: 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 that was the subject of the permit application subject to the provisions of Section 17.38.065. (Ord. 2017-01 (part), 2017: 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. (Ord. 2017-01 (part), 2017)

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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Ord. 2017-01 (part), 2017: 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 that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval. (Ord. 2017-01 (part), 2017: 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. (Ord. 2017-01 (part), 2017: 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. (Ord. 2017-01 (part), 2017: 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. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 6, 2007: prior code § 7537)

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. (Ord. 2017-01 (part), 2017: prior code § 7539)

RESOLUTION NO. 2021-67

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-35, A REQUEST BY ERYN JORDAN TO ALLOW A WINE TASTING ROOM IN AN EXISTING 1,450 SQUARE FOOT COMMERCIAL BUILDING LOCATION IN THE DOWNTOWN MIXED USE ZONE DISTRICT. THE PROJECT SITE IS LOCATED AT 114 SOUTH LOCUST STREET, ON THE EAST SIDE OF LOCUST STREET BETWEEN MAIN STREET AND ACEQUIA AVENUE. (APN: 094-325-012)

WHEREAS, Conditional Use Permit No. 2021-35 is a request by Eryn Jordan to allow a wine tasting room in an existing 1,450 square foot commercial building location in the Downtown Mixed Use Zone District. The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 10, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Section 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 Categorical 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 15301.

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. The proposed wine tasting room complies with City standards and ordinances and is compatible with surrounding businesses and the downtown core area.
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 finding of the 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.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-55).

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. 2021-176.
2. That the site be developed in compliance with the floor plan included as Exhibit "B". Substantial changes to the floor plan may require an amendment to the Conditional Use Permit as determined by the City Planner.
3. That the site be operated in compliance with the operation statement included as Exhibit "C". Prior to any operational changes to the business, the changes shall be reviewed by City staff for consistency with this permit. Substantial changes to the operation statement may require an amendment to the Conditional Use Permit as determined by the City Planner.
4. That the hours of operation shall not extend beyond 9:00 p.m. between Sunday through Thursday and shall not extend beyond 11:00 p.m. Friday and Saturday.
5. That the bar and seating areas are limited to serving wine, beer, and other non-alcoholic drinks only, and that distilled spirits are not permitted to be served. This condition is consistent with the Type 42 license issued by the State Department of Alcoholic Beverage Control for this operation.
6. That any musician or performer of non-amplified music shall be restricted only to performances during the operating hours of the business when wine tastings are offered. Any subsequent change to include live entertainment in accordance with the definition contained in the City of Visalia Zoning Ordinance shall require an amendment to the Conditional Use Permit.
7. That dancing is not allowed in association with live music or channeled music.
8. That the maximum occupancy limits established by the Visalia Building Department and Fire Marshal shall be posted and not exceeded.
9. That all conditions and responsibilities associated with the Conditional Use Permit shall run with the land. The business operator shall provide a copy of this resolution and conditions of approval to all subsequent business operators who shall also be subject to all the conditions herein, unless amended or revoked.
10. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
11. That the applicant shall obtain and meet all applicable conditions of a license issued by State of California Alcoholic Beverage Control.
12. That the City Planner may initiate a Conditional Use Permit revocation hearing pursuant to Visalia Municipal Code Section 17.38.040, based on documented evidence of failure to comply with any conditions of:
 - a. Conditional Use Permit No. 2021-35.
 - b. The Alcoholic Beverage Control license for the business.
 - c. All applicable federal, state and city laws, codes and ordinances.

12

Church

Furniture Store

Petrol Store

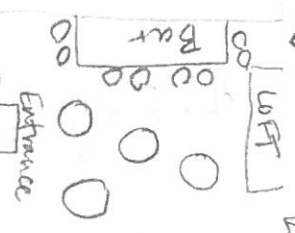
SOUTH LOCUST ST.

Parking | Parking | Parking | Parking | Parking

Fuggazi's

N

Alley



Bathroom

LOFT

Stairs

City of Visalia
Parking Lot

11

ACEQUIA

US POSTAL
SERVICE

ART

KRAWERT
DETRA

10

Exhibit "A"

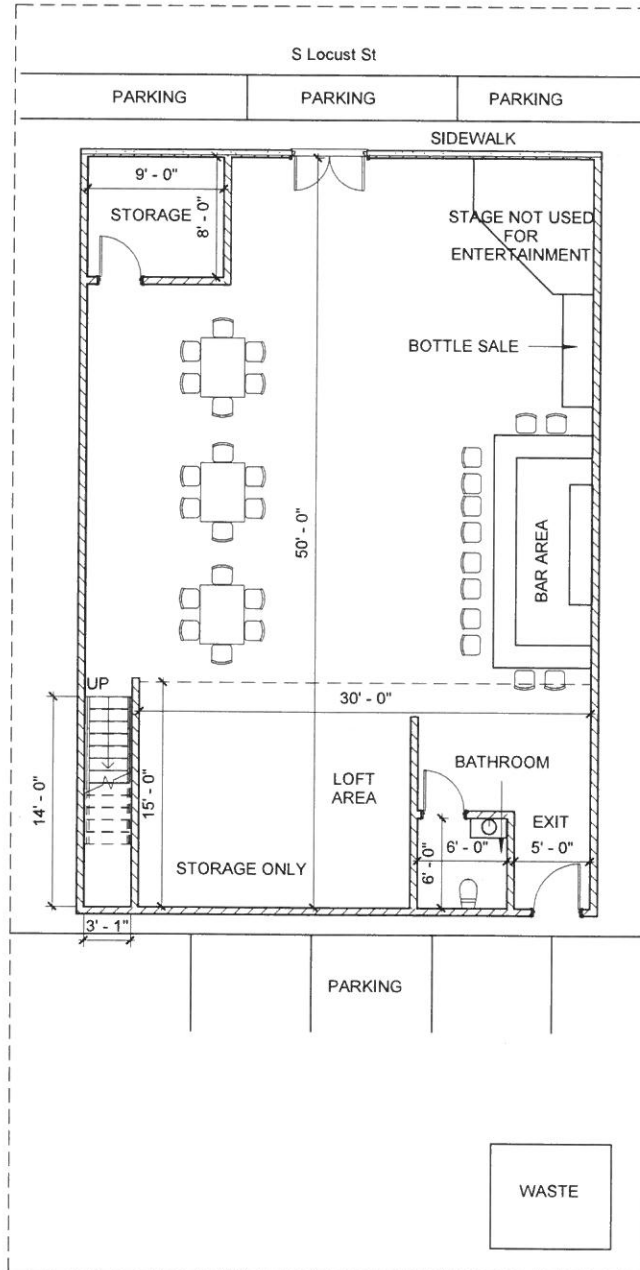
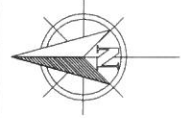


Exhibit "B"

Wine Buff

Operational Statement

Eryn Jordan- Owner/Diriki Jordan- Co Owner Manager- Eryn Jordan

Wine Buff's purpose is to provide an educational experience about wine tasting and the process of wine making with the different varieties of every region in the world. Wine Buff's location of 1450 sq. feet was an existing tattoo parlor with a loft and one bathroom for customers. We have utilized this space to our advantage by creating the perfect space for relaxation, socializing and wine tasting. We seek to provide the following for our customers:

- Education for mature clientele from the new to tasting wine to the wine connoisseur. Customers will be able to taste and buy bottles of wines that are produced worldwide.
- Bottles of red and white wines will be sold and available for tasting. Wines will not be produced or bottled at this location. Bottled wines will be on shelves and on display in between the bar and the staged area. Wine Buff will also serve beer in the same manner as the wine with specialty and craft beers from around the world.
- Customers will be able to shop and purchase the bottled wines to take home or for consumption on the premises if they join the monthly membership.
- Wines that are served by the glass will be rotated monthly. Tastings and bottles are sold to persons 21 years or older. Every person regardless of maturity will have to provide a state ID/Driver's license to taste and purchase wines.
- Relaxing and sterile environment to meet CDC standards. In the back of the building was an area for storage next to the restroom. Renovations have been made allowing for open flow of traffic and emergency and handicap accessibility. When entering the location, there will be three tables with chairs for the seated tasters and around the bar area will be 6 bar stools. The bottled wines will be to the right of the building next to the bar in shelving. The rest of the bar area will be for standing tasters.
- Security cameras will be mounted above each entrance and exit, behind the bar and storage areas. We will also have an alarm system.

Exhibit "C"

- Wine Buff's days of operation will be Wednesday-Sunday. Wednesday 3-9pm, Thursday 3-9pm Friday 3-10pm Saturday 12pm-10pm and Sunday 12pm-4pm. All year round.
- Wine Buff will be able to accommodate 15-20 people during a tasting and seating will be available in some areas of the building during operational hours. The bar area will be for tastings for customers choices of standing room or sitting where there will be six bar stools available for seating. The tasting experience will have five to six wines to taste on a flight and at the end of the tasting customers will have the option to purchase their favorite wines. Each month, Wine Buff will have a featured "Wine of the Month". Customers and clientele will also have the option to join our wine club for a small monthly fee that will offer discounted prices on all bottled wines, free wine gifts (wine openers, wine glasses, Wine Buff logo wear, etc...) and free tastings. Wine Buff will not serve any food. We will team with local restaurants for special food and wine pairings for the featured Wine of the Month.
- Wine Buff plans to employ three to six employees which will increase as the business succeeds. No employee shall live on the premises. Employees are to work their scheduled shift and depart from the building.
- The location has a small stage for entertainment and will be used for one person entertainment purpose only. When used for live entertainment, the musician will perform from 6pm to 9pm on Friday or Saturday. Daily use of soft background music and TV's will be in use.

Equipment that will be in use will be:

1. Stainless steel sink to rinse wine glasses and prepare for dishwashing
2. Dishwasher
3. Wine cooler for the storage of wines that are served chilled
4. 2 flat screen TVs
5. Computer, fax, printer, and telephones
6. Shelving behind the bar and on left side of bar for storage and sales
7. Wine glasses
8. Wine bottle openers
9. Ice Maker
10. Slushie Machine

- Deliveries of wine and supplies will either be brought in by the manager or delivered with small delivery trucks once or twice per week.

· ABC License type 42 Beer/Wine Sales will be purchased for the business. The Site Plan will be submitted to the Alcoholic and Beverage Control for review and approval. The business is based upon approval of a Beer/Wine Sales ABC License.

· Wine Buff's owners include myself Eryn D Jordan and my husband Diriki Jordan have owned several successful businesses for 11 years and fell in love with wine in 2006. Since then, we have traveled extensively throughout California and its plethora of wine trails. We have also ventured through various parts of the United States tasting and watching the wine making process and production. It has been our passion to bring to our hometown (Visalia) the joy and therapeutic essence that wine tasting has provided for our family and friends during holidays, birthdays, anniversaries and even providing a haven to unwind after a long workday. This would also provide an opportunity to educate others about wine tasting. This would be an idyllic way to bring good customer service and education of wine into our wonderful Downtown Visalia area. Thank you for this opportunity!

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: October 20, 2021

SITE PLAN NO: 2021-176 – C
PROJECT TITLE: Wine Buff
DESCRIPTION: Wine Sales, Tastings, and Parties (D-MU)
APPLICANT: Eryn Jordan
PROP. OWNER: Jilani Shaiqual
LOCATION: 114 S. Locust St.
APN: 094-325-012
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: D-MU (Mixed-Use Downtown Zone)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: October 20, 2021

1. A Conditional Use Permit (CUP) shall be required.
2. With the CUP submittal the applicant shall provide detailed exhibits of the following:
 - a. Floor Plan, with emphasis on increasing the retail component of the operation.
 - b. Operational Statement detailing all proposed uses, operations, security measures, live entertainment activities, and detail demonstrating how the facility will be operated solely as a wine bar.
 - c. Site Plan, showing all existing structures, parking areas, and landscape areas.
 - d. Building elevations, if exterior alterations are proposed.
3. Note that staff will recommend to the Visalia Planning Commission that the use be prohibited from selling/serving beer until such time as a sufficient tack record has been established. Once the wine bar has established a credible record, a CUP amendment can be filed to allow for the inclusion of the sale/serving of beer.
4. The site plan shall indicate the main point of entry for the facility. Staff will recommend that the Locust Street entrance be the main point of entry, and that the rear entrance be employed for emergency use only.
5. Note that solo live entertainment performances of an acoustic nature are permitted by right in the D-MU Zone.
6. Alterations to the exterior would require compliance with the Downtown Retail Overlay District.
7. All outdoor signage shall require its own Building Permit.
8. The applicant shall obtain a Building permit for all physical modifications to the unit.
9. The applicant shall comply with all requirements of California Alcoholic Beverage Control.
10. It is recommended that a comprehensive security plan be developed for the project site, and that it be submitted with the CUP submittal.

PROJECT SPECIFIC INFORMATION: September 29, 2021

1. The applicant shall provide detailed exhibits of the following:
 - a. Floor Plan, with emphasis on the retail component of the operation.

- b. Operational Statement detailing all proposed uses and operations.
2. Alterations to the exterior would require compliance with the Downtown Retail Overlay District.
3. All outdoor signage shall required its own Building Permit.
4. The applicant shall obtain a Building permit for all physical modifications to the unit.
5. The applicant shall comply with all requirements of California Alcoholic Beverage Control.

PROJECT SPECIFIC INFORMATION: September 22, 2021

1. The applicant shall provide detailed exhibits of the following:
 - a. Floor Plan
 - b. Operational Statement (will there be live entertainment)
2. VMC 17.25.030, Line R63 lists wine tastings with sales as conditionally permitted.
3. Alterations to the exterior would require compliance with the Downtown Retail Overlay District.
4. Building permits.
5. Other information as needed.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

Sections of the Municipal Code to review:

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

17.30 Development Standards [17.30.015(H) Lighting]

17.34.020 Off-street parking [17.34.020(F)(3)]

17.58 Downtown Retail Overlay 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



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 2 DATE: OCTOBER 20, 2021

SITE PLAN NO.: 21-176 2ND RESUBMITTAL
PROJECT TITLE: WINE BUFF
DESCRIPTION: WINE SALES, TASTINGS & PARTIES (DMU)
APPLICANT: ERYN JORDAN
PROP OWNER: JILANI SHAIQUEL
LOCATION: 114 S LOCUST ST
APN: 094-325-012

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; _____ gutter
- Drive approach size: _____ Use radius return;
- Sidewalk: _____ width; _____ parkway width at _____
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY 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.
- Traffic indexes per city standards:

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

Additional Comments:

1. *Proposed wine room will incur additional impact fees based on room occupancy (# seats). Refer to page 3 for applicable fees.*
2. *A building permit is required, standard plan check and inspection fees apply.*
3. *Refer to further requirements by the Planning Dept.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 21-176 2nd RESUBMITTAL
Date: 10/20/2021

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: **RETAIL + BAR SEATING**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$8.10/SEAT X TBD
	TREATMENT PLANT FEE:
	\$14.20/SEAT X TBD
<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

SPR 21/10
WINE BUFF
114 S LOCUST ST

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 ANY IMPROVEMENTS** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADE.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone AE * Hazardous materials report. **VERIFY SUB. IMPROVEMENT FOR FEMA FLOOD REQUIREMENTS.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS WITH AN OCCUPANT LOAD GREATER THAN 49. 5% OF SEATING SHALL BE ACCESSIBLE. PROVIDE 60 INCH LONG ACCESSIBLE COUNTER AT BAR. PROVIDE OCCUPANT LOAD CALCULATION FOR THIS SPACE. PROVIDE ACCESSIBLE ACCESS TO THE ... TOP OF STAGE

VIL GARCIA 10/20/21



Site Plan Comments

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

Date	October 20, 2021
Item #	2
Site Plan #	21176
APN:	094325012

- 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.

Corbin Reed
Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 20, 2021

ITEM NO: 2 Resubmit
SITE PLAN NO: SPR21176
PROJECT TITLE: Wine Buff
DESCRIPTION: Wine Sales, Tastings & Parties (D-MU)
APPLICANT: Eryn Jordan
OWNER: JILANI SHAIQUEL
APN: 094325012
LOCATION: 114 S LOCUST ST

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

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

Additional Comments:

Leslie Blair

Leslie Blair



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

Date: 9-21-21
 Item: 11
 Site Plan: 21-176
 Name: Agent MCEwen

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc.:

- Lighting Concerns:
Exterior Lighting
- Traffic Concerns:

- Surveillance Issues:
Exterior & Interior Video Surveillance
- Line of Sight Issues:

- Other Concerns:
Security Plan & to follow ABC Guide lines.

City of Visalia

7579 Ave. 288, Visalia, CA 93277



Public Works

(559) 713-4465 Fax (559) 713-4501

SITE PLAN REVIEW DATE: 22Sept2021

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: 21-176

PROJECT NAME: Wine Buff

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER
PRETREATMENT DIVISION (QUALITY ASSURANCE):

- SUBMISSION OF WASTEWATER DISCHARGE PERMIT
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

FORMS CAN BE FOUND AT THE FOLLOWING URL:

www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_program.asp

- FORM REQUIRED Food service establishment wastewater survey
- FORM REQUIRED _____
- FORM REQUIRED _____

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER _____

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT
(559) 713-4529 OR PRETREATMENT@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS:

DATE REVIEWED: 20Sept2021

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

21176

September 22, 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

City standard (3 bin) commercial services to be assigned. This site will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). Property owner to contact City of Visalia Solid Waste at 559-713-4532 to review/discuss preferred bin placement location.

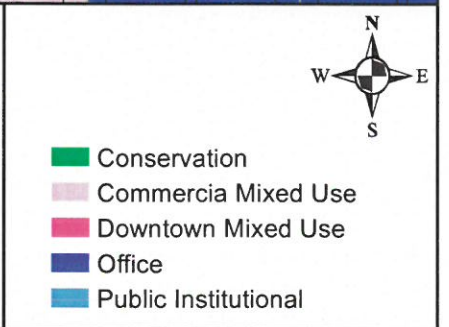
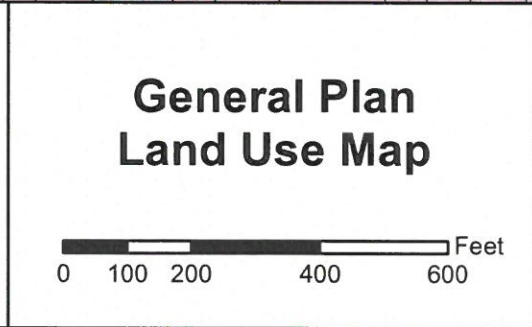
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



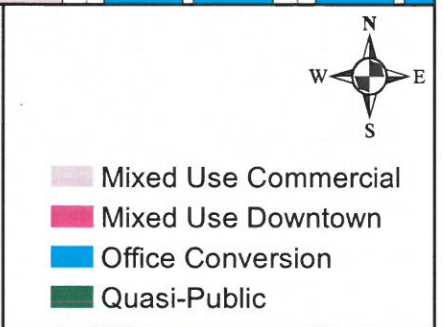
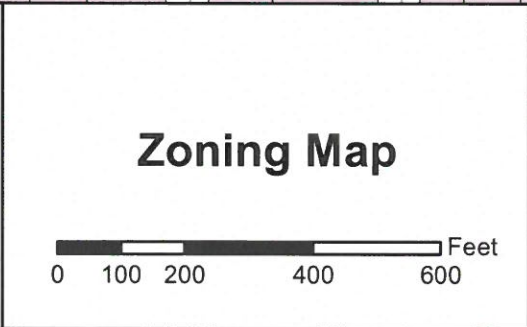
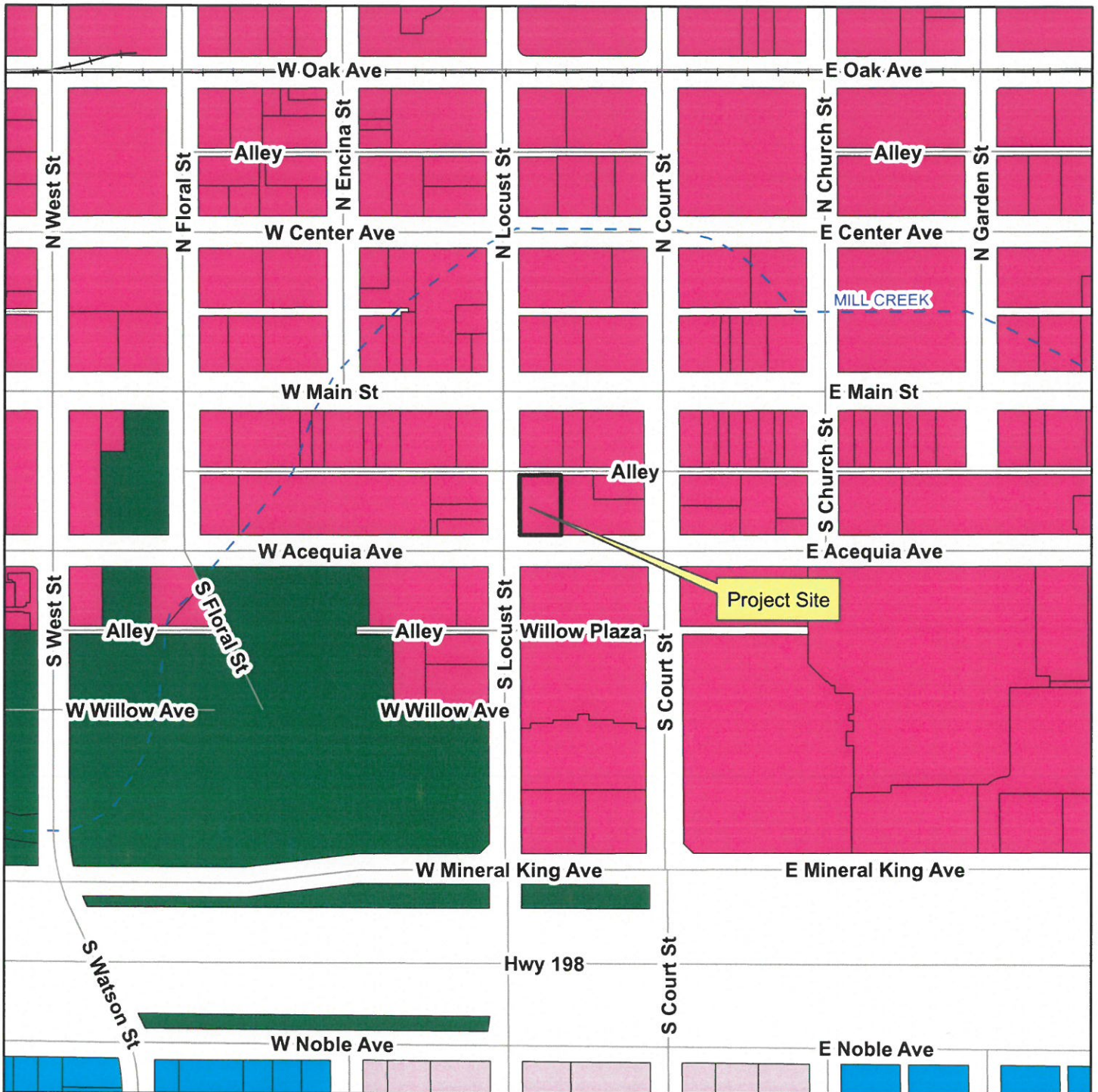
Conditional Use Permit No. 2021-35

The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012)



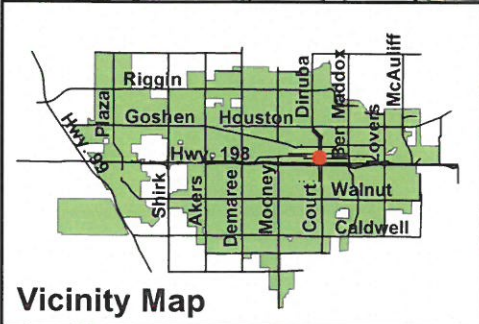
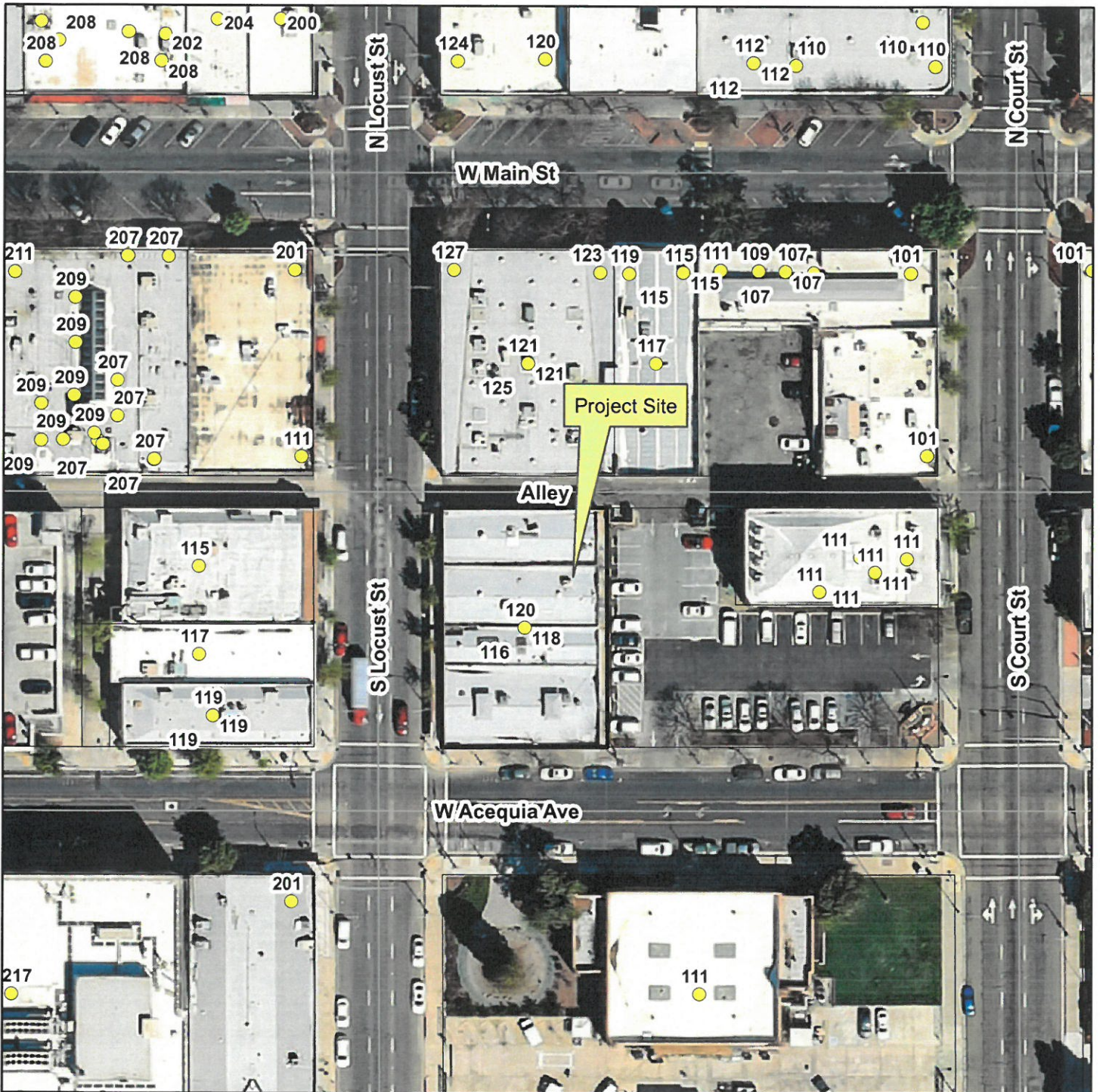
Conditional Use Permit No. 2021-35

The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012)



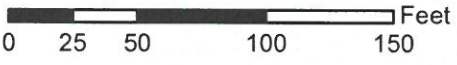
Conditional Use Permit No. 2021-35

The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012)



Aerial Photo

Photo Taken March 2020



- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS

Conditional Use Permit No. 2021-35

The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012)

