

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, AUGUST 22, 2022

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

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

Annexation No. 2022-02: A request by 4Creeks to annex two parcels totaling approximately 58.78 acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), R-M-2 (Multi-Family Residential, 3,000 square feet minimum site area per dwelling unit), R-M-3 (Multi-Family Residential, 1,200 square feet minimum site area per dwelling unit) and C-N (Neighborhood Commercial) which is consistent with the General Plan. The property is located adjacent to the Demaree Street and Riverway Avenue intersection (APN: 077-050-004 and 077-050-006).

Belissa Tentative Subdivision Map No. 5587: A request by 4 Creeks to subdivide a 58.78-acre parcel into the following: 159 Residential Low Density lots on approximately 28.88 acres (5.54 DU/acre); 150 Medium density residential lots on approximately 14.87 acres (10.08 DU/acre); high density residential will that will be developed into a 168 unit apartment complex on a 7.15 acre site (22.49 DU/acre) and a 7.88 acre Neighborhood Commercial site; however, the density and design will be determined at a future undetermined date.

Conditional Use Permit No. 2022-05: A request by 4 Creeks for a Planned Development consisting of 159 Residential Low Density lots on approximately 28.88 acres (5.54 DU/acre); and 150 Residential Medium Density lots on approximately 14.87 acres (10.08 DU/acre). The proposal will include lots that will be less than 5,000 square feet as required by the R-1-5 zoning district.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-11: A request by Market Street Development LLC, to allow for a senior care facility within an existing building measuring 17,269 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the east side of South Mooney Boulevard, approximately 200-feet north of West Beech Avenue. (Address: 2240 South Mooney Boulevard) (APNs: 122-030-020).

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-13: A request by Domingo Viscarra to establish a tattoo studio within an existing tenant space in the C-MU (Mixed Use Commercial) Zone. The project site is located at 1920 W. Princeton Ave. (APN: 096-301-022).

9. PUBLIC HEARING – Josh Dan, Associate Planner

Variance No. 2022-03: A request to allow a variance to the maximum fence height limit of seven feet to eight-feet along the full perimeter of an industrial facility in the I-L (Light Industrial) Zone District. The project site is located at 1424 East Tulare Avenue (APN: 100-010-025).

10. REGULAR ITEM – Paul Bernal, Community Development Director

Presentation and Overview of City Council Direction on initiating Zoning Ordinance Updates for Objective Single-Family Residential Development Design Standards.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is Monday September 12, 2022.
- b. GPA/COZ for Shepherds Ranch 1 set for the September 6, 2022, City Council meeting.

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, SEPTEMBER 1, 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, SEPTEMBER 1, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 22, 2022

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4031
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2022-11: A request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 17,269 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the east side of South Mooney Boulevard, approximately 200-feet north of West Beech Avenue. (Address: 2240 South Mooney Boulevard) (APN: 122-030-020).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-11, based upon the findings and conditions in Resolution No. 2022-24. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-11 based on the findings and conditions in Resolution No. 2022-24.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to permit the use of the existing 17,269 square foot building for redevelopment into a PACE (Program of All-Inclusive Care for the Elderly) Senior Center. The City's Municipal Code, Table 17.25.030, Lines M55 & M56 lists Clinics and Senior Care Facilities as conditionally permitted uses in the C-MU (Commercial Mixed Use) Zone. The project is currently occupied by the Goodwill Industries thrift store. The applicant is proposing to redevelop the building into a senior care facility as depicted in the site plan (Exhibit "A"), elevations (Exhibit "C"), and operational statement / project description (Exhibit "E"). There is no additional information on a future location for the Goodwill Industries thrift store.

According to the Operational Statement (shown in Exhibit "E"), the PACE model is a national program sponsored through Medicare to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Additionally, the members must be 55 years or older, be eligible for nursing home level care based on the State of California criteria, be eligible for Medicaid or Medicare (or be willing to use private insurance or pay privately) and be able to live safely in the community with PACE services.

The facility will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility will have a total staffing of 80 persons but a maximum of 40 employees will be on-site at any time providing the following services: special memory care, rehab gym, clinic, personal care, and administration. The approximate 40 employees who work off-site are in human resources, drivers who pick-up patients at their home, home care aides who work in participants' homes, or others who work remotely from home or in the community with PACE participants, as detailed in the operational statement (see Exhibit "E").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Mixed Use
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Zoning and Land Use:	North: C-MU / Multiple Commercial Uses South: C-MU / ATT Store East: R-M-2/ Sierra Vista Mobile Home Park West: C-R / S. Mooney Blvd. / Visalia Mall
Environmental Document	Categorical Exemption No. 2022-29
Site Plan:	Site Plan Review No. 2021-202

RELATED PLANS AND POLICIES

All related plans and policies are reprinted in the attachment to this staff report entitled “Related Plans and Policies”.

RELATED PROJECTS

There is no related project associated with the site.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The Visalia Zoning Matrix identifies clinics and Senior Care Facility uses as conditional uses in the C-MU (Commercial Mixed Use) zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses. Staff has concluded that the proposed senior center will not have a negative impact on surrounding uses given the fact that sufficient on-site parking is provided, the sites proximity to the major street and other commercial mixed-use uses within the area.

Parking and Access

This site is accessed through an existing vehicle access point at South Mooney Boulevard and through shared access agreements. The site plan details that there are a total of 62 parking stalls, eight of which are shared with the AT&T store to the south. The clients are non-drivers who will be dropped off at the site as detailed in the operational statement (Exhibit “E”). Further, vehicles that are parked on site are those of the on-site employees. Municipal Code Section 17.34.020.B.1 prescribes clinics at one parking spaces for reach two hundred (200) square feet building area or four parking spaces for each doctor, whichever is greater.

During the Site Plan Review process, staff identified concerns with the proposed use meeting the parking requirements and required the applicant to provide a supplemental parking analysis / study justifying the proposed 62-stalls for the use. The applicant provided a parking demand analysis (Exhibit “F”) which was produced by Transportation Engineers at KD Anderson & Associates, Inc. The study analyzes the parking demand in relation to the parking stalls provided at this location and how the operator functions consistent with their operational statement and operations at other facilities. The study determined that based on the actual use with patients being transported to and from the site via the shuttle service, and number of employees onsite, the required parking demand is only 40 parking stalls. The site is developed with 62 stalls which is adequately parked for the approximate 40 employees working on-site.

On-site Improvements

The applicant is proposing minor changes to the exterior facade of the building frontage along Mooney Boulevard (as shown in Exhibit “C” Elevations). The parking field onsite will be restriped to achieve the layout shown in the site plan (Exhibit “A”) and will provide two participant drop-off stalls, three ADA compliant stalls and path of travel to the new main entry at the rear of the building where the current Goodwill store operates its donation drop-off.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-29).

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 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. 2022-29).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-202.
2. The use shall be operated in substantial compliance with the site plan, floor plan, and operational statement in Exhibits “A”, “B”, and “E”.
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That any project signage shall be obtained under a separate permit.
5. That all applicable federal, state and city laws, 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 N. Santa Fe Street Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2022-39
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Preliminary Landscaping Plan
- Exhibit "E" – Operational Statement / Project Description
- Exhibit "F" – Parking Study
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies
Conditional Use Permits
(Section 17.38)

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. 2022-11

PROJECT TITLE

The project is located on the east side of South Mooney Boulevard, approximately 200-feet north of West Beech Avenue. (Address: 2240 South Mooney Boulevard) (APNs: 122-030-020).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Market Street Development LLC. to allow for a senior care facility within an existing building measuring 17,269 square feet, on a parcel zoned C-MU (Mixed Use Commercial).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Katy Schardt, Compass Commercial Group & Market Street Development LLC, 8850 Auburn-Folsom Blvd. Ste. G, Granite Bay, CA 95746

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Katy Schardt, Compass Commercial Group & Market Street Development LLC, 8850 Auburn-Folsom Blvd. Ste. G, Granite Bay, CA 95746

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:

A request to establish a new senior care facility in an existing commercial space with minor alterations to the building facade and no proposed frontage improvements. The site is served by all public utilities.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

August 17, 2022

DATE

**Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2022-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-11, A REQUEST BY MARKET STREET DEVELOPMENT LLC., TO ALLOW FOR A SENIOR CARE FACILITY WITHIN AN EXISTING BUILDING MEASURING 17,269 SQUARE FEET, ON A PARCEL ZONED C-MU (COMMERCIAL MIXED USE). THE PROJECT IS LOCATED ON THE EAST SIDE OF SOUTH MOONEY BOULEVARD, APPROXIMATELY 200-FEET NORTH OF WEST BEECH AVENUE. (ADDRESS: 2240 SOUTH MOONEY BOULEVARD)
(APN: 122-030-020).

WHEREAS, Conditional Use Permit No. 2022-11, is a request by Market Street Development LLC., to allow for a senior care facility within an existing building measuring 17,269 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the east side of South Mooney Boulevard, approximately 200-feet north of West Beech Avenue. (Address: 2240 South Mooney Boulevard) (APN: 122-030-020); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 22, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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 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. 2022-29).

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 project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2021-202.
2. The use shall be operated in substantial compliance with the site plan, floor plan, and operational statement in Exhibits "A", "B", and "E".
3. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the parking demand exceeds the parking required for the land use, may require evaluation by the Site Plan Review committee and/or an amendment to this Conditional Use Permit.
4. That any project signage shall be obtained under a separate permit.
5. That all applicable federal, state and city laws, codes and ordinances be met.

PROJECT DESCRIPTION
Conditional Use Permit (CUP) Application 21-202
Senior Center
2240 S Mooney Blvd
Visalia, CA 93291

Introduction

The proposed senior daily care facility will provide a multitude of social services and auxiliary medical services to seniors in the Visalia community. The existing 17,269 square foot building currently used as a Goodwill store will be remodeled to accommodate the proposed use. The proposed senior care project has undergone Site Plan Review and received its SPR permit on 1/12/22. This application is for the Conditional Use Permit required for clinics and senior care facilities in the C-MU zone.

Program Overview - PACE

The new project will bring a modern PACE (*Program of All-Inclusive Care for the Elderly*) facility and its associated services to Visalia. PACE individually coordinates the care of each participant enrolled in the program based on his or her needs as directed by an interdisciplinary team of health care professionals. The goal of this innovative program is to improve the quality of life for seniors ages 55 and above and to help them live independently in their home and community as their health and age advance. The company that will be operating the PACE facility was founded by mission-driven physicians with a commitment to serve the communities' most vulnerable seniors with greater quality care and compassion. The leadership team combines decades of experience in leading and managing PACE organizations and groundbreaking healthcare companies. Every member of the team has expertise in senior care and a passion for helping seniors reach their full potential.

PACE is a national program sponsored by the federal government through Medicare to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Members must be 55 years or older, be eligible for nursing home level care based on the State of California criteria, be eligible for Medicaid or Medicare (or be willing to use private insurance or pay privately) and be able to live safely in the community with PACE services.

Services Provided

The PACE model of care is built around an interdisciplinary team (IDT) which includes a primary care physician, nurse, social worker, physical therapist, occupational therapist, recreational therapist, dietician, center director, transportation coordinator, personal care worker and home care coordinator. Each participant is comprehensively assessed upon entry into the program, then twice a year thereafter, by the IDT. Based on the team's assessments, the senior's needs and problems are identified and integrated into an

individual care plan. Enrollment in the PACE program is voluntary. A senior will stay enrolled as long as he or she wants to be regardless of changes in health status.

Once enrolled as a participant, the PACE provider coordinates all Medicare, Medical and other payments to the participant's care and service providers. Even though the program's services are available 24/7, 365 days a year, the facility operates Monday through Friday from 8:00 a.m. to 5:00 p.m. as a daily care center. PACE services are delivered in participant's homes, in the community and at the PACE facility in order to help the senior live independently in his/her home and community.

On-Site PACE Services Provided

The color-coded floor plan provided with the SPR application illustrates the primary services provided on-site at the PACE facility and the ancillary operational uses within the facility. The total number of employees at the Visalia facility will be 80. The maximum number of employees on-site at any given time will be 40. The 40 employees will be working within the various areas identified on the color-coded floor plan.

Clinic: (green color code in two areas of the floor plan)

The on-site medical benefits include:

- Physician Care
- Nursing
- Dentistry

Rehab Gym (Therapy/Exercise): (light blue color code)

On-site therapeutic care benefits include:

- Rehabilitation Therapies
 - Physical Therapy
 - Occupational Therapy
 - Speech Therapy

Not all specialties of therapy and rehab are provided each day. Therapists are available as needed according to the schedules prepared for the seniors attending the center that day.

Special Memory Care: (turquoise blue color code)

The memory care services are provided to patients who need this specialized care.

The care is provided as needed based on the seniors scheduled at the center each day.

Administration: (yellow color code in three areas of the floor plan)

- Operational/administrative work/medical records (Managers, Administrative staff, etc)
- Transportation – the team responsible for all transportation logistics
 - All rides to and from the Center
 - Rides to and from doctor's appointments or other partner services

Personal Care: (purple color code)

- Hair care

- Nail care

Great Room: (light purple color code)

- Engagement Programs
 - Socializing with others
 - Music, cultural events and games
 - Group exercise activities

Dining/Day Room: (coral color code)

- Meals on center days
- Nutritional counseling
- Serving Kitchen (NO COOKING IS DONE ON-SITE; REHEATING ONLY)
- Social Services
 - Connections to community resources
 - Benefits support
 - Counseling and psychological services
 - Guidance and support for participants and caregivers

Building Support: (grey color code in two areas of the floor plan)

- Administrative/operational support for the facility and the operations

Staff Support: (red color code)

- Staff lounge/break room, lockers, restrooms and other amenities

Consult: (darker red color code)

- Private room for consultations with the participant and/or family

Off-Site and In-Home PACE Services Provided

Off-site medical services are coordinated by the healthcare provider and may include:

- Optometry
- Audiology
- Medical Specialties (cardiology, pulmonology, nephrology, oncology, etc.)
- Labs, x-ray
- Dialysis
- Hospital Care
- Emergency and Urgent Care
- Short term and Long-term Rehab Care

In-Home PACE Services Provided

- Skilled Nursing Care
- Personal Care
- Chore services

Employees

The project will employ 80 full and part time employees. Because of the combination of facility-based and home-based care, as well as care provided within the community, only half, or approximately 40, of the team members are on site at any given time. The 40 **On-site** employee count is described in previous sections of this Letter.

The approximate 40 employees who work **Off-Site** go to work in participants' homes; or they work remotely in their own home; or they work in the community. For example, the drivers spend the majority of their time behind the wheel of the vans transporting the seniors to and from their homes, the center and their appointments.

The following employees are part of the 40 Off-Site team members:

- **Drivers** - Majority time spent off-site transporting participants
- **Home Care Aides** - Majority of time spent in participant homes
- **Outreach Specialists** - Majority of time spent in the community
- **Marketing team** - Majority of time spent in the community
- **Network team** - Primarily remote work
- **Finance team** - Primarily remote work
- **HR team** - primarily remote work
- **Interdisciplinary Team** - Some time spent on site, some time spent working remotely; and some time spent in participant home

Building Remodel

The project will include the remodel of an approximate 17,269 square foot single-story building that is currently occupied by Goodwill. The existing interior improvements will be demolished to allow for construction customized to the Senior Center use. The modifications to the existing space will include, but not be limited to, changes of the interior walls, ceilings and floors to create the interdisciplinary care required of the center.

The interior remodel is a functional plan with a central Great Room leading to different activity spaces such as the dining room, rehab/exercise and clinic spaces.

Other components including mechanical, plumbing and electrical systems will be modified to meet current code and meet the requirements of the Senior Center use as well. Some exterior improvements will be updated such as landscaping, exterior facade changes and roofing to support the new mechanical equipment. The building will be sprinklered as part of the remodel.

The existing site improvements will be modified to support the Senior Center use. For example, the parking lot stalls will be re-striped to accommodate the drop-off and pick-up zone for the Seniors who are brought to the center each day. The exterior building

elevations will similarly be modified to support the Senior Center use. A new outdoor patio is proposed adjacent to the facility's Day Care Room.

The parking on the site accommodates 62 cars including the three handicapped accessible stalls and the two participant loading/unloading stalls. The program participants are dropped-off and picked-up at the loading/unloading stalls near the main building entry. The 62 parking stall count includes eight (8) regular stalls located on the adjacent property. A 30' easement exists (15' on each property) at the property line that allows for common ingress/egress to S. Mooney Blvd. and shared parking. George Ouzounian is the owner of both parcels.

The seniors who participate in the PACE program are provided transportation to and from the center via vans operated by the senior center. Rides are also provided for off-site services/appointments. Participants do not drive themselves – ***transportation is provided for every participant -- to the senior center and to any necessary appointments outside the center.*** Cars that are parked on site are those of the team members/employees. Many of the team members also carpool or use public transportation.

There is no Senior Daily Care use identified in chapter 17.34 of the City of Visalia Municipal Code. For that reason, required parking has been calculated using a combination of Major Medical (one parking space for each 250 square feet of building area) for the clinic/medical/day care uses; and Office (one parking space for each 250 square feet of building area) for the remaining office and support areas. The Office category seems to be a reasonable use for calculation of the remaining space since many of the components of the center are administrative and support uses. Using this criteria, the required parking stalls are 69. However, based on the actual use and number of employees onsite, the parking demand is only 40 stalls. With 62 stalls provided, the site is more than adequately parked for the approximate 40 employees working on-site. As stated previously, program participants are delivered to the facility and require no parking stalls. In the event a family member brings a participant to the center instead of using the van, the site provides an overage of stalls for these rare events. A parking analysis conducted by KDAAnderson & Associates is provided with this CUP application.

Van Transportation

As stated previously, participants in the program are brought to the center in vans operated by the operator of the facility. The site has two Participant Loading/Unloading stalls near the main entry for drop-off and pick-up of the seniors. On any given weekday, there are two four-hour sessions for the seniors: a morning session from approximately 8:30am to 12:30pm and an afternoon session from approximately 1:00pm to 5:00pm. The vans are scheduled to arrive in 10-15-minute increments to ensure that the van driver can pull immediately into a stall for drop-off. Based on an average capacity of nine seniors per van, the unloading will take approximately 10-15 minutes. This takes into

account a maximum of two participants in wheelchairs who will need more time to move from the van to the main entry.

This information is obtained from the operator's Transportation Department that exclusively handles all transportation logistics. This team of employees operates similar to air traffic controllers managing all scheduling for van pickups, drop-offs and arrival time at the center. The Transportation Department works in real-time with the drivers to ensure that as vans arrive, there is a dedicated unloading stall available for drop-off. For example, the Transportation Department can ask a driver to slow down and arrive five minutes later than scheduled.

At full capacity, the center is expected to take in approximately 100 participants in the morning session and approximately 100 participants in the afternoon session resulting in 10-11 vans arriving in a managed sequence between 8:00am and 9:00am; between 12:00pm and 1:15pm; and 4:30pm to 5:30pm.

Vans are in use 90% of the time (i.e. the vans do not park in the parking lot at the center after drop-off or pickup except for short breaks). In addition to delivering the participants to the center, the vans are used to take participants to appointments off-site. Some vans do not come to the center at all; they are picking up seniors at their homes and taking them to specialty appointments not located at the center.

The two Loading/Unloading stalls are ADA compliant regarding required stall measurements (i.e. they are oversized loading stalls). This is in addition to the three ADA stalls provided for general use.

Because of the expert scheduling by the Transportation Department, queuing onto S. Mooney Blvd is avoided. The two Participant Loading/Unloading stalls are located close to the main entry to minimize the path of travel for each participant and to keep the loading/unloading away from the S. Mooney Blvd driveway entrance.

Thank you for your review of this CUP application for a new PACE Senior Center in Visalia. We look forward to working with you to bring this project to your city.

January 26, 2022

Mr. Charles Smyth
MARKET STREET DEVELOPMENT, LLC
5930 Granite Lake Drive, Suite 110
Granite Bay, CA 95746

RE: PARKING DEMAND ANALYSIS FOR MSD SR. CARE FACILITY, VISALIA, CA

Dear Mr. Smyth:

Thank you for contacting our firm regarding the characteristics of the Market Street Development (MSD) Senior Care Facility at 2240 S. Mooney Blvd in Visalia, CA. As we have discussed, the City of Visalia has requested information regarding the probable parking characteristics of this type of project. The materials which follow present our estimates of the project's parking demands based on the results of a trip generation/parking analysis conducted at an operating MSD Sr. Care Facility in Stockton, CA. The report addressing that facility is attached and provides specific information that can be used to forecast the peak parking demand at this type of use.

Background Information

Our investigations of Senior Care Facility parking demand is presented in our letter to MSD dated July 14, 2021.

Survey Location. To assess the parking demand characteristic of any business it is necessary to isolate its travel and parking from that associated with neighboring businesses. While facilities already exist in California only "free-standing" facilities with isolated vehicular access and an on-site parking supply can be readily monitored.

New parking utilization information was collected at one Senior Care location in June / July 2021.

- 582 E. Harding Way, Stockton, CA

Characteristics. MSD Sr. Care Facilities offer a wide range of care options for seniors ranging from primary care, dentistry, vision, podiatry, physical therapy, speech therapy, rehabilitative therapy and educational services. Not all services are offered each day. For example, medical staff may be on site MWF but not T,TH when the DDS office may instead be open. Operating hours are from 8:00 a.m. to 5:00 p.m. MSD Sr. Care Facility transports seniors from their homes to their MSD Sr. Care Facility center and to approved offsite medical appointments.

Employees. Given the nature of MSD Sr. Care Facility, a combination of both center based and home-based care, about 50% of their team members will be on site at any given time. Team members include:

- Drivers - Majority time spent off-site transporting participants
- Home Care Aides - Majority of time spent in participant homes

- Outreach Specialists - Majority of time spent in the community
- Marketing Team - Majority of time spent in the community
- Interdisciplinary Team - Mixed time on site, remote work and time spent in participant home
- Network Team - Primarily remote work
- Finance Team - Primarily remote work
- HR Team - Primarily remote work

Visalia Building Size. MSD's Senior Care Facilities typically range in building size from 15,000 to 20,000 sf. The Visalia facility is 17,269 sf.

Visalia Employment. The Visalia facility is to have a total employment of 80 persons.

Visalia Parking Spaces. The site plan indicates that 60 parking spaces will be provided.

Parking Demands / Rates / Estimate

Senior Care Facility Parking Results. For our July 14, 2021 report we observed the maximum parking demand hourly at the Stockton MSD Sr. Care Facility over two days. The maximum parking accumulation at any one time was identified as 60 parked vehicles.

From the standpoint of parking generation, it is possible to calculate the maximum parking demand rate per building sf or per employee for the purpose of applying this data to other sites. As indicated in our report, the maximum observed parking demand rates were 3.39 occupied spaces per ksf and 0.55 occupied spaces per total payroll employee.

Results for Visalia. As noted in Table 1, the maximum parking demand for the MSD's Visalia facility may range from 44 to 59 spaces, depending on the choice of parking demand parameter. While the Visalia building is similar in size to the Stockton facility, because the anticipated Visalia employment is much less, it is our opinion that the parking demand estimate based on employment (i.e., 44 spaces) is a more likely outcome for this facility than the projection based on building size (i.e., 59 spaces). In either case, the 60 spaces provided exceed the projected demand and are adequate for this use

TABLE 1 MSD SENIOR FACILITY PARKING DEMANDS / PARKING GENERATION RATES				
Time	Parked Vehicles		Parking Demand Rate	
	6/15/2021	7/8/2021		
7:00 a.m.	12	22	Maximum Spaces Occupied	60
8:00 a.m.	32	36		
9:00 a.m.	56	57		
10:00 a.m.	53	60		
11:00 a.m.	55	58	Building ksf	17.7
12 noon	56	60	Maximum Demand per ksf	3.39 spaces per ksf
1:00 p.m.	57	53	Visalia 17.3 ksf	59 spaces
2:00 p.m.	58	60	Total Employees	110
3:00 p.m.	58	53	Maximum Demand per employee	0.55 spaces per employee
4:00 p.m.	55	53	Visalia 80 employees	44 spaces
5:00 p.m.	19	23		
6:00 p.m.	9	12		

Thank you for this opportunity to provide you with our services. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
 President

Attachment: Parking Demand and Trip Generation Analysis for MSD Sr. Care Facilities in California, KDA, July 14, 2021

July 14, 2021

Mr. Charles Smyth
MARKET STREET DEVELOPMENT, LLC
5930 Granite Lake Drive, Suite 110
Granite Bay, CA 95746

RE: PARKING DEMAND AND TRIP GENERATION ANALYSIS FOR MSD SR. CARE FACILITIES IN CALIFORNIA

Dear Mr. Smyth:

Thank you for contacting our firm regarding your questions about the characteristics of the MSD Sr. Care Facility. As we have discussed, you have requested information regarding the probable trip generation and parking characteristics of these types of projects. The materials which follow outline the results of a trip generation/parking analysis conducted at an operating MSD Sr. Care Facility which provides specific information that can be used to forecast the trip generation associated with new clinics as well as peak parking demand.

Background Information

Survey Locations. To assess the trip generation and parking demand characteristic of any business it is necessary to isolate its travel and parking from that associated with neighboring businesses. While your clients exist in California only “free-standing” facilities with isolated vehicular access and an on-site parking supply can be readily monitored.

New trip generation and parking information was collected at one location in June / July 2021.

- 582 E. Harding Way, Stockton, CA

Characteristics. MSD Sr. Care Facilities offer a wide range of care options for seniors ranging from primary care, dentistry, vision, podiatry, physical therapy, speech therapy, rehabilitative therapy and educational services. Not all services are offered each day. For example, medical staff may be on site MWF but not T TH when the DDS office may be open. Operating hours are from 8:00 a.m. to 5:00 p.m. MSD Sr. Care Facility transports seniors from their homes to their MSD Sr. Care Facility center and to approved offsite medical appointments.

Employees. Given the nature of MSD Sr. Care Facility, a combination of both center based and home-based care, about 30% of their team members will be on site at any given time. The 150 team members include:

- Drivers - Majority time spent off-site transporting participants
- Home Care Aides - Majority of time spent in participant homes
- Outreach Specialists - Majority of time spent in the community
- Marketing Team - Majority of time spent in the community

- Interdisciplinary Team - Mixed time on site, remote work and time spent in participant home
- Network Team - Primarily remote work
- Finance Team - Primarily remote work
- HR Team - Primarily remote work

Building Size. MSD Sr. Care Facilities typically range from 15,000 to 20,000 sf.

Trip Generation

Clinic Trip Generation. We observed the number of trips entering and exiting the designated parking facilities at the Stockton facility over three days from 7:00 a.m. to 9:00 a.m. and for four days from 4:00 p.m. to 6:00 p.m.

Table 1 identifies the peak hour trips observed as well as resulting generation rates per ksf and per employee. As noted, this use averaged 53 trips (80% inbound and 20% outbound) in the a.m. peak hour and 54 trips (20% inbound and 80% outbound) in the p.m. peak hour.

Trip Generation Rates. Trip generation rates per ksf and per employee were calculated based on the observed peak hour trip generation. As shown, on a building ksf basis this use generated 2.99 and 3.05 trips per ksf in the a.m. and p.m. peak hour, respectively. Based on the total reported employment, this use generated 0.49 trips per employee in the a.m. peak hour and 0.49 trips per employee in the p.m. peak hour.

Parking Demands / Rates

Clinic Parking Results. We observed the maximum parking demand hourly at the Stockton MSD Sr. Care Facility over two days, and the results are noted in Table 3. As noted, the maximum parking accumulation was identified as 60 parked vehicles.

From the standpoint of parking generation, it is possible to calculate the maximum parking demand rate per building sf or per employee for the purpose of applying this data to other sites. As indicated, the maximum observed parking demand rates were 3.39 occupied spaces per ksf and 0.55 occupied spaces per payroll employee.

**TABLE 1
 AM PEAK HOUR TRIP GENERATION RATE**

Parameter	AM Peak Hour											
Date	6/15/2021			6/16/2021			7/8/2021			Average		
Time	7:45-8:45			7:45-8:45			7:30-8:30					
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Trips	43	9	52	42	12	54	42	10	52	80%	20%	53
Building Ksf												17.7
AM Peak Hour Trip Generation Rate per ksf										80%	20%	2.99
Total Employment												110
AM Peak Hour Trip Generation Rate per Employee										80%	20%	0.48

**TABLE 2
 PM PEAK HOUR TRIP GENERATION RATE**

Parameter	PM Peak Hour														
Date	6/14/2021			6/15/2021			6/16/2021			7/8/2021			Average		
Time	4:00-5:00			4:00-5:00			4:00-5:00			4:00-5:00					
	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total	Inbound	Outbound	Total
Trips	11	39	50	15	51	66	7	45	52	9	38	47	20%	80%	54
Building Ksf															17.7
PM Peak Hour Trip Generation Rate per ksf												20%	80%	3.05	
Total Employment															110
PM Peak Hour Trip Generation Rate per Employee												20%	80%	0.49	

KDA

TABLE 3 PARKING DEMANDS / PARKING GENERATION RATES			
Time	Parked Vehicles		Parking Demand Rate
	6/15/2021	7/8/2021	
7:00 a.m.	12	22	Maximum Spaces Occupied
8:00 a.m.	32	36	
9:00 a.m.	56	57	
10:00 a.m.	53	60	Building ksf
11:00 a.m.	55	58	
12 noon	56	60	Maximum Demand per ksf
1:00 p.m.	57	53	
2:00 p.m.	58	60	Total Employees
3:00 p.m.	58	53	
4:00 p.m.	55	53	Maximum Demand per employee
5:00 p.m.	19	23	
6:00 p.m.	9	12	

Thank you for this opportunity to provide you with our services. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
 President



February 9, 2022

Site Plan Review No. 21-202:

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **January 12, 2022**. 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".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE January 12, 2022
SITE PLAN NO. 2021-202
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: January 12, 2022

SITE PLAN NO: 2021-202 - B
PROJECT: Senior Center
DESCRIPTION: Re-use of 17,228 SF building for a senior center providing medical and social services
APPLICANT: CHARLES SMYTH
PROP. OWNER: OUZOUNIAN INVESTMENTS I
LOCATION: 2240 S. MOONEY BLVD.
APN: 122-030-020
GENERAL PLAN: Mixed Use Commercial
ZONING: C-MU

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Operational statement
- Parking Study
- Building Permit

PROJECT SPECIFIC INFORMATION: January 12, 2022

1. VMC Table 17.25.030, Lines M 55 & M56 list Clinics and Senior Care Facilities as a conditionally permitted use in the C-MU Zone.
2. The applicant shall obtain a Conditional Use Permit to conduct the use.
3. A detailed site plan, floor plan, building elevations, a landscaping plan, and a detailed operational statement shall be provided with the Conditional Use Permit submittal. Note that the operational statement shall provide information on all uses on the site and provide detail justifying parking.
4. Staff have concern for when a participant drive themselves, how would that affect parking on site?
 - a. The applicant is requested to provide a parking study by an approved consultant, which should denote the clinic's service area (city/ county/ beyond).
5. The applicant is requested to provide a copy of the preliminary title report showing cross access agreement and shared parking as described on the submittal.
6. Signage shall require a separate Building Permit submittal.
7. Obtain building permits.
8. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: November 10, 2021

9. VMC Table 17.25.030, Lines M 55 & M56 list Clinics and Senior Care Facilities as a conditionally permitted use in the C-MU Zone.
10. The applicant shall obtain a Conditional Use Permit to conduct the use.
11. A detailed site plan, floor plan, building elevations, a landscaping plan, and a detailed operational statement shall be provided with the Conditional Use Permit submittal. Note that the operational statement shall provide information on all uses on the site and provide detail justifying parking.
12. Signage shall require a separate Building Permit submittal.
13. Obtain building permits.
14. Meet all other codes and ordinances.

Note:

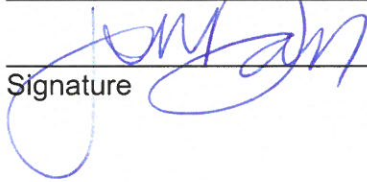
1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.

Sections of the Municipal Code to review:

- 17.19 Mixed Use Zones
- 17.32.080 Maintenance of landscaped areas.
- 17.34 Off-street parking and loading facilities
- 17.36 Fences Walls and Hedges

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**

<input type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>	Ather Razaq	713-4268
<input type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Jaklin Rowley	713-4369
<input checked="" type="checkbox"/>	Luqman Ragabi	713-4362

ITEM NO: 1 DATE: <u>JANUARY 12, 2022</u>	
SITE PLAN NO.:	21-202 Resub
PROJECT TITLE:	SENIOR CENTER
DESCRIPTION:	RE-USE OF 17,228 SF BUILDING FOR A SENIOR CENTER PROVIDING MEDICAL AND SOCIAL SERVICES
APPLICANT:	CHARLES SMYTH
PROP OWNER:	McAULIFF CENTER LP
LOCATION:	2240 S MOONEY BLVD
APN:	122-030-020

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **AS NECESSARY WITH SITE IMPROVEMENTS**
- Drive approach size: Use radius return;
- Sidewalk: width; parkway width at **PROVIDE PEDESTRIAN ACCESSIBILITY ONSITE & CONNECTIVITY TO PUBLIC SIDEWALK**
- 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 NEEDED WITHIN 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; **MOONEY BLVD**
- 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. **PARKING LOT IMPROVEMENTS TO UTILIZE EXISTING STORM INFRASTRUCTURE**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

- 1. The proposed senior care facility will incur additional impact fees. Refer to page 3 for applicable fees, due at time of permit issuance.**
- 2. Proposed Landscape area at the Northeast of the parking lot might conflict with any existing reciprocal access agreement. provide title report verifying proposed development will not conflict with existing rights.**
- 3. Comply with City parking lot and accessibility standards. As shown the angled Accessible stalls and Aisles do not meet standards. Refer to City standard PK-4 for Accessible parking. Access aisles shall extend the full required length of the parking spaces they serve and not encroach into dedicated drive aisle. Redesign required**
- 4. Provide dimensions for drop off zone and demonstrate how this will not conflict with traffic flow. Refer to CBC 11B - 209 for passenger drop-off and loading zones. there may be sufficient room to shift landscape island adjacent to parking stall 36, 37 south to define east /west drive aisle better.**
- 5. Any required backflow or fire apparatus to be installed on private property and not within the public right-of-way.**
- 6. Per CBC 11B-250, circulation paths shall be physically separated from vehicular traffic area. physical separation shall be provided with circulation paths raised 4", however under exception #4 physical separation may be provided with truncated domes in lieu of raised circulation paths.**
- 7. A building permit is required, standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-202**
Date: **01/12/2021**

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: **SENIOR MEDICAL CARE FACILITY**)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	[\$16,772 - (\$15,391CR)] X 0.75 INFILL = \$1,035.75 \$1,035.75/1KSF X 17.27 = \$17,887.40
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Luqman Ragabi

SPR 21202
SENIOR CENTER
22403 MOONEY BLVD.

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. *20% OF PERMIT VALUE SHALL BE USED FOR "PATH OF TRAVEL" ADA UPGRADES.*
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- 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 INGROUND GREASE INTERCEPTOR AT THE EXTERIOR OF THE BUILDING. PROVIDE BIKE RACKS. PROVIDE EXTERIOR EXIT GATE FROM OUTDOOR PATIO. PROVIDE FULL WIDTH ACCESS AISLES FOR EACH ACCESSIBLE STALLS. PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE. LANDSCAPING TO MEET THE MWELO REQUIREMENTS.*

VAL GARCIA 1/12/22



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

Date: 11/11/22
 Item: 1
 Site Plan: 21-202
 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 or 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 interior/exterior lighting, including trash enclosure & overnight parking area of company vehicles.
- Traffic Concerns:

- Surveillance Issues:
Interior/exterior surveillance (video)
- Line of Sight Issues:
Low vegetation / shrubs
- Other Concerns:
Secure, lighted area for company vehicles. Follow health, safety, controlled medication regulations.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 12, 2022

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR21202
PROJECT TITLE: Senior Center
DESCRIPTION: Re-use of 17,228 SF building for a senior center providing medical and social services
APPLICANT: Charles Smyth
OWNER: OUZOUNIAN INVESTMENTS I
APN: 122030020
LOCATION: 2240 S MOONEY BLVD

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:

- What is the traffic circulation to property to the north. How does it connect? Gated?

Leslie Blair

Leslie Blair

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

21202

January 12, 2022

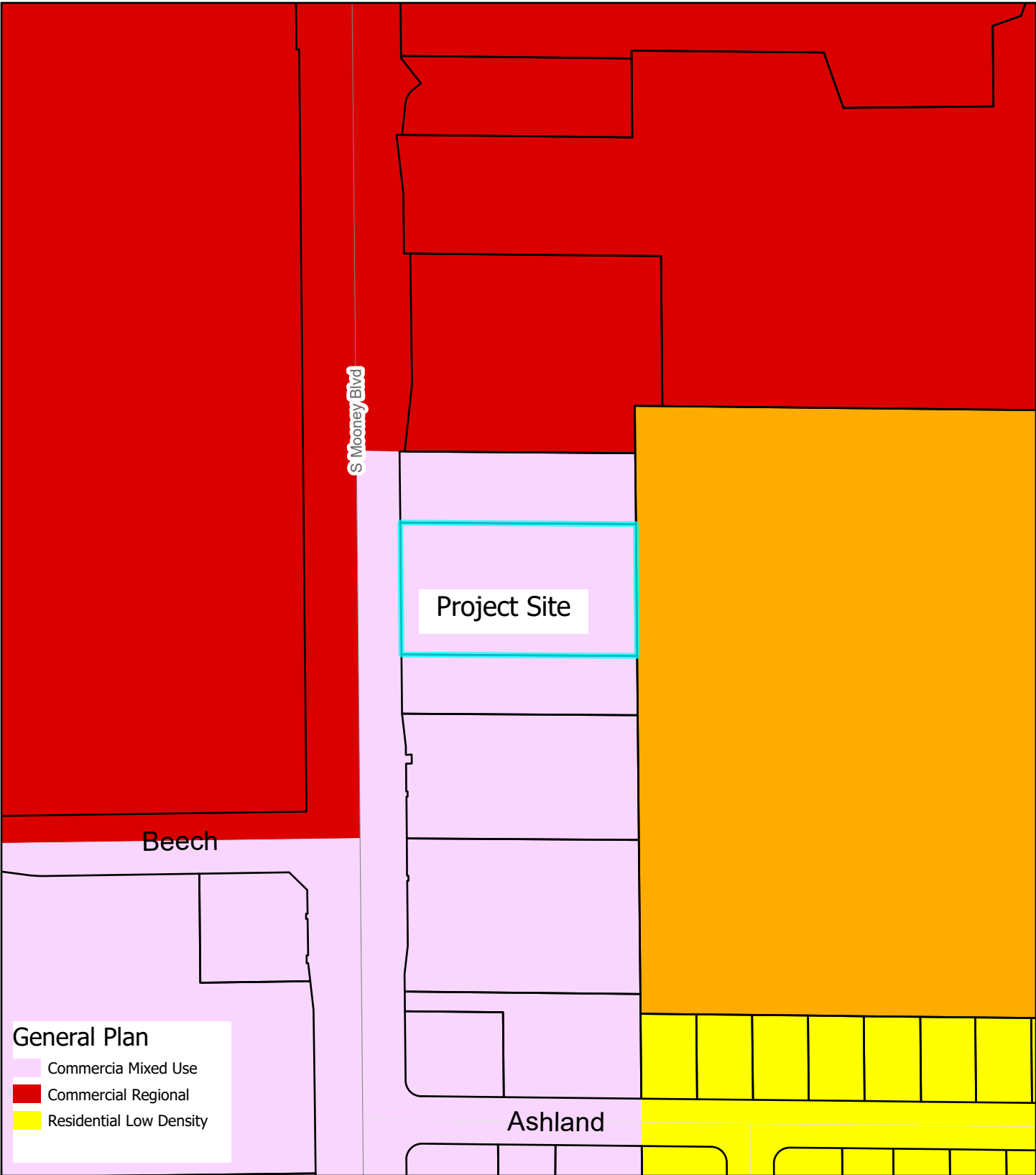
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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 Customer confirmed that services will be shared with the account to the south (AT&T). Customer to increase wall height and consider adding a roof to the existing enclosure to help detour illegal dumping and potential transient issues.

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

Nathan Garza, Solid Waste, 559-713-4532

General Plan

- Commercial Mixed Use
- Commercial Regional
- Residential Low Density



General Plan Land Use Map

2022

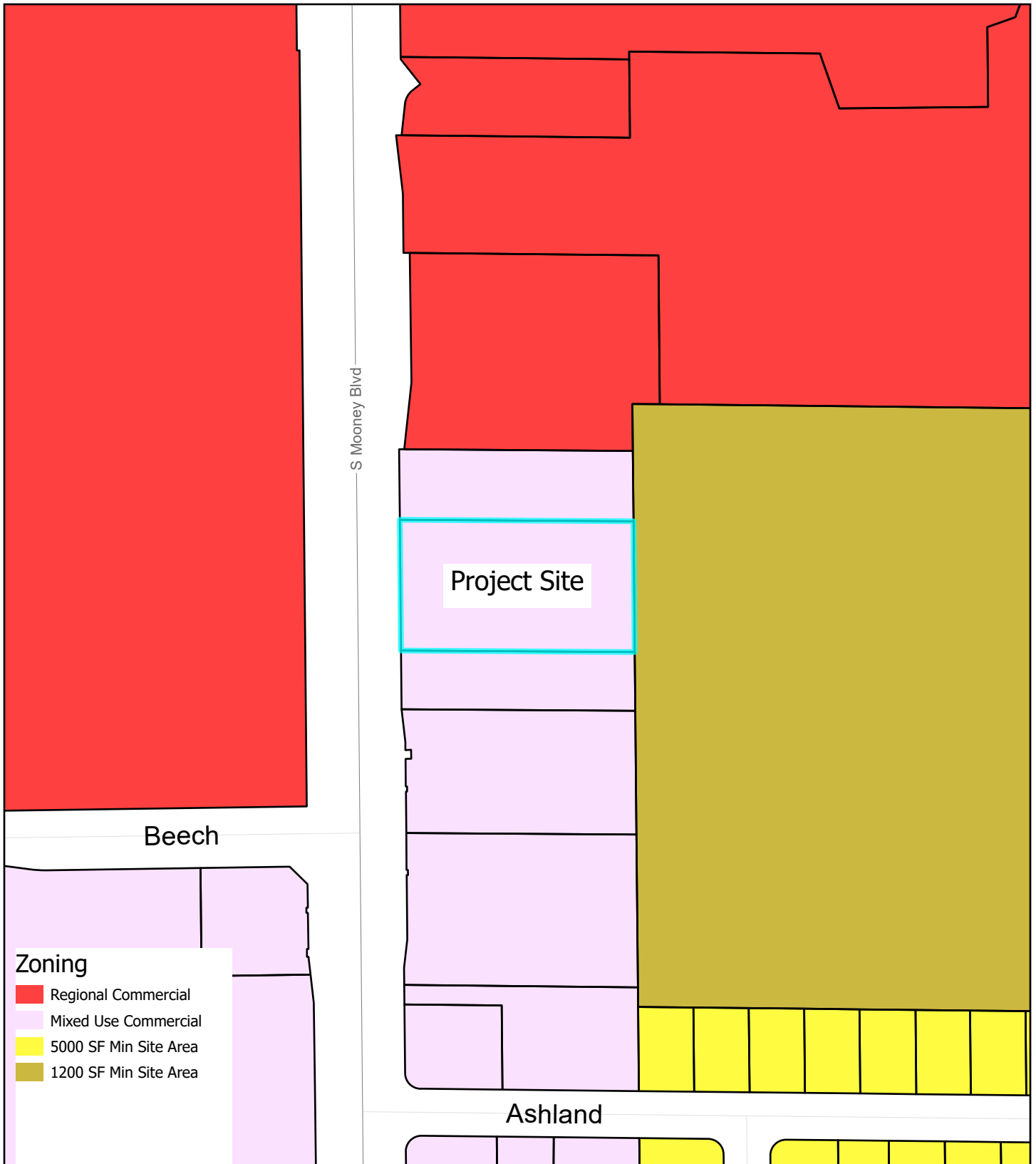
Esri, NASA, NGA, USGS, City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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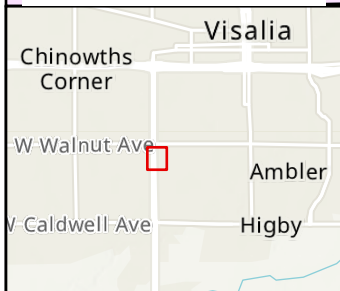
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Feet

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Zoning

- Regional Commercial
- Mixed Use Commercial
- 5000 SF Min Site Area
- 1200 SF Min Site Area

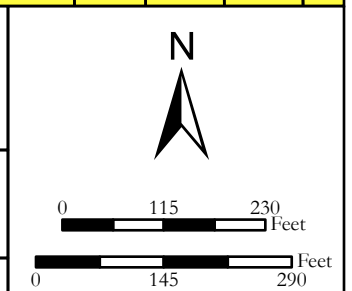


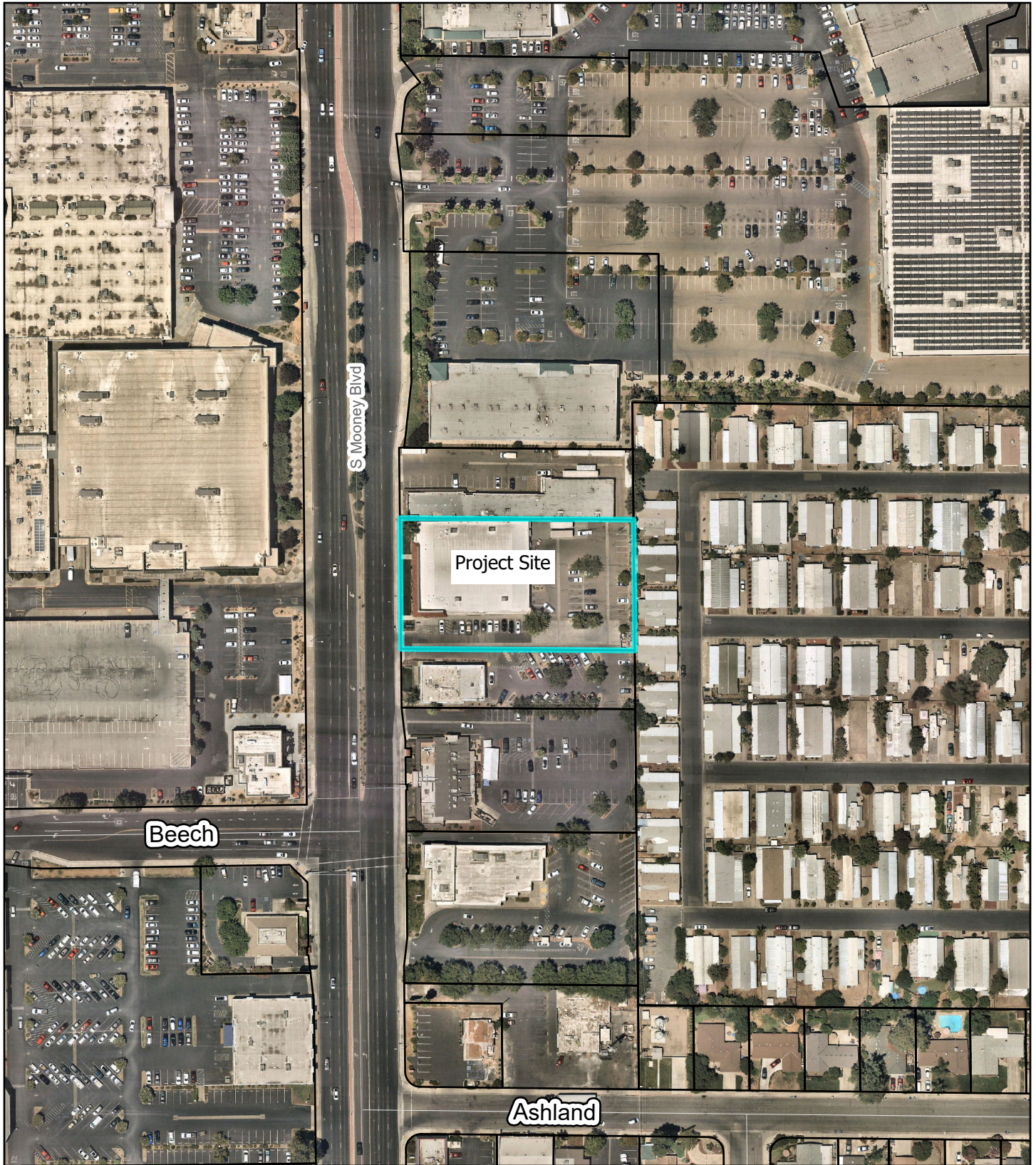
Zoning Map

Esri, NASA, NGA, USGS, City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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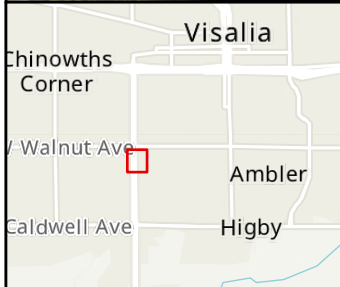


Project Site

S Mooney Blvd

Beech

Ashland



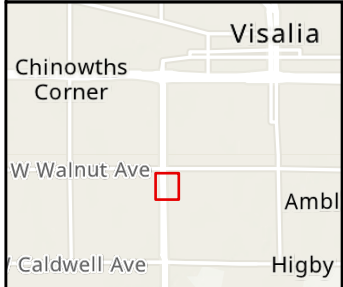
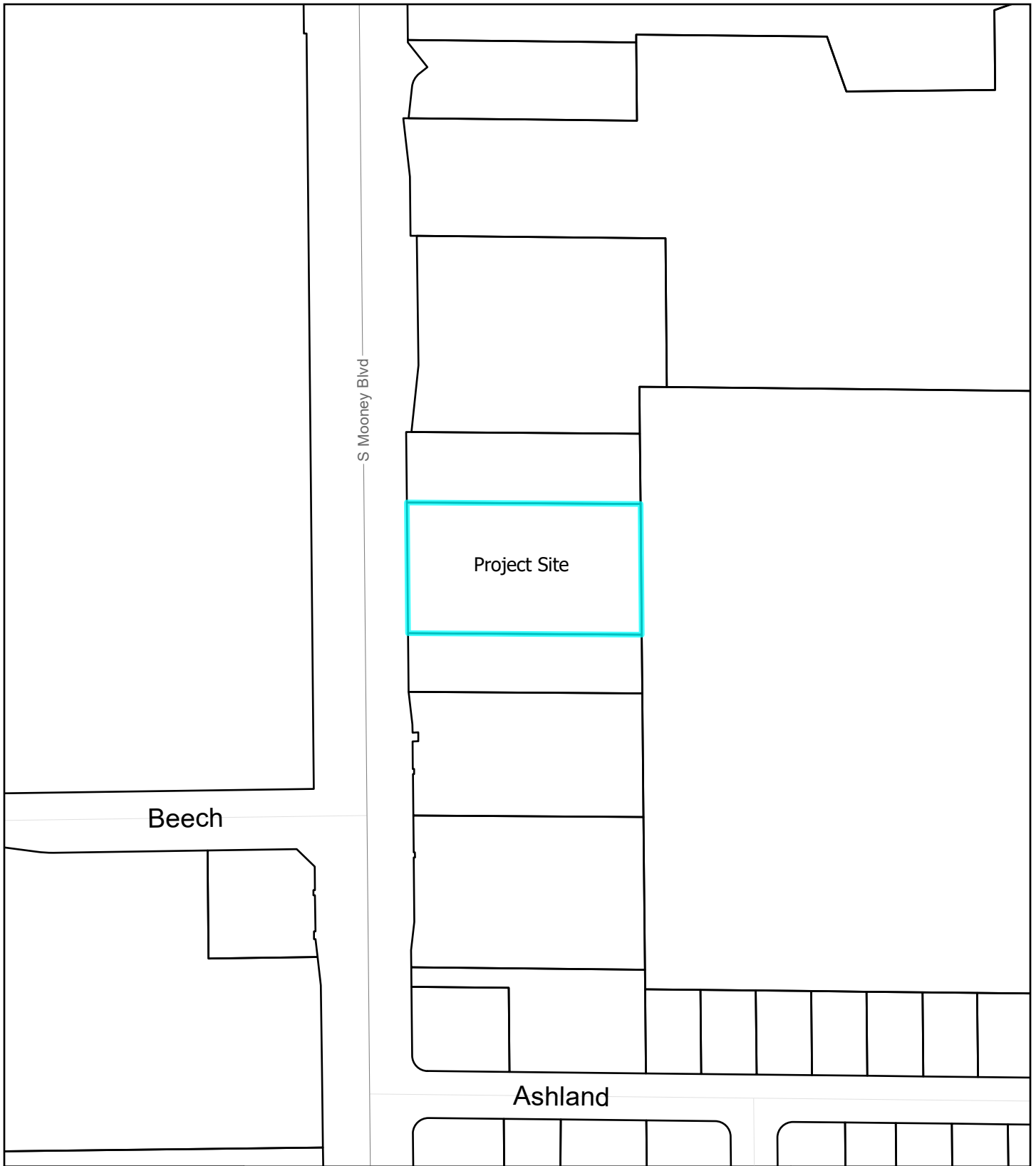
Aerial Map

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2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Vicinity Map

Esri, NASA, NGA, USGS, City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

2022

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