

# 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](http://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, (559) 713-4003  
E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: 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).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-13 based upon the findings and conditions in Resolution No. 2022-26. 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. 2022-13 based on the findings and conditions in Resolution No. 2022-26.

## PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2022-13 is a request by Domingo Viscarra to establish a tattoo studio within an exhibit tenant space of a commercial office building, as depicted in Exhibit "A". The commercial building is home to a variety of commercial uses which include, but are not limited to, a law office, beauty studio, piercing studio, and music recording studio as listed in the Operational Statement (Exhibit "C"). The tattoo studio is proposed to occupy a tenant space which is approximately 265 square feet in size and was formerly unoccupied. The floor plan (see Exhibit "B") in conjunction with the operational statement (see Exhibit "C") detail one (1) chair within the tattoo area and will be operated by the applicant. The primary use of the site will be for tattooing. The Operational Statement (Exhibit "C") further details that the use will only operate Monday through Saturday and by appointment only. No exterior alterations or additions to the existing facility are proposed as a part of the development proposal.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed Use Commercial
Zoning:	C-MU (Mixed Use Commercial)
Surrounding Land Use and Zoning:	North: C-MU (Mixed Use Commercial) / BT's Buns and Torts
	South: R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area per unit) / Residences
	East: R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area per unit) / Residences
	West: C-MU (Mixed Use Commercial) / Tux-N-Tails
Environmental Review:	Categorical Exemption No. 2022-46
Special Districts:	N/A
Site Plan:	Site Plan Review No. 2022-015

## **RELATED PROJECTS**

None.

## **PROJECT EVALUATION**

### **Land Use Compatibility**

The Visalia Municipal Code (VMC) identifies “tattooist” as a conditionally permitted use in the C-MU zone, requiring the approval of a CUP application. The surrounding area is primarily zoned C-MU, containing predominantly mixed commercial uses in a shopping center setting. The use is not expected to significantly affect the neighboring businesses, as the use is unlikely to create excessive noise or traffic and will operate with limited clientele and staff.

The proposed tattoo studio space is within an existing multi-tenant office building which serves as a mixed-use commercial hub for offices along the South Mooney Corridor. The proposed use will be compatible with the existing businesses that occupy surrounding tenant spaces and with the existing uses that surround the building.

### **Parking**

VMC Section 17.34.020.E.9 requires that barber shops/beauty salons and similar facilities provide two parking spaces per workstation. The proposed tattooist studio would be assessed a parking requirement of two (2) parking stalls. The need to comply with parking requirements can be easily accommodated as an aerial count and the site plan show that there are 35 available parking stalls across the site. Staff concludes that the manner of operation of the studio should not have a detrimental impact to the available parking on site.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-46). The exemption is appropriate as the project is a part of an existing facility involving only minimal interior alterations to the tenant space.

## **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(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-46).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. The site shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-015.
2. The use shall be operated in substantial compliance with the floor plan shown in Exhibits "B".
3. The use shall comply with the operational statement in Exhibit "C".
4. That substantial changes to the floor plan or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
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 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 & Policies
- Resolution No. 2022-26
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2022-46
- Site Plan Review No. 2022-015 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## **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)

RESOLUTION NO. 2022-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 WEST PRINCETON AVENUE (APN: 096-301-022).

**WHEREAS**, Conditional Use Permit No. 2022-13, is 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 West Princeton Avenue (APN: 096-301-022); 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 No. 2022-13, 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 Categorical Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301(a).

**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:

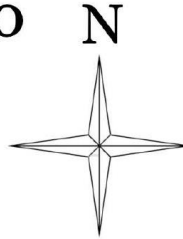
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, 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(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-46).

**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. The site shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-015.
2. The use shall be operated in substantial compliance with the floor plan shown in Exhibits "B".
3. The use shall comply with the operational statement in Exhibit "C".
4. That substantial changes to the floor plan or operational statement may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
5. That all applicable federal, state and city laws, codes and ordinances be met.

EXHIBIT "A"

# Dark Sunday Tattoo Studio



Parking lot  
Front parking: 17 stalls  
Back parking: 18 stalls  
35 total stalls.  
1 handicap in front  
parking  
1 handicap in the back  
parking

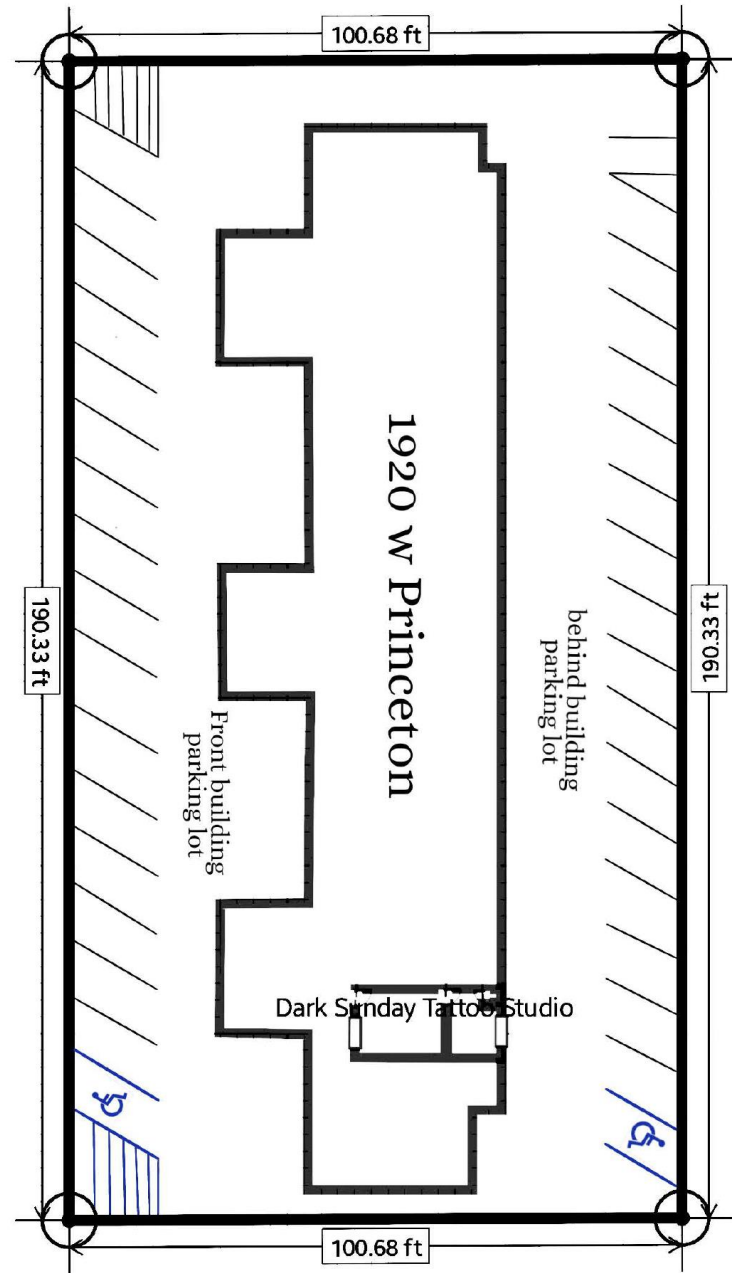
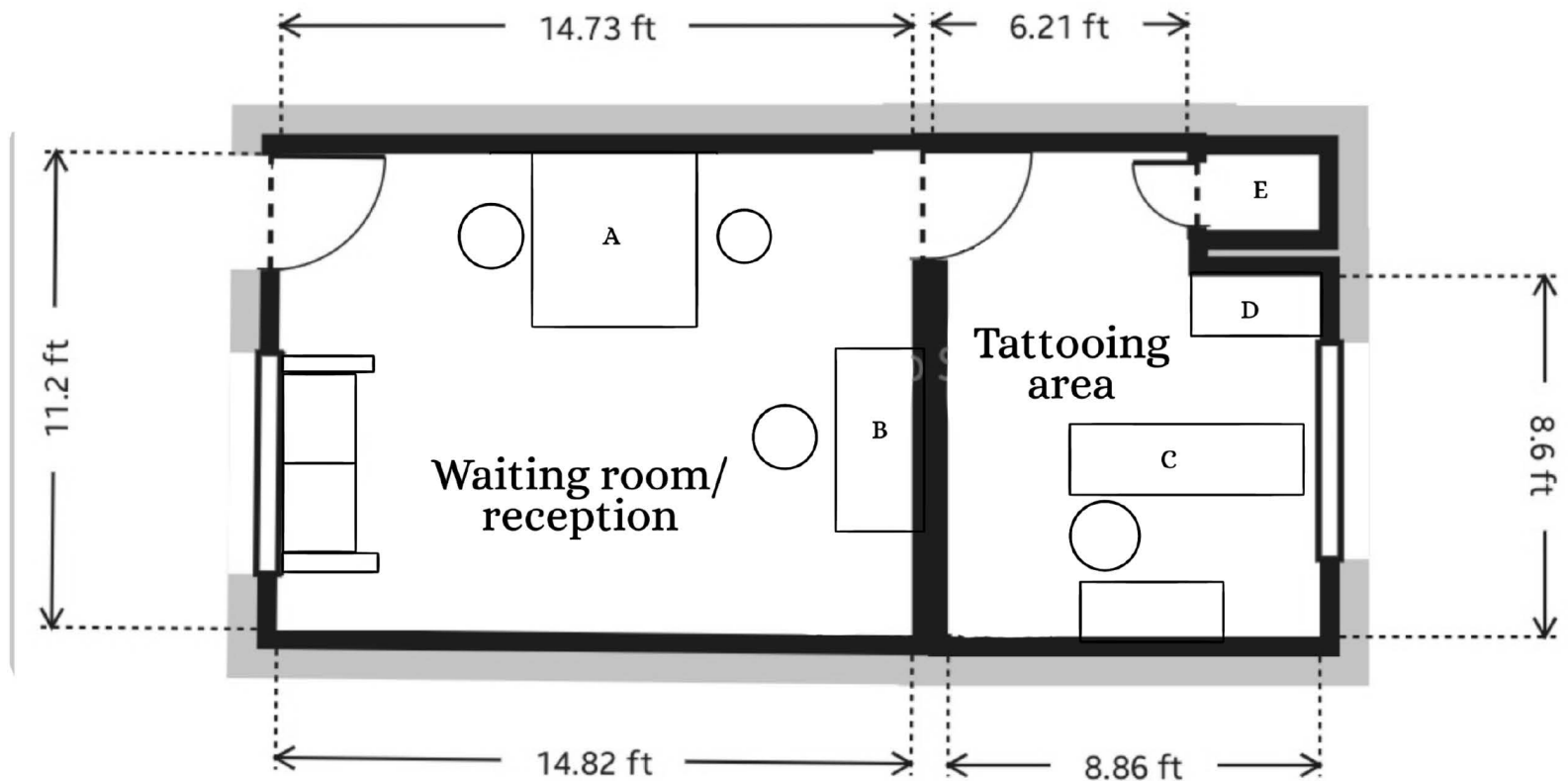


EXHIBIT "B"

# Dark Sunday Tattoo Studio Floor plan

- A. Desk
- B. Drawing table
- C. Tattooing chair/station
- D. Sink
- E. Supply closet



# **Dark Sunday Tattoo Studio**

## **Operational statement**



Dark Sunday Tattoo Studio

Business days are Monday to Saturday.

Tattoos by appointment only

### **Princeton office complex rent roll**

A Law office of Sheila moshini.

A-4 Beat Group Inc.

A-7 Beauty Studio by Mary.

B Millennium XXI.

14 Boss babe Beauty Lounge LLC.

15 Stylin Piercings

19/20/21/22 The Booth

23 Dark Sunday

**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. 2022-13

**PROJECT TITLE**

The project site is located at 1920 W. Princeton Ave. (APN: 096-301-022).

**PROJECT LOCATION**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

A request by Domingo Viscarra to establish a tattoo studio within an existing tenant space in the C-MU (Mixed Use Commercial) Zone.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Domingo Viscarra, 1030 W. Murray Ave., Unit D, Visalia, CA; 559-538-9898

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

Domingo Viscarra, 1030 W. Murray Ave., Unit D, Visalia, CA; 559-538-9898

**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(a)**
- Statutory Exemptions- State code number:

The project is to establish a tattoo studio within an existing 265 square foot tenant space within an existing commercial office building.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

**CONTACT PERSON**

(559) 713-4003

**AREA CODE/PHONE**

August 22, 2022

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Brandon Smith, AICP





February 9, 2022

## Site Plan Review No. 22-015-B

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 **February 2, 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, which appears to read "Paul Bernal". The signature is fluid and cursive.

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

### Attachment(s):

- Site Plan Review Comments



MEETING DATE February 2, 2022  
SITE PLAN NO. 2022-015-B  
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:
- |   |   |
|---|---|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT      |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION    |
| <input checked="" type="checkbox"/> CUP                 |   |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input type="checkbox"/> OTHER – Parcel Map |

**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

Rafael Garcia, Planning Division, 559-713-4031

Date: February 2, 2022

SITE PLAN NO: 2022-015-B  
PROJECT: The Dark Sunday  
DESCRIPTION: A Private Tattoo Studio (C-MU)  
APPLICANT: LYMAN WHITLATCH  
PROP. OWNER: GOLDEN STATE REALTY ASSOCIATION  
LOCATION: 1920 W. PRINCETON AVENUE  
APN: 096-301-022  
GENERAL PLAN: Mixed Use Commercial  
ZONING: C-MU

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit
- Demonstrate compliance with parking before submitting for CUP.

## **PROJECT SPECIFIC INFORMATION:** February 2, 2022 and January 26, 2022

1. A Conditional Use Permit shall be required.
2. The applicant shall provide a professional set of detailed architectural plans to include a dimensioned site plan and floor plans.
3. The Site Plan shall identify the number of parking stalls on the project site.
4. **PARKING: Provide a detailed operational statement and indicate the number of tattoo artist that will be onsite as part of the proposed tattoo studio or any other existing tattoo studio on the site. Also provide the number of barbers/beauticians that will be onsite associated with any barbershop or beauty salon (include this information as part of the parking breakdown). The operational statement, site plan, and tenant roster shall also include information on all the other existing uses on the project site and shall indicate the square footage each tenant space. The project must demonstrate that sufficient parking will be provided onsite.**
5. The proposal shall comply with all health code requirements of the Tulare County Environmental Health Department.
6. Signage shall require a separate Building Permit submittal.
7. Building permits are required for any improvements to the interior or exterior of the tenant space.
8. Meet all other codes and ordinances.
9. Other information as needed.

## Note:

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

## Sections of the Municipal Code to review:

17.19.060 Development standards in the C-MU zones outside the downtown area.

17.34.020(F)(3) – Parking: Commercial 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.

RS

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

<b>ITEM NO: 5    DATE: FEBRUARY 02, 2022</b>	
SITE PLAN NO.:	22-015 RESUBMITAL
PROJECT TITLE:	DARK SUNDAY TATTOO SHOP
DESCRIPTION:	TENANT IMPROVEMENT FOR A TATTOO STUDIO BODY ART IN THE FORM OF TATTOOS(PRIVATE STUDIO APPOINTMENTS ONLY).
APPLICANT:	DOMINGO VISCARRA
PROP OWNER:	MOHAMMAD JAWAD
LOCATION:	1920 W PRINCETON AVE
APN:	096-301-022

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;             gutter
- Drive approach size:             Use radius return;
- Sidewalk:            width;             parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK 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;
- 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 = .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. Proposed project will incur impact fees based, see sheet 3 for further details and applicable fees.**
- 2. 20% of project valuation will need to be used in Path of Travel upgrades. Provide path of travel from accessible stall to the building entrance and public right of way**
- 3. A building permit is required, standard plan check and inspection fees will apply.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 22-015  
Date: 02/02/2022

**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.)**

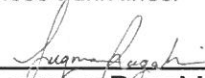
(Fee Schedule Date:01/01/2022)  
(Project type for fee rates:OFFICE)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<p><b>\$103/1KSFX0.6KSF = \$61.8</b></p> <p><b>RETAIL CREDIT =( \$26.40/1KSF X 0.6KSF) = \$15.8</b></p> <p><b>TREATMENT PLANT FEE:</b></p> <p><b>\$244/1KSF X 0.6KSF = \$146.4</b></p> <p><b>RETAIL CREDIT = ( 58.00/1KSF X 0.6KSF) = \$34.8</b></p>
<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**

City of Visalia  
Building: Site Plan  
Review Comments

SPR 22015  
PARK SUNDAY  
1920 W PRINCETON AVE

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VALGARCIA 2/2/22  
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	February 1, 2022
Item #	5
Site Plan #	22015
APN:	096301022

- 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 : 2/11/22  
 Item: 5  
 Site Plan: 22-015 Resubmit  
 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:  
 \_\_\_\_\_
- Traffic Concerns:  
 \_\_\_\_\_
- Surveillance Issues:  
 \_\_\_\_\_
- Line of Sight Issues:  
 \_\_\_\_\_
- Other Concerns:  
 \_\_\_\_\_


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

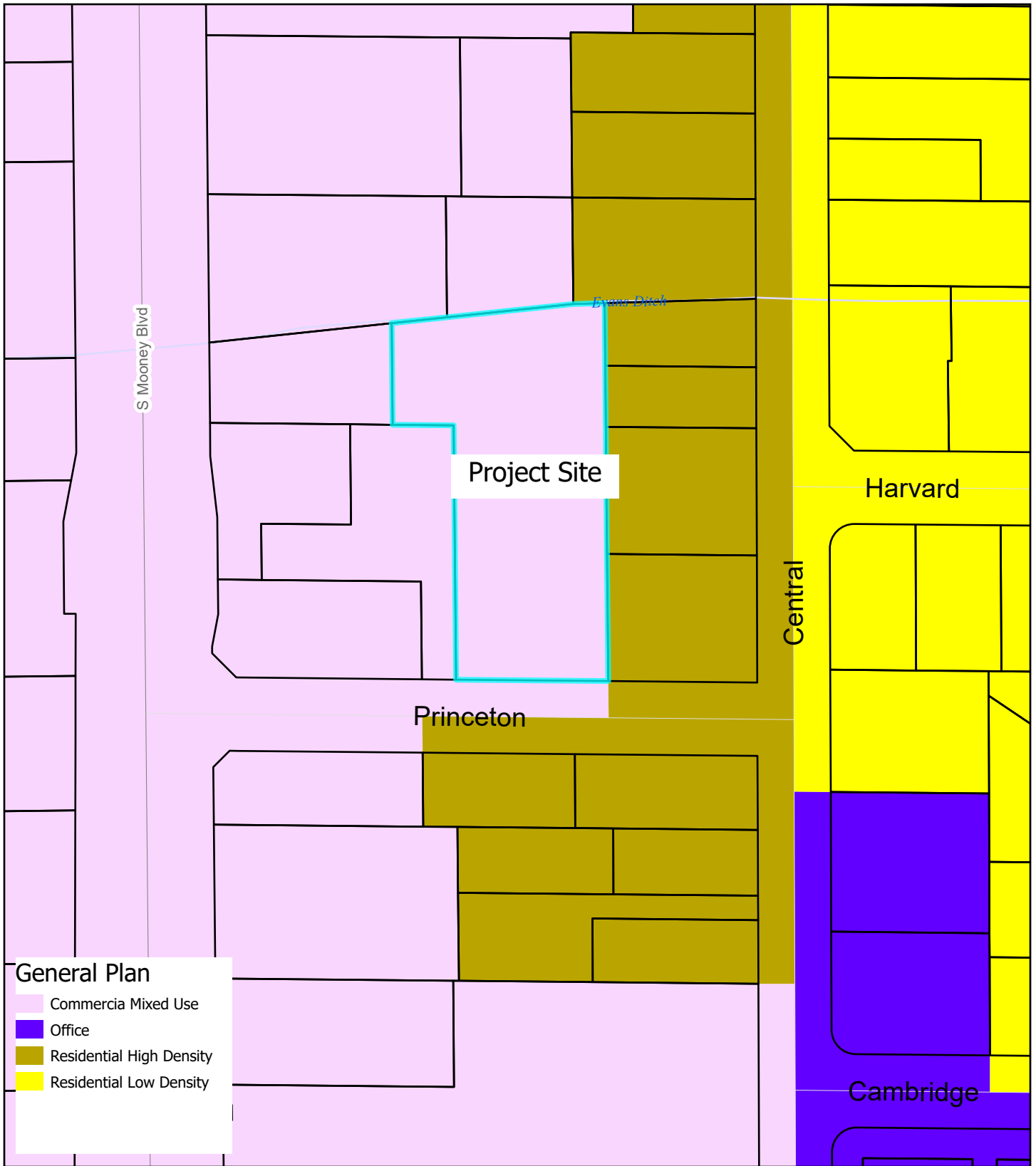
22015

February 2, 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 to join in existing solid waste services already assigned to 1920 W. Princeton Ave. If additional services are required the customer is encouraged to contact the City of Visalia Solid Waste Division at 559-713-4532 to schedule a commercial waste assessment.

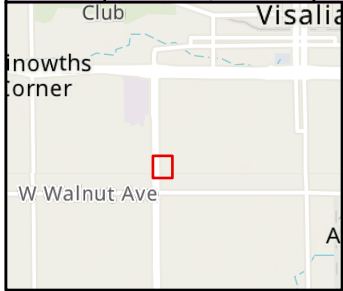
Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532  




**General Plan**

- Commercial Mixed Use
- Office
- Residential High Density
- Residential Low Density

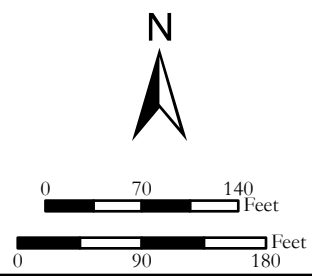


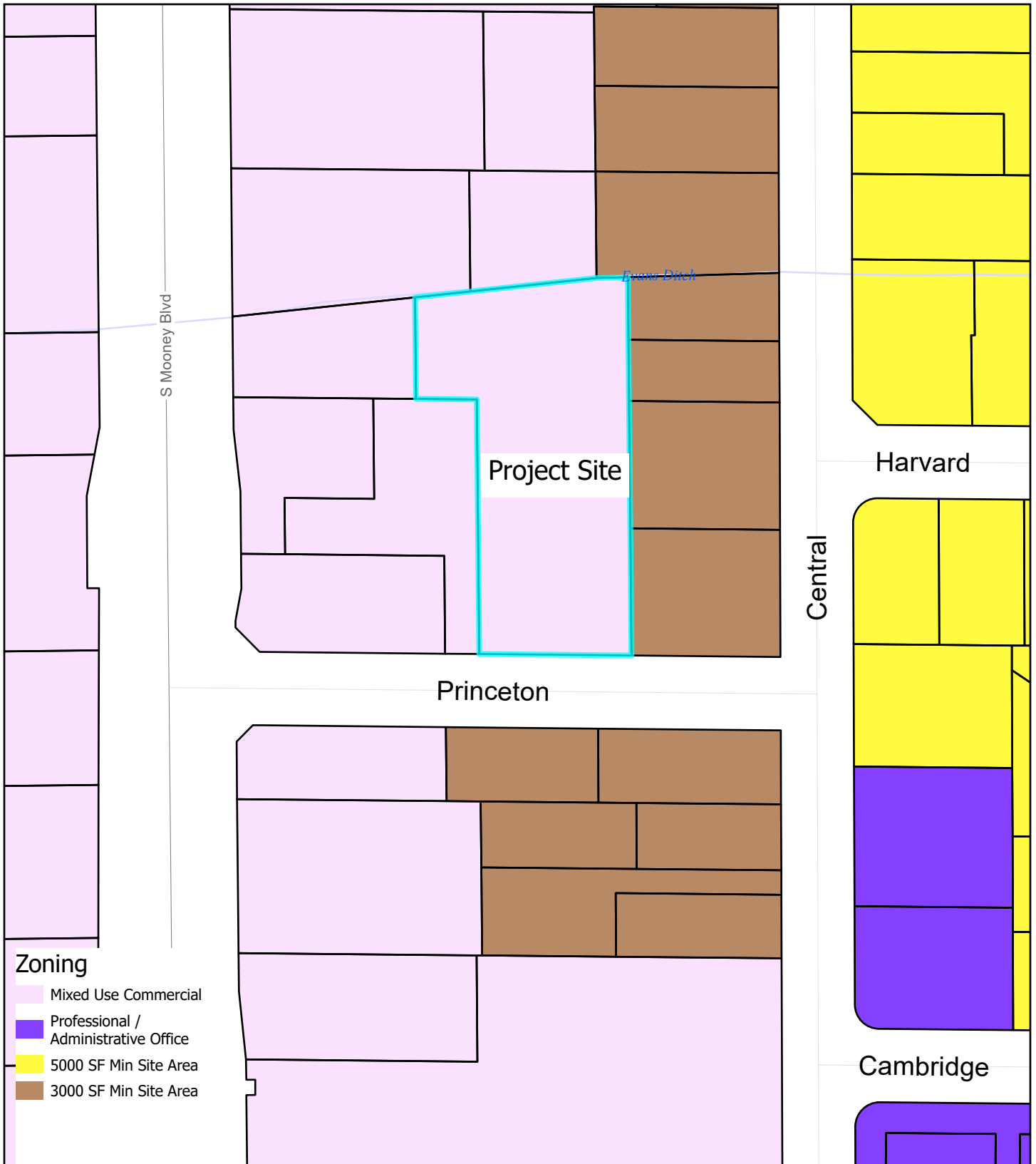
# General Plan Land Use Map

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

## 2022

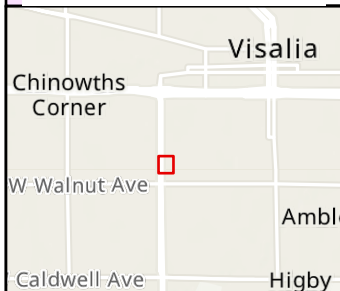
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





**Zoning**

- Mixed Use Commercial
- Professional / Administrative Office
- 5000 SF Min Site Area
- 3000 SF Min Site Area

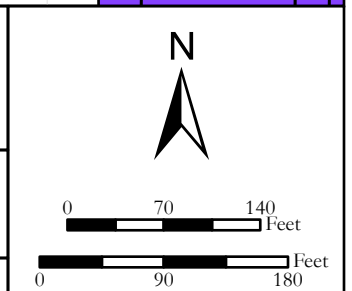


**Zoning Map**

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

**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

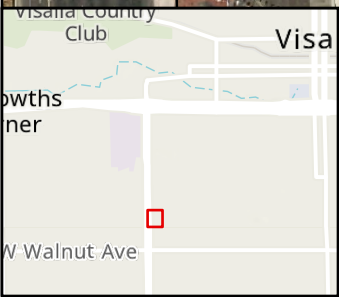




S Mooney Blvd

Project Site

Princeton

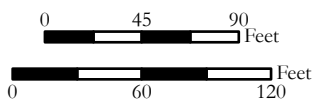


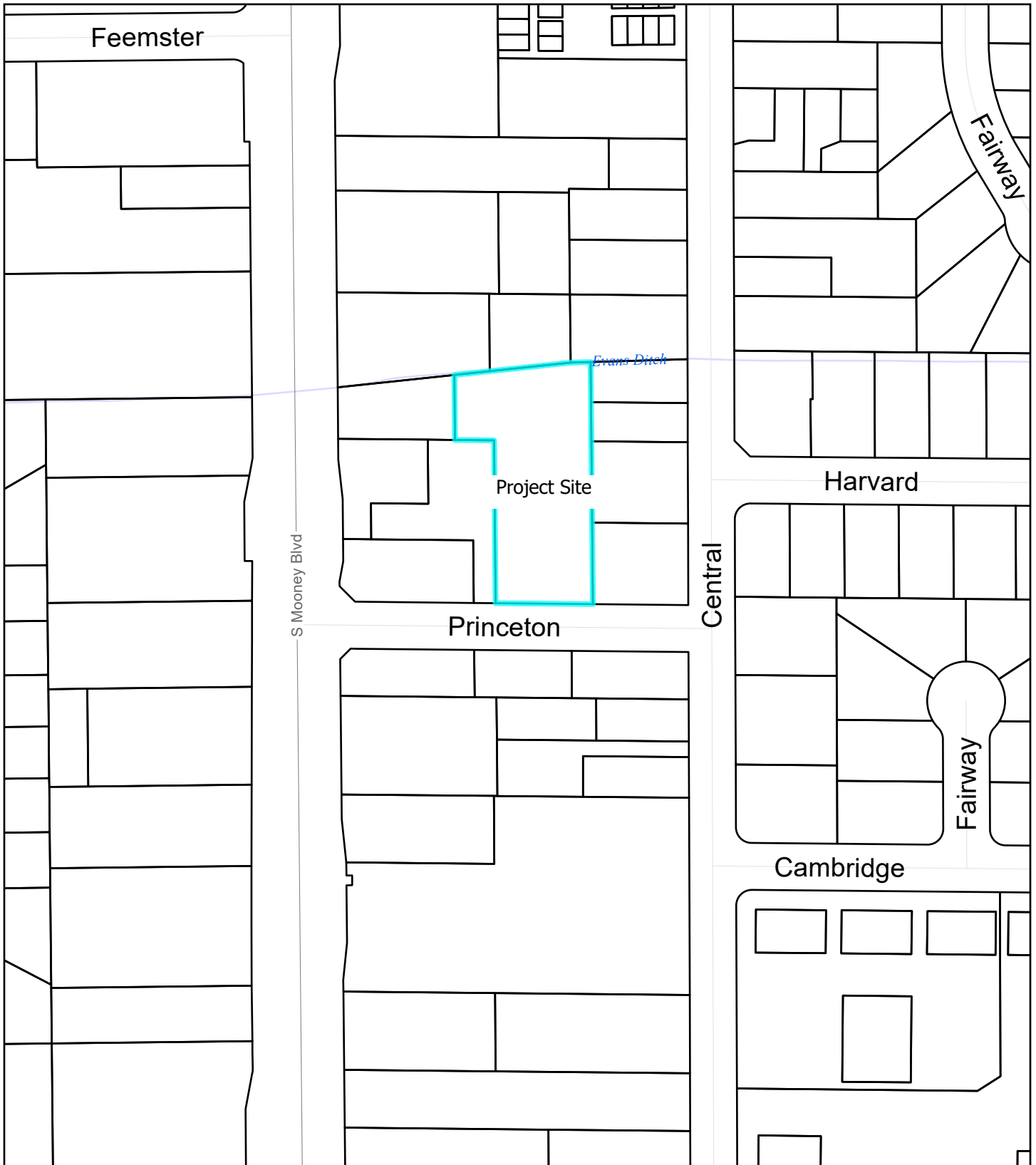
# Aerial Map

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

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**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

