

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, JANUARY 24, 2022**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. ACEQUIA AVENUE, 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 – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-34: A request to construct a walk-up hotdog stand measuring 468 square feet with no indoor dining on a parcel measuring 9.25-acres in the I-L (Light Industrial) Zone. The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street (Address: 345 E. Tulare Avenue) (APN: 000-014-294). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-64.

7. PUBLIC HEARING – Cristobal, Associate Planner  
Variance No. 2021-04: A request by the George Family Trust to allow a variance to fence height standards for the placement of a six-foot-tall fence in the front yard setback of three parcels located in the C-S (Service Commercial) Zone. The project site is located at 600, 602, 650, 700, and 702 South Bridge Street (APNs: 097-074-003, 004, 005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2021-53
  
8. PUBLIC HEARING – Brandon Smith, Principal Planner  
Zoning Text Amendment No. 2021-09: 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 emergency shelters and low barrier navigation centers. 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. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
  - a. Planning Commission meeting for February 28<sup>th</sup> and March 14<sup>th</sup> to be potentially held at the Visalia Convention Center.
  - b. City Council continued items for the February 7<sup>th</sup> meeting.
  - c. Joint meeting between City Council and Planning Commission scheduled for Thursday May 12, 2022.
  - d. Next Planning Commission Meeting is Monday, February 14, 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, FEBRUARY 3, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 14, 2022**



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 24, 2022

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

**SUBJECT: Conditional Use Permit No. 2021-34:** A request to construct a walk-up hotdog stand measuring 468 square feet with no indoor dining on a parcel measuring 9.25-acres in the I-L (Light Industrial) Zone. The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street (Address: 345 E. Tulare Ave.) (APN: 000-014-294).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-34, as conditioned, based upon the findings and conditions in Resolution No. 2021-62. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

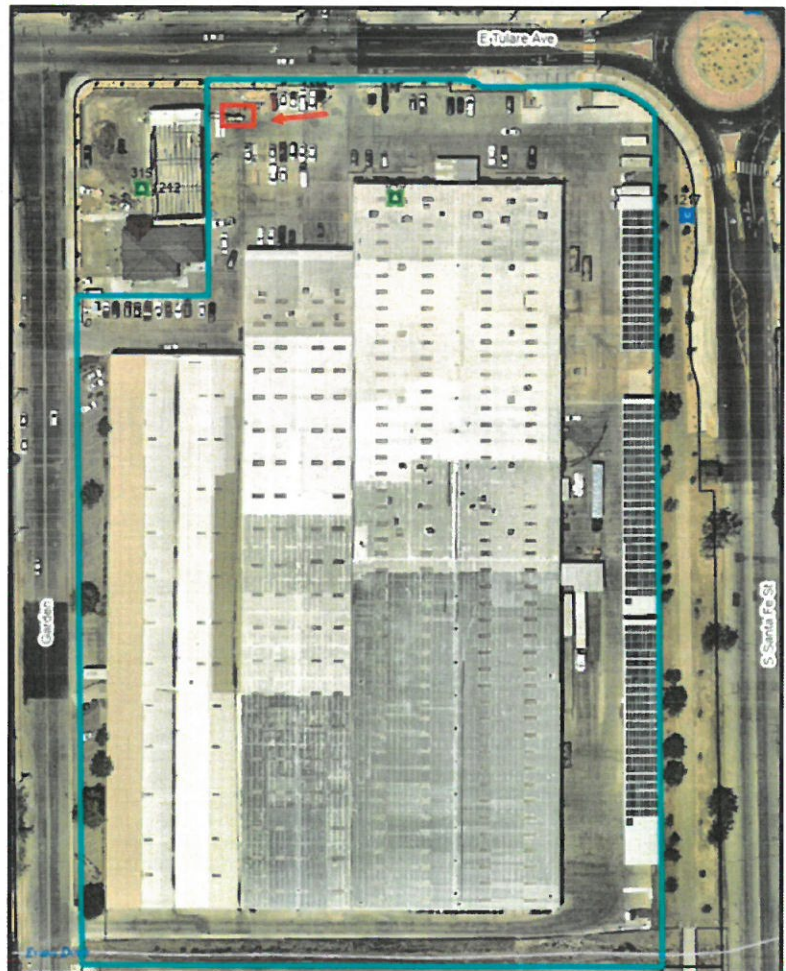
### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-34, based on the findings and conditions in Resolution No. 2021-62.

### PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request to establish a 468 square foot walk-up hotdog stand restaurant on a I-L (Light Industrial) zoned site (location shown in the image to the right and also in Exhibit "A"). The building is proposed to be located at the northwest corner of the parcel, commonly known as the Olive Plant site, which is located on the southwest corner of North Santa Fe Street and East Tulare Avenue. The operator of the new restaurant has not been disclosed but a floor plan has been provided (see Exhibit "B").

According to an operational statement (Exhibit "C"), the walk-up restaurant will have three employees per shift, not provide indoor seating but rather six picnic tables and five benches upon the outdoor patio. The use will operate between the hours of 10:00 AM and 8:00 PM. The site plan, shown in Exhibit "A", demonstrates the 468 square foot walk-up restaurant in relation to the neighboring building and within the existing parking lot. It depicts windows



for pick-up orders and a service counter and the patio area where the picnic tables and benches would be located.

The I-L Zone District requires a conditional use permit for pizza / sandwich shops without alcohol. A hotdog stand falls within this land use designation.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Light Industrial
Zoning:	I-L – (Light Industrial)
Surrounding Land Use and Zoning	North: C-N (Neighborhood Commercial) – Tulare Ave. / Convenience store, Laundromat, and Pizza Hut South: I-L (Light Industrial) – EZ Storage Depot East: R-M-2 (Multi-Family Residential) – S. Santa Fe St. / various multifamily developments, vacant lots, and one single family home. West: I-L (Light Industrial) – American Freight Factors / S. Garden St.
Environmental Review:	Categorical Exemption No. 2021-64
Site Plan	2021-146

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

Conditional Use Permit No. 2013-13 was a request by the Rock Christian Family Church to establish a 200-seat church facility in a 5,760 sq. ft. section of a warehouse/storage facility in the Light Industrial (IL) zone and was approved on April 22<sup>nd</sup>, 2013.

## **PROJECT EVALUATION**

Staff recommends approval of Conditional Use Permit No. 2021-34, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

### **Land Use Compatibility**

The walk-up restaurant is proposed to be located in the Light Industrial zone, but not within the industrial park. The purpose of the Light Industrial zone is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. At the Site Plan Review meeting, staff concluded that the proposed use is consistent with Line E9 of the VMC Table 17.25.030 Pizza/Sandwich Shops - no alcohol. The use in the table is listed as conditionally permitted in the I-L Zone as a use ancillary to light industrial uses.

A restaurant can be conditionally permitted in the industrial zones whereby they can be effectively integrated into the surrounding area. Staff concludes the proposed walk-up restaurant is consistent, compatible, and complementary to the surrounding industrial zoned parcel and surrounding land uses. Based on a visual assessment of the surrounding area, there were two convenience stores and one fast-food restaurant (Pizza Hut) use located within 250-feet of the project site vicinity and along Tulare Avenue. The added use of a walk-up hotdog stand adds

further food options to employees of the site and nearby businesses, and also to the nearby single and multi-family residential land uses.

### **Parking**

The project site is commonly known as “The Olive Plant”. There are currently a variety of uses on the site which include RV and Boat storage, a party supply store, and a church. The site plan demonstrates that there are a total of 183 parking spaces on the site. The storage use does not have a high customer parking demand on the available parking field, while the church’s highest parking demand is on Sundays. The applicant, per their operation statement, identified that the hotdog stand will not be open on Sundays.

The addition of the proposed hotdog food stand would typically require a parking requirement of one space for each 150 square feet of building area. At that parking requirement, this use requires three additional parking spaces to the site. However, it has been staff’s practice in prior reviews that when there is no conditioned building space for indoor seating for customers, the parking ratio applied to walk-up restaurants is the retail parking ratio at one space per 300 square feet of building area. Staff supports requiring the restaurant parking calculation at one space per 150 square feet of building area given the operational statement (Exhibit C) for the hotdog stand that indicates there will be three employees on-site at any given time Monday through Saturday.

Staff has included a condition for the restaurant requiring compliance with their operational statement. Changes to either the site plan or the operational statement, including hours of operation, require a re-review by staff at the Site Plan Review level and may result in requiring the operators for either use to go back through the amended CUP process to modify their business operations. The adoption of these conditions safeguards the site from potential parking conflicts that might arise in the event that either one of the uses needs to modify their daily operations.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-64).

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2021-64).

## **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. 2021-146.
2. That the use be operated in compliance with the site plan depicted in Exhibit "A" and the operational statement shown in Exhibit "C". Substantial changes to the site plan, and/or operational statement that would contribute to an increase in intensity of the use will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That the parking lot be restriped to City Standards and to accommodate the addition of a van accessible ADA parking stall.
4. That building signage shall be obtained under a separate permit.
5. That all applicable federal, state and city codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2021-62
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review No. 2021-146
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## **Related Plans & Policies 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. (Prior code § 7525)

### **17.38.020 Application procedures**

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

### **17.38.030 Lapse of conditional use permit**

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

### **17.38.040 Revocation**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

### **17.38.050 New application**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of



the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

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

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

#### **17.38.065 Abandonment of conditional use permit**

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

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

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532).

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

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

within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

#### **17.38.090 Investigation and report**

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

#### **17.38.100 Public hearing--Procedure**

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

#### **17.38.110 Action by planning commission**

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

#### **17.38.120 Appeal to city council**

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

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

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

**NOTICE OF EXEMPTION**

City of Visalia  
315 E. Acequia Ave.  
Visalia, CA 93291

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Conditional Use Permit No. 2021-34

**PROJECT TITLE**

The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street (Address: 345 E. Tulare Ave.) (APN: 000-014-294).

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request to construct a walk-up hotdog stand measuring 468 sq. ft. with no indoor dining, upon a parcel measuring 9.253-acres within the I-L (Light Industrial) Zone.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

George Family Trust, 315 E. Tulare Ave., Visalia, CA; 559-651-1788

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

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

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15301**
- Statutory Exemptions- State code number:

The project is to establish a 468 square foot walk-up restaurant on an existing developed 9.253-acre industrial site.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

January 24, 2022

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Brandon Smith, AICP

RESOLUTION NO. 2021-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-34, A REQUEST TO CONSTRUCT A WALK-UP HOTDOG STAND MEASURING 468 SQUARE FEET WITH NO INDOOR DINING ON A PARCEL MEASURING 9.25-ACRES IN THE I-L (LIGHT INDUSTRIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTHWEST CORNER OF EAST TULARE AVENUE AND SOUTH SANTA FE STREET (ADDRESS: 345 E. TULARE AVE.) (APN: 000-014-294).

**WHEREAS**, Conditional Use Permit No. 2021-34, is a request to construct a walk-up hotdog stand measuring 468 square feet with no indoor dining on a parcel measuring 9.25-acres in the I-L (Light Industrial) Zone. The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street (Address: 345 E. Tulare Ave.) (APN: 000-014-294); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 24, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-34, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 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:

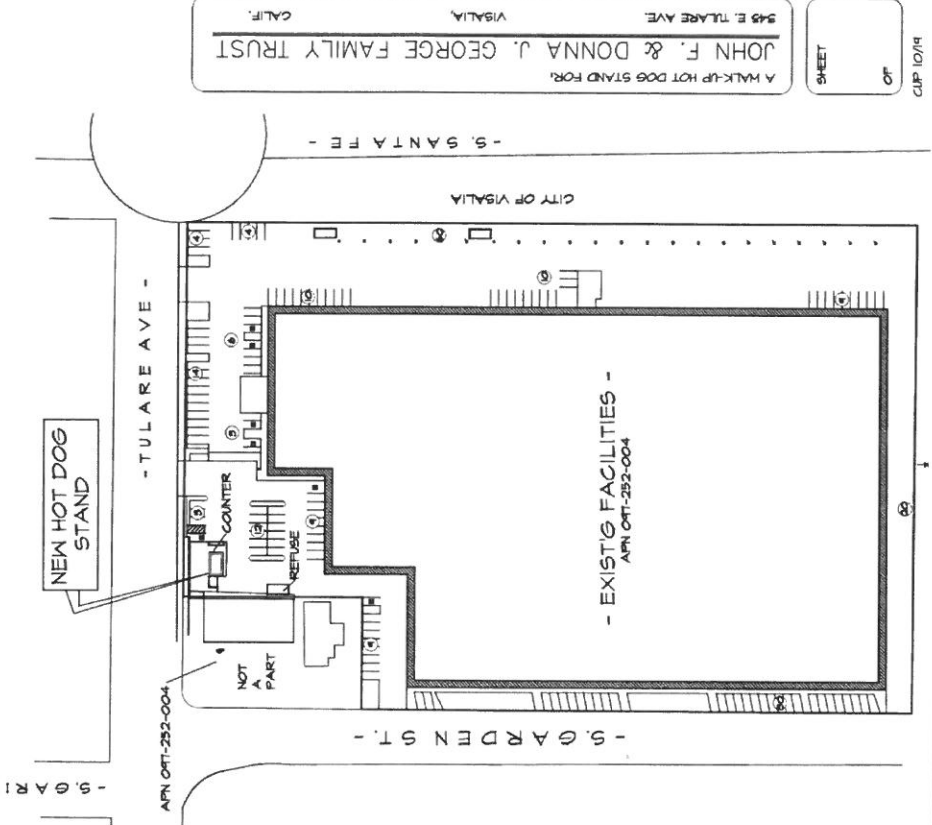
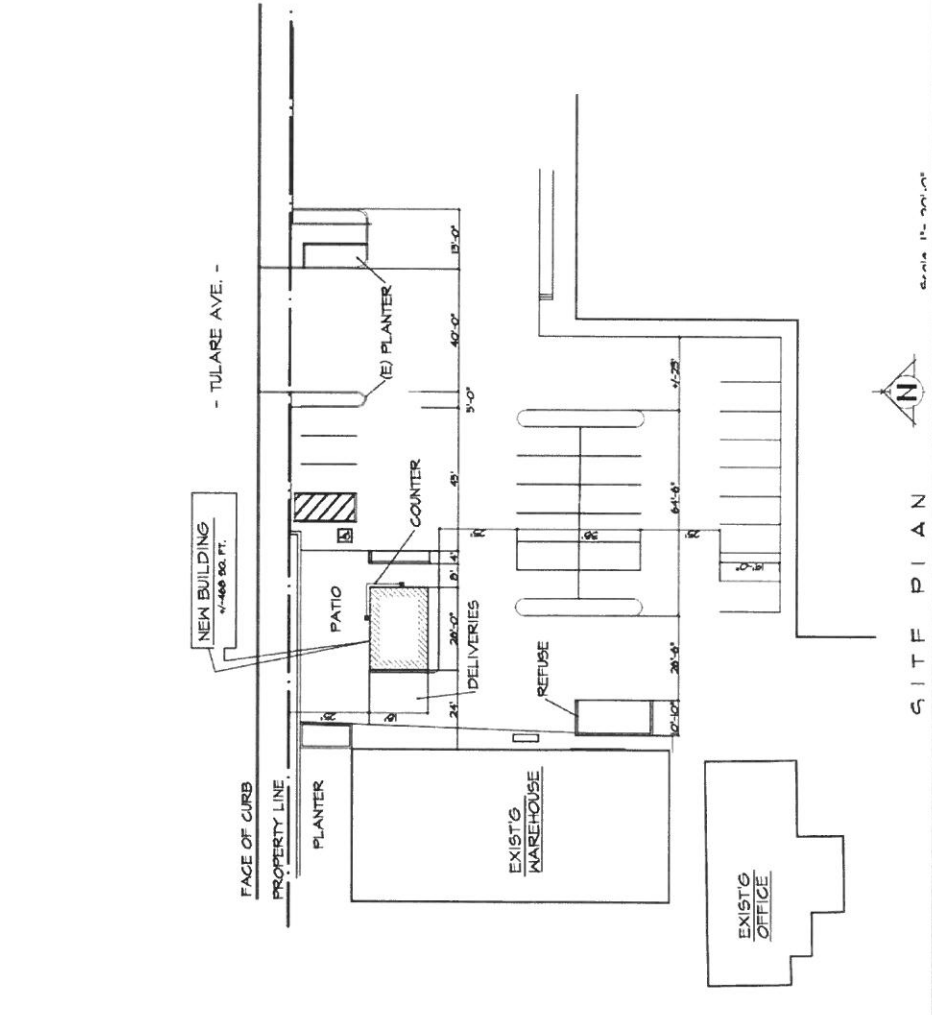
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations (Categorical Exemption No. 2021-64).

**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. 2021-146.
2. That the use be operated in compliance with the site plan depicted in Exhibit "A" and the operational statement shown in Exhibit "C". Substantial changes to the site plan, and/or operational statement that would contribute to an increase in intensity of the use will require Site Plan Review and a potential amendment to the Conditional Use Permit, prior to said changes.
3. That the parking lot be restriped to City Standards and to accommodate the addition of a van accessible ADA parking stall.
4. That building signage shall be obtained under a separate permit.
5. That all applicable federal, state and city codes and ordinances be met.

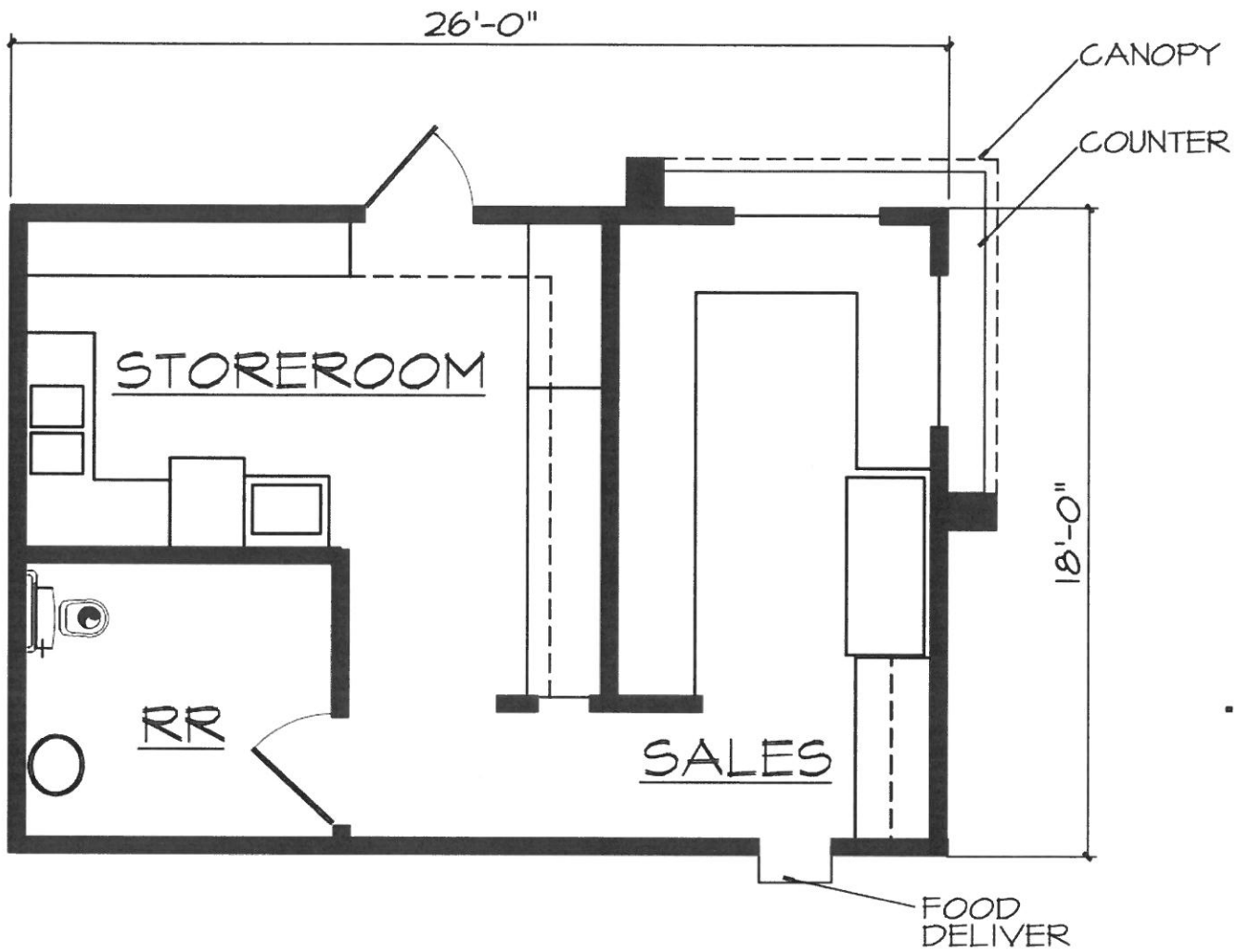
# EXHIBIT "A"



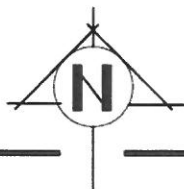
JOHN F. & DONNA J. GEORGE FAMILY TRUST  
 A WALK-UP HOT DOG STAND FOR  
 545 E. TULARE AVE  
 VISALIA  
 CALIF.

SHEET  
 30  
 CIP 07/14

EXHIBIT "B"



STAND PLAN



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

EXHIBIT "C"

OPERATIONAL STATEMENT  
WALK-UP HOT DOG STAND

DAYS OF OPERATION MON-SAT, 10AM-8PM

NO. OF EMPLOYEES 3

MAX EMPLOYEES 3 PER SHIFT

OUTDOOR PATIO ± 4 PICNIC TABLES

± 5 BENCHES

DELIVERIES 2 PER WEEK (DRINKS, FOOD)

NOTE:

FOOD SERVICE BUILDING WILL  
BE PROTECTED BY WAREHOUSE  
SECURITY SERVICES ± EXISTING  
FENCING

GEORGE FAMILY TRUST  
345 E. USATE





October 1, 2021

**Site Plan Review No. 21-146:**

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

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **September 15, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE September 15, 2021  
 SITE PLAN NO. 2021-146  
 PARCEL MAP NO.  
 SUBDIVISION  
 LOT LINE ADJUSTMENT NO.

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

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER -

**ADDITIONAL COMMENTS:**

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

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: August 18, 2021

SITE PLAN NO: 2021-146  
PROJECT TITLE: Hot Dog Stand  
DESCRIPTION: Hot Dog Stand Walk Up – Drive thru (I-L)  
APPLICANT: John F. George  
PROP. OWNER: George John F. & Donna J (TRS)  
LOCATION TITLE: 345 E. Tulare Ave  
APN TITLE: 000-014-294  
GENERAL PLAN: Light Industrial  
EXISTING ZONING: I- L – Light Industrial

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

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

## **Project Requirements**

- Conditional Use Permit
- Building Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: September 15, 2021**

1. Staff finds the hotdog stand use can be viewed as consistent with VMC Table 17.25.030 line E9 (Pizza/Sandwichshops – no alcohol), but this use is considered conditionally permitted in the I-L zone.
2. The Conditional Use Permit application packet shall include the following:
  - a. CUP Application
  - b. Detailed Site Plan
  - c. Detailed Floor Plan
  - d. Detailed Operational statement
3. Parking for the added use will need to be analyzed to ensure the uses sharing the site have sufficient parking available to them.
4. Building permits will be required.
5. Meet all other codes and ordinances.

## **PROJECT SPECIFIC INFORMATION: August 18, 2021**

6. The proposed drive-thru is not supported as it does not comply with the VMC 17.32.161 Fast food with and without drive-through for the light industrial zone.
7. Staff finds that although the drive-thru does not work, the hotdog stand use can be viewed as consistent with VMC Table 17.25.030 line E9 (Pizza/Sandwichshops – no alcohol), but this use is considered conditionally permitted in the I-L zone.
8. Should the applicant add another use to the site, they shall be required to produce a parking analysis which would detail all the uses on the site and their square footages.
9. Building permits will be required.
10. Meet all other codes and ordinances.

**Note:**

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a **final** for the project, a signed **Certificate of Compliance** for the MWEL0 standards is required indicating that the landscaping has been installed to MWEL0 standards.

**Sections of the Municipal Code to review:**

17.22.060 Development standards in the I-L and I zones.

**17.30 Development Standards**

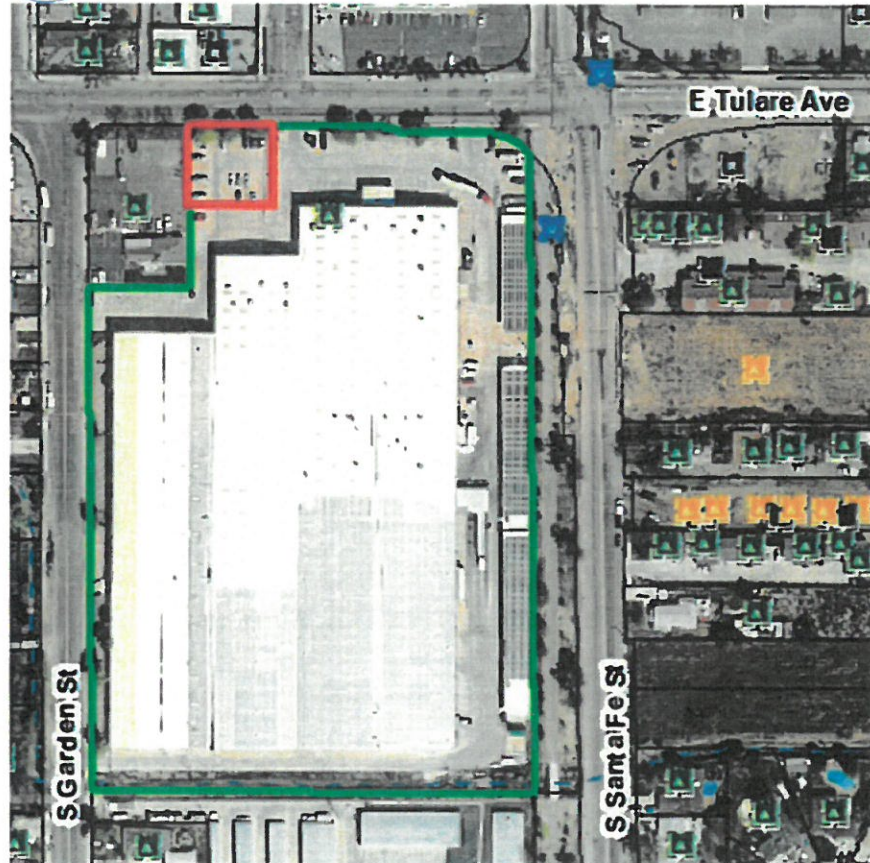
17.30.015.H. Lighting

Be advised a photometric plan may be required demonstrating that no more than 0.5 lumens be exceeded at any property line, (in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable).

**17.34 Off-street Parking and loading facilities**

**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 \_\_\_\_\_



SFR 21146  
HOT DOG STAND  
000014294

City of Visalia  
Building: Site Plan  
Review Comments

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE •  Hazardous materials report. **MEET 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: PROVIDE GREASE INTERCEPTOR, ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE AND THE PUBLIC WAY. PROVIDE TYPE II HOOD FOR HEAT & STEAM, ORDER REMOVAL.

VAL GARCIA 9/15/21  
Signature



**Site Plan Comments**

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

Date	September 13, 2021
Item #	4
Site Plan #	21146
APN:	000014294

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

Corbin Reed  
Fire Marshal



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

Date: 9/14/21  
 Item: 4 Resubmit  
 Site Plan: 21-146  
 Name: Nate Henry

**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:  
Proper exterior lighting
- Traffic Concerns:  
Drive-thru overflow into roadway
- Surveillance Issues:  
Interior / Exterior Video surveillance
- Line of Sight Issues:  
Low shrubs
- Other Concerns:  
 \_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 15, 2021

ITEM NO: 4      **Resubmit**  
SITE PLAN NO: SPR21146  
PROJECT TITLE: Hot Dog Stand  
DESCRIPTION: Hot Dog Stand Walk Up - Drive Thru (I-L)  
APPLICANT: John F. George  
OWNER: GEORGE JOHN F & DONNA J (TRS)  
APN: 000014294  
LOCATION: 345 E TULARE AVE

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

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

**Additional Comments:**

- Noted from previous SPR submittal that proposed drive thru has been eliminated from the plan.

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



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

21146

September 15, 2021

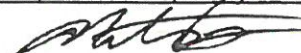
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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**

The R3/R4 (city standard) double enclosure must be set for STAB load services, which requires 38' of clear space in front of the enclosure. Solid Waste recommends relocating the proposed enclosure to the south to align with the second drive aisle. 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). Enclosure gates are required and must open 180 degrees and clear all curbing. Chain bolts shall be included to secure gates when open. The customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 to schedule a waste assessment when ready to have bins assigned.

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

Nathan Garza, Solid Waste, 559-713-4532



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

<b>ITEM NO: 4</b>	<b>DATE: SEPTEMBER 15, 2021</b>
SITE PLAN NO.:	21-146 RESUBMITTAL
PROJECT TITLE:	Hot Dog Stand
DESCRIPTION:	Hot Dog Stand Walk Up - Drive Thru (I-L)
APPLICANT:	John F. George
PROP OWNER:	George John F & Donna J (TRS)
LOCATION:	345 E TULARE AVE
APN:	000-014-294

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

1. *As proposed, the parking lot will need to be modified. Comply with City standards (PK1-PK5). Provide accessibility accordingly.*
2. *Building Permit is required, standard plan check and inspection fees will apply.*
3. *New building will incur impact fees, refer to page 3 for applicable fees.*
4. *Coordination with Solid Waste regarding trash enclosure size and location will be necessary.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-146 RESUBMITTAL**  
Date: **9/15/2021**

**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: **Walk Up Restaurant**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6,878/1KSF</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$1,423/EA</b>
	<b>Treatment Plant Connection:</b>
	<b>\$6,248/EA</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$46/LF</b>
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

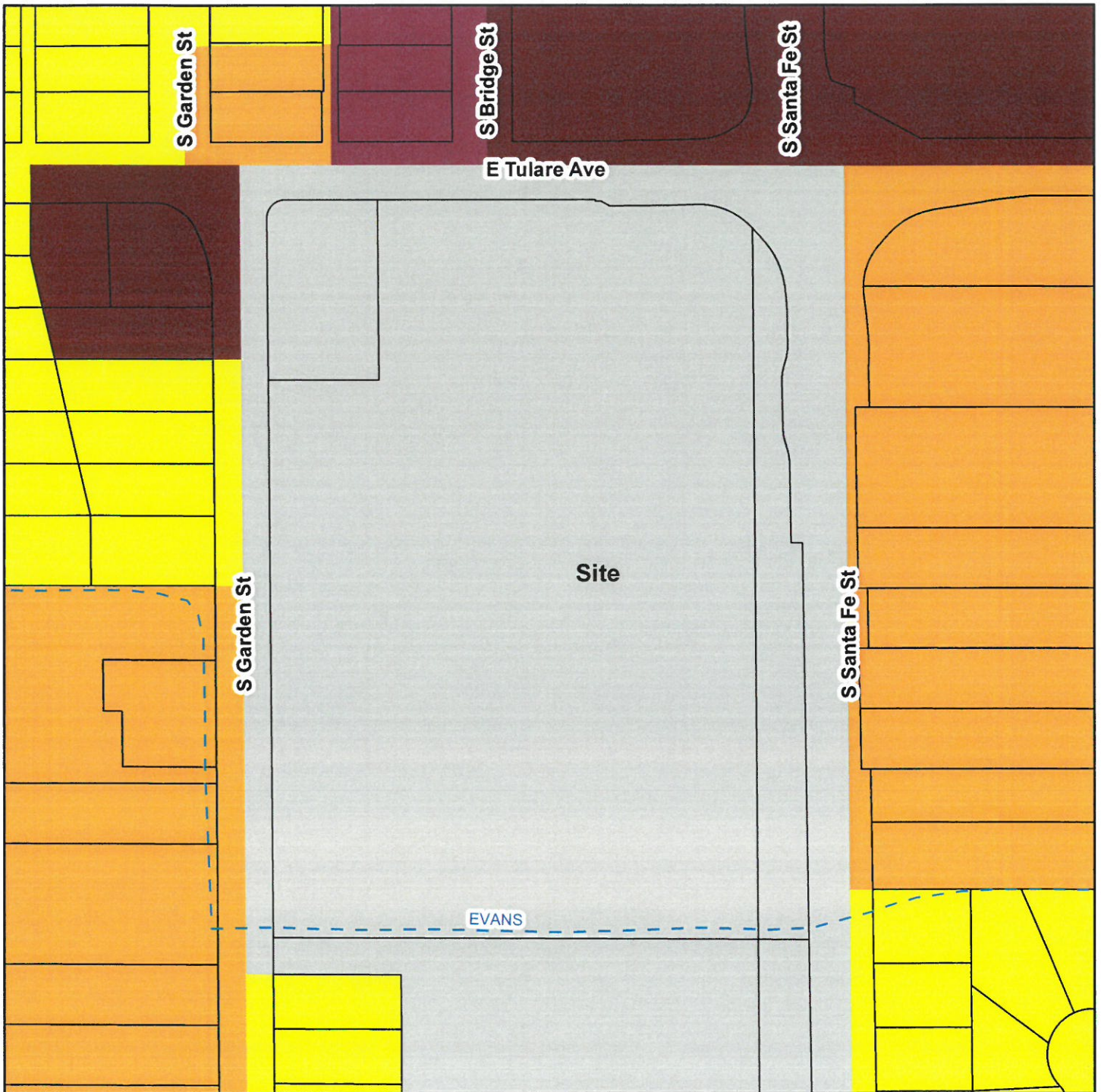
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in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



**Adrian Rubalcaba**

# Conditional Use Permit No. 2021-34

The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street  
(Address: 345 E. Tulare Ave.) (APN: 000-014-294).



## General Plan

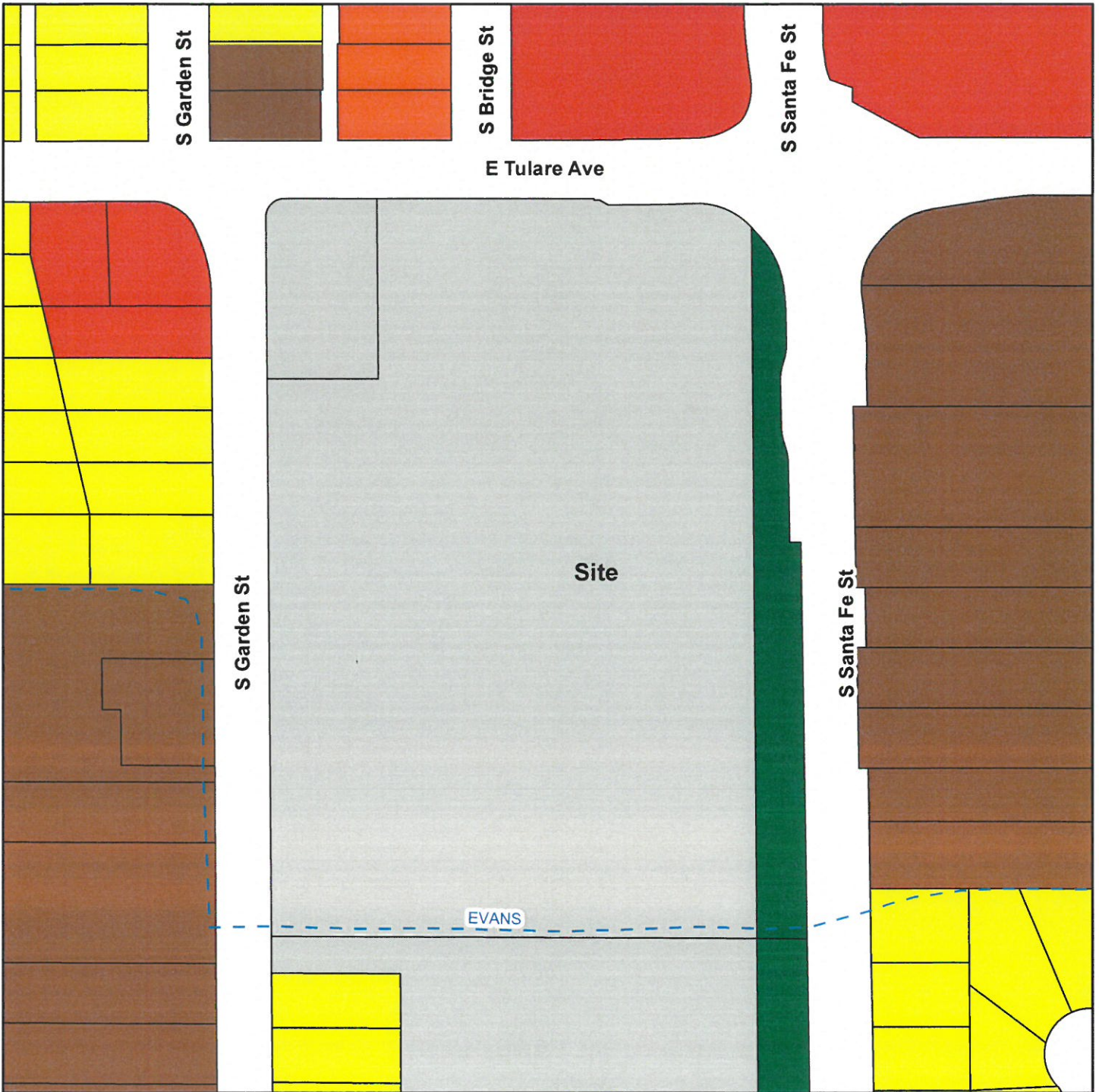
0 55 110 220 Feet

- Residential Low Density
- Residential Medium Density
- Commercial Neighborhood
- Commercial Service
- Light Industrial
- Parcels
- Project Site

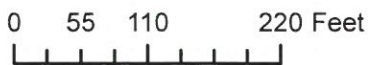


# Conditional Use Permit No. 2021-34

The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street  
(Address: 345 E. Tulare Ave.) (APN: 000-014-294).



## Zoning

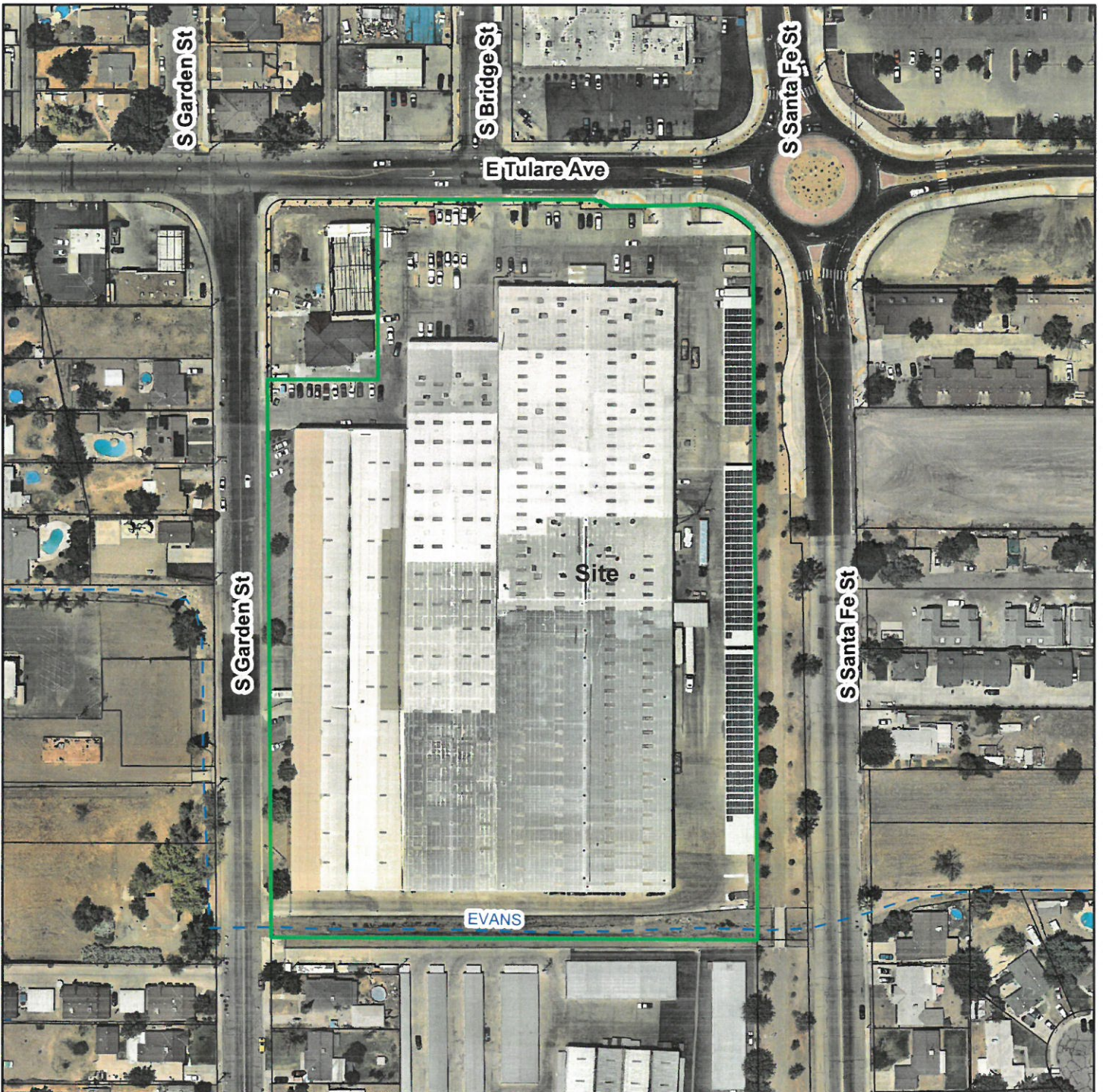


- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- QP - Quasi-Public
- C-S - Service Commercial
- C-N - Neighborhood Commercial
- I-L - Light Industrial
- Parcels
- Project Site



# Conditional Use Permit No. 2021-34

The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street (Address: 345 E. Tulare Ave.) (APN: 000-014-294).



**Aerial**

0 55 110 220 Feet

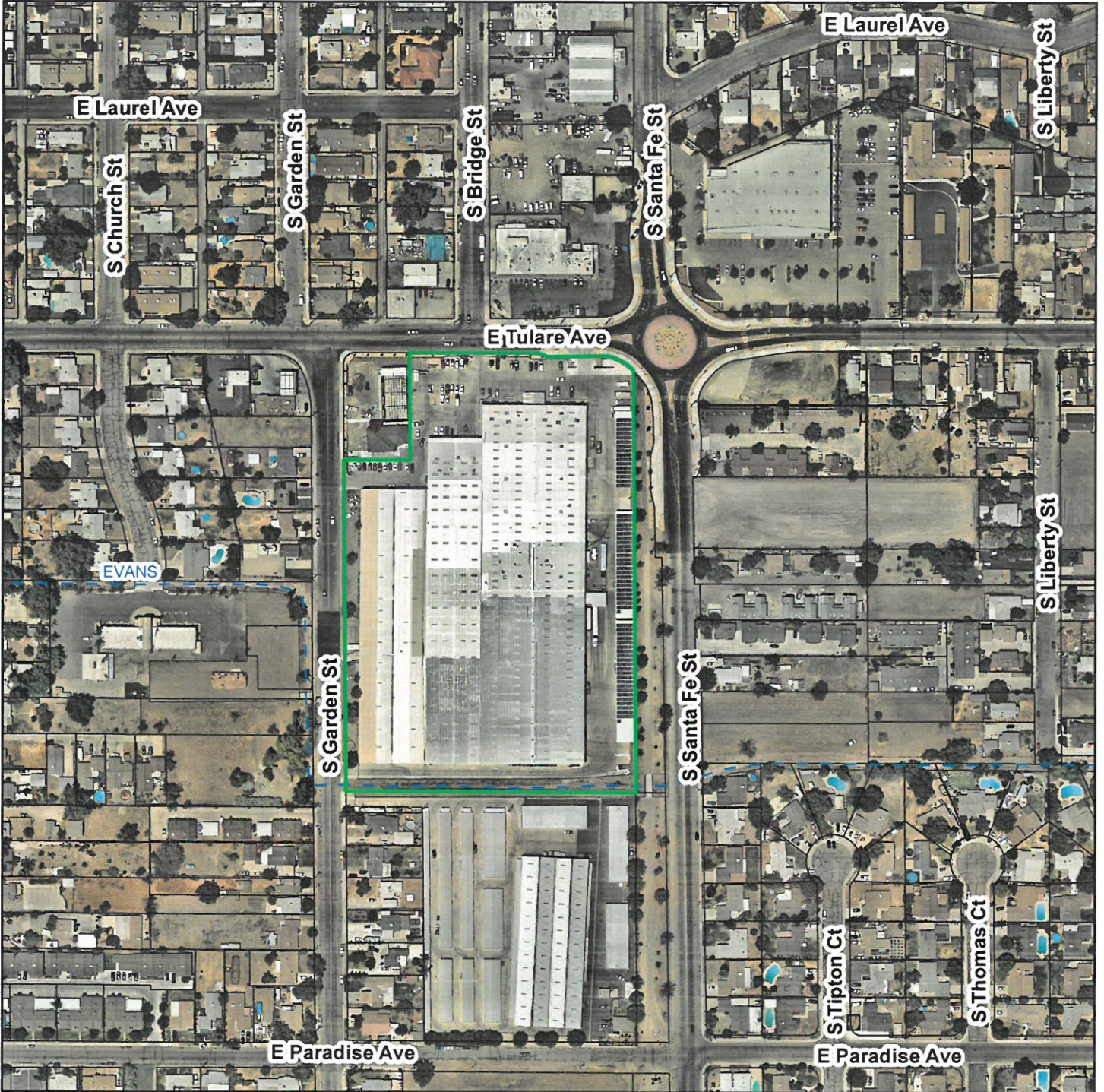


Parcels

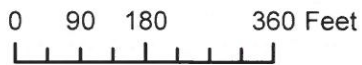
Project Site

# Conditional Use Permit No. 2021-34

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**Aerial**



-  Parcels
-  Project Site



# Conditional Use Permit No. 2021-34

The project site is located on the southwest corner of East Tulare Avenue and South Santa Fe Street  
(Address: 345 E. Tulare Ave.) (APN: 000-014-294).

