



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** February 13, 2023

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
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**SUBJECT: Conditional Use Permit No. 2023-001:** A request by The Joint Chiropractic to establish a 1,500 square foot chiropractic office in an existing commercial tenant space in the Packwood Creek Shopping Center. The site is located at 4220 South Mooney Boulevard on the northeast corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-730-007).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2023-03 for Conditional Use Permit No. 2023-001 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-001 based on the findings and conditions in Resolution No. 2023-03.

## PROJECT DESCRIPTION

The applicant is requesting approval of a chiropractic office (The Joint Chiropractic) in the Regional Commercial (C-R) zone, which requires a Conditional Use Permit (CUP). The chiropractic office will be approximately 1,500 square feet utilizing a vacant commercial tenant space located within the Packwood Creek Shopping Center, as shown in Exhibit "A". The tenant space was formally occupied by Total Nutrition vitamin and supplement store. The multi-tenant building is also occupied by the UPS Store, Manpower staffing agency, a jewelry business, and the Automobile Club of Southern California. No exterior modifications to the building or the parking lot are proposed with the chiropractic use.

As described in the operational statement in Exhibit "B", the chiropractic office will employ approximately five chiropractors and four to five office staff employees, operating Monday through Friday from 10:00 a.m. to 7:00 p.m., and Saturday and Sunday from 10:00 a.m. to 4:00 p.m. Walk-in appointments will be permitted. Per the applicant, services will be limited to manual chiropractic adjustments only. There will be no medical procedures conducted at this location nor medical equipment operated.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Commercial
Zoning:	C-R (Regional Commercial)
Surrounding Zoning and Land Use:	North: C-R / Parking Lot, Olive Garden restaurant
	South: Visalia Parkway, vacant commercial land/future Oaks Marketplace Shopping Center
	East: C-R / US Foods Chefs' Store

West: C-R / The UPS store and other commercial businesses, Mooney Boulevard/State Highway 63

Environmental Document

Categorical Exemption No. 2023-04

Site Plan:

N/A

### **Related Plans and Policies**

On August 10, 2015, Conditional Use Permit No. 2015-22 was approved by the Planning Commission to permit a 3,000 square foot chiropractic office in the Regional Commercial Zone. The site is located at 1813 W. Caldwell Avenue.

## **PROJECT EVALUATION**

Staff supports the requested CUP based on project consistency with the General Plan and Zoning Ordinance.

### **Land Use Compatibility**

The Visalia Zoning Matrix, line O6 identifies chiropractic services as a conditional use in the C-R Zone, requiring 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 concludes that the proposed chiropractic service will not have a negative impact on surrounding uses given that sufficient on-site parking is provided, the sites proximity to major streets (Mooney Boulevard and Visalia Parkway.) and the location of similar medical and service-related uses within the overall shopping center. The Planning Commission previously approved medical and dental office uses in the C-R Zone, finding them compatible with the surrounding retail uses.

### **Parking and Access**

This site is part of the Packwood Creek Shopping Center which has an established parking ratio of one stall per 225 square feet of building area for all commercial space developed as part of the unified shopping center. The parking established for the Packwood Creek Shopping Center was developed to accommodate a mix of retail, service, and restaurant uses, all of which have higher parking demands. As such, establishment of the chiropractic office is not expected to detrimentally affect the availability of parking onsite. The proposed use and the on-site parking established for the shopping center comply with the City's parking requirements. No changes to the existing parking field are being requested with the proposed chiropractic use. In addition, the shopping center contains multiple shared access points along South Mooney Boulevard and West Visalia Parkway, providing sufficient circulation on and off site.

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-04).

Projects determined to meet this classification consist of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities, mechanical equipment, or topographical features involving negligible or no expansion of the use beyond that existing at the time of the lead agencies determination.

## RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - 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 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-04).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the site and tenant space be developed in compliance with the site plan shown in Exhibit "A" and the operational statement in Exhibit "B".
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the tenant square footage is increased, may require evaluation by the Site Plan Review Committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. 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 and Policies
- Resolution No. 2023-03
- Exhibit "A" – Site Plan & Floor Plan
- Exhibit "B" – Operational Statement
- Environmental Document No. 2023-04
- 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)

RESOLUTION NO. 2023-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-001, A REQUEST BY THE JOINT CHIROPRACTIC TO ESTABLISH A 1,500 SQUARE FOOT CHIROPRACTIC OFFICE IN AN EXISTING COMMERCIAL TENANT SPACE IN THE PACKWOOD CREEK SHOPPING CENTER. THE SITE IS LOCATED AT 4220 SOUTH MOONEY BOULEVARD ON THE NORTHEAST CORNER OF SOUTH MOONEY BOULEVARD AND WEST VISALIA PARKWAY (APN: 126-730-007).

**WHEREAS**, Conditional Use Permit No. 2023-001, is a request by The Joint Chiropractic to establish a 1,500 square foot chiropractic office in an existing commercial tenant space in the Packwood Creek Shopping Center. The site is located at 4220 South Mooney Boulevard on the northeast corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-730-007).; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on February 13, 2023; 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 findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - 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.

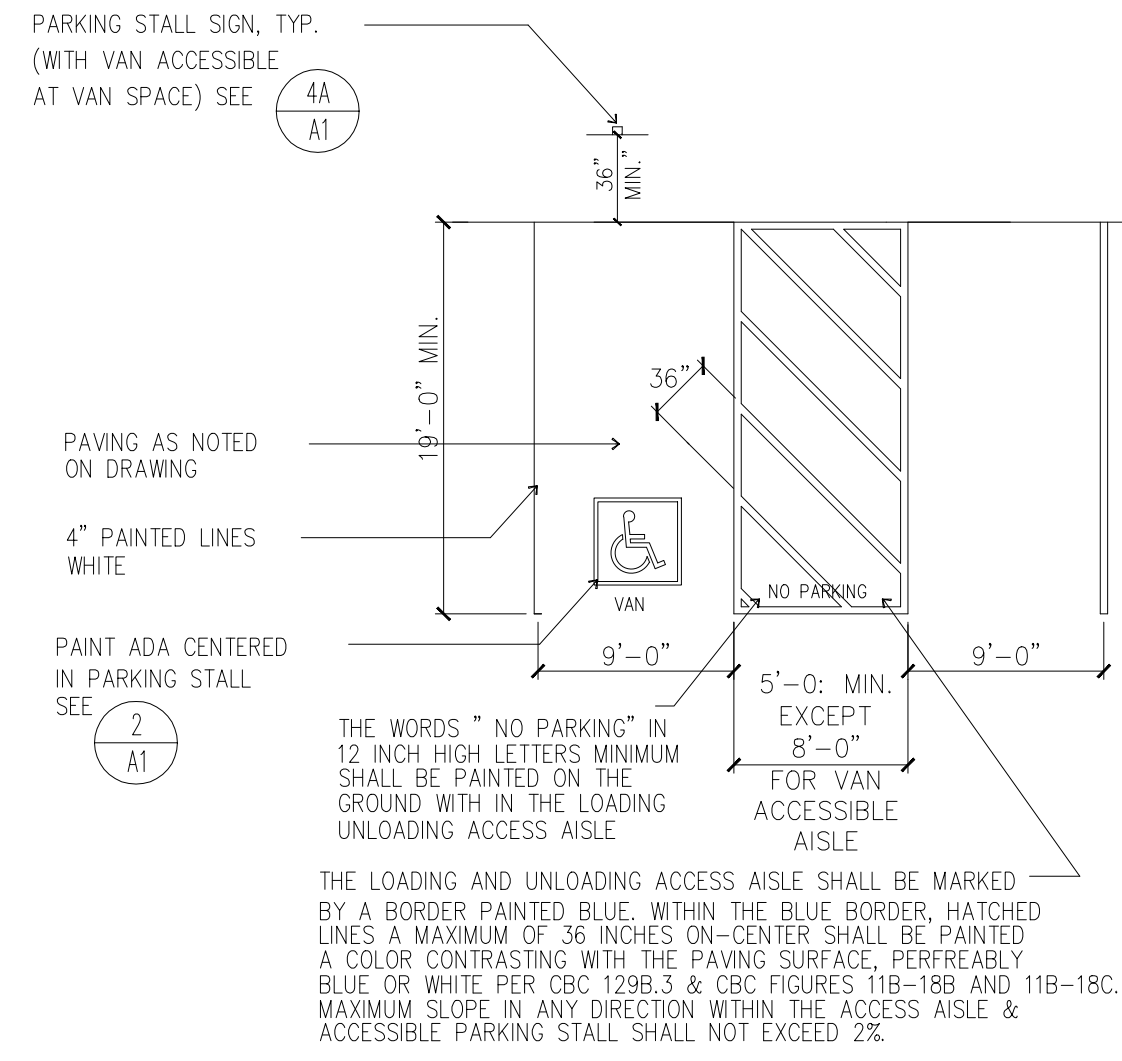


3. That the project is considered Categorical Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-04)

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

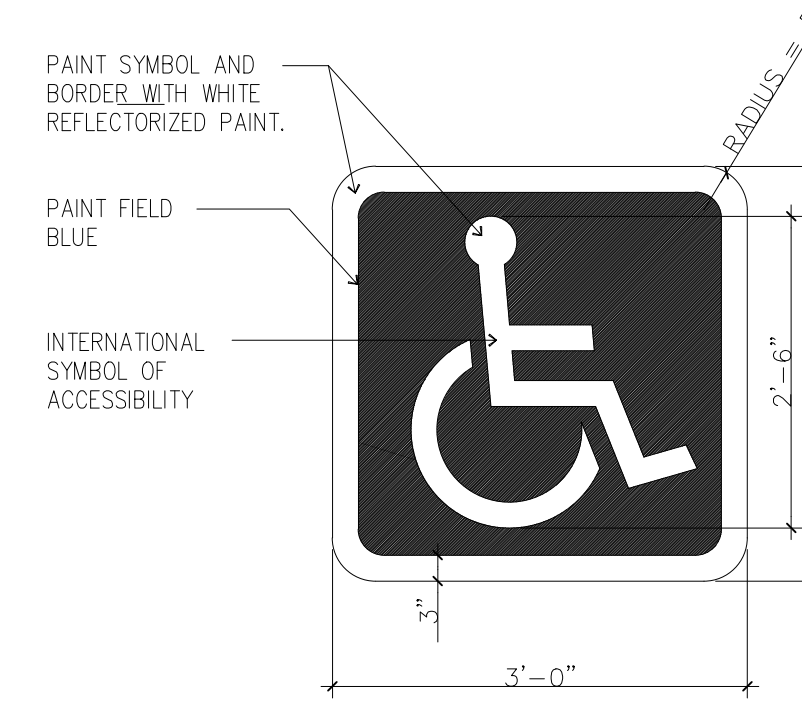
1. That the site and tenant space be developed in compliance with the site plan shown in Exhibit "A" and the operational statement in Exhibit "B".
2. That substantial changes to the site plan and/or operational plan, or an intensification of the land use wherein the tenant square footage is increased, may require evaluation by the Site Plan Review Committee and/or an amendment to this Conditional Use Permit.
3. That any project signage shall be obtained under a separate permit.
4. That all applicable federal, state and city laws, codes and ordinances be met.

# EXHIBIT "A"



**1 (E) ACCESSIBLE PARKING SPACES**

N.T.S. NOTE: WHEN ONLY ONE ACCESSIBLE SPACE IS PROVIDED IT MUST BE VAN ACCESSIBLE. ACCESS AISLE MUST BE LOCATED ON THE PASSENGER SIDE.

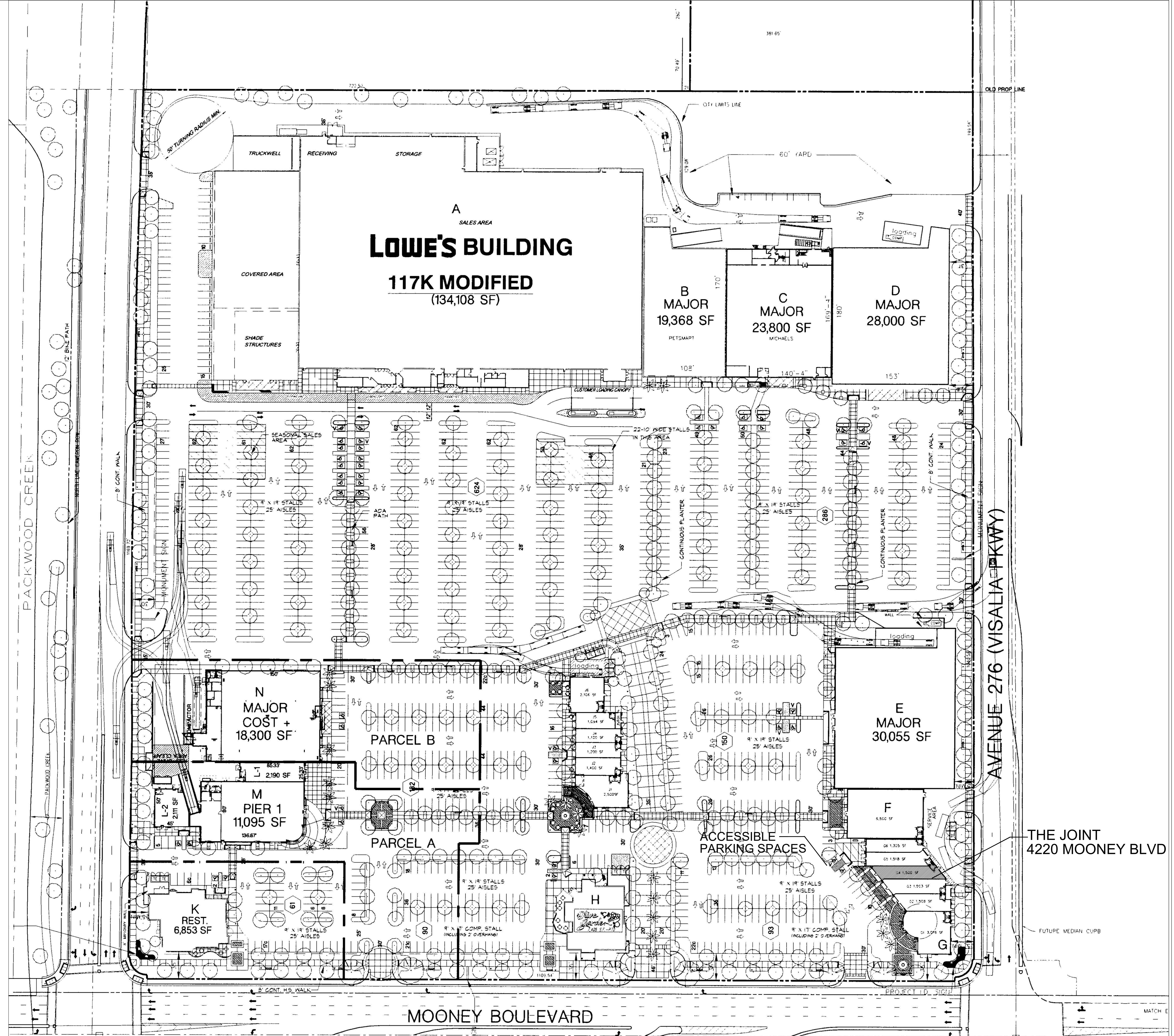


**2 (E) ISA SYMBOL**

NOT TO SCALE

**3 (E) ACCESSIBLE SIGN**

NOT TO SCALE



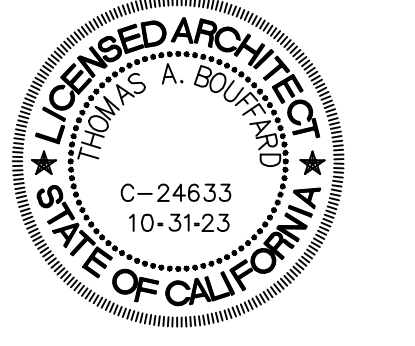
## OVERALL SITE PLAN

**TBA**

**THOMAS BOUFFARD ARCHITECTS, INC**

Nor Cal Office:  
2010-A HARBISON DRIVE  
SUITE 325  
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8941 ATLANTA AVE  
SUITE 230  
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tom.tbarchitects@gmail.com



PROJECT TITLE:

**TENANT IMPROVEMENT  
THE JOINT  
CHIROPRACTIC CENTER  
4220 S MOONEY  
BLVD  
VISAILA, CA 93277**

SHEET DESCRIPTION:

**SITE PLAN**

REVISIONS:

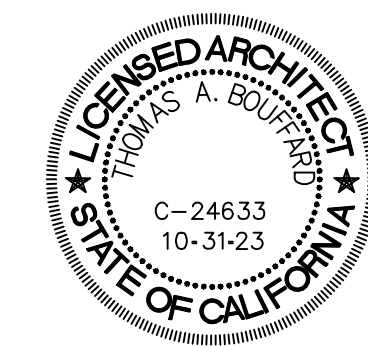

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CHK TB	
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PROJ. 2022-46	



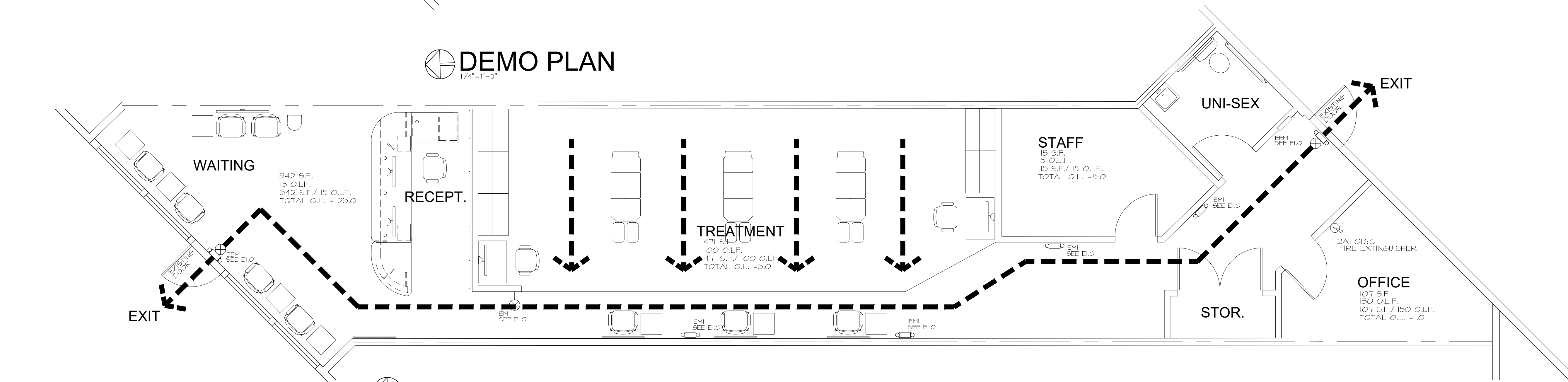
**THOMAS BOUFFARD ARCHITECTS, INC**

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**DEMO PLAN**  
1/4"=1'-0"



**EGRESS PLAN**  
1/4"=1'-0"

**NOTES:**

- THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1011 AND NOTES BELOW.
  - EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
  - EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
- NO POINT IN A CORRIDOR SHALL BE MORE THAN 100 FT. OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (1 LUX) AT THE WALKING SURFACE LEVEL.
- WHERE KEY-OPERATED LOCKING DEVICES ARE USED, POST A SIGN ON OR ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1-INCH LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- EGRESS DOORS OF GATES SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. DOOR HANDELS, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 TO 48 INCHES ABOVE THE FINISHED FLOOR. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE PERMITTED, THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. 34"-44" FOR ADA REQUIREMENT.
- LANDINGS ON EACH SIDE OF THE DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF DOOR WAY, RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL ( 50% SLOPE ) SEE: 5 (A4.0)

**EMERGENCY POWER NOTE:**

- EMERGENCY POWER SHALL BE PROVIDED FOR EXIT SIGNS AS REQUIRED IN SECTION 1013.6.3. THE SYSTEM SHALL BE CAPABLE OF POWERING THE REQUIRED LOAD FOR A DURATION OF NOT LESS THAN 90 MINUTES.
- THE MEANS OF EGRESS SYSTEM SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL. ( CFC 1006.2)

**FIRE LIFE SAFETY TABLE**

ITEM	REQUIREMENT	PROPOSED SOLUTION	CODE REFERENCE	REMARKS
OCCUPANCY CLASSIFICATION		B	2019 CBC 303.4	
CONSTRUCTION TYPE		III B	2019 CBC 602.5	
OCCUPANT LOAD		37 OCCUPANTS	2019 CBC TABLE 1004.1.2.	SEE OCCUPANT LOAD TABLE SHEET TI
CORRIDOR RATING	NON-RATED	NO CORRIDOR	2019 CBC TABLE 1020.1	OCCUPANCY GROUP B WITH FIRE SPRINKLERS
EXIT ACCESS TRAVEL DISTANCE	100'	64'-3"	2019 CBC TABLE 1017.2	OCCUPANCY GROUP B WITH FIRE SPRINKLERS
NUMBER OF EXITS	1	1 EXIT PROVIDED	2019 CBC TABLE 1006.3.1	
EGRESS WIDTH	22 X 0.2"= 4.5"	4'-0" MIN PROVIDED	2019 CBC 1005.3.2	SEE SHEET A2.0
CORRIDOR WIDTH	44" MIN	COMPLIES	2019 CBC TABLE 1020.2	SEE SHEET A2.0
EGRESS DOOR WIDTH	32" MIN	COMPLIES	2019 CBC 1010.1	SEE DOOR SCHEDULE ON SHEET A4.0
MEANS OF EGRESS CEILING HEIGHT	7'-6" MIN	10'-0" COMPLIES	2019 CBC 1003.2	SHEET A3.0

**FIRE NOTES:**

- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
- DURING CONSTRUCTION AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1
- BUILDINGS UNDERGOING CONSTRUCTION ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CAN NOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION I. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF VISAILA
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN TYPE I OR IIA STRUCTURE SPERATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE A NON- OR LIMITED COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
- EXIT, EXIT SIGNS, FIRE ALARMS PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIALS.
- OPEN FLAMES, FIRE AND BURNING ON ALL PREMISES ARE PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF VISAILA AND CFC 308.
- KEY BOXES SHALL BE PROVIDED FOR ALL HIGH RISE BUILDINGS, POOL STRUCTURES, GATES IN THE PATH OF TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS IS RESTRICTED.
- AT LEAST ONE 2A:10B:C FIRE EXTINGUISHER SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE DOES NOT EXCEED 75 FEET TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4 INCHES ABOVE THE FLOOR.
- THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS

PROJECT TITLE:  
**TENANT IMPROVEMENT  
THE JOINT  
CHIROPRACTIC CENTER  
4220 S MOONEY  
BLVD  
VISAILA, CA 93277**

SHEET DESCRIPTION  
**EGRESS PLAN  
AND  
DEMO PLAN**

REVISIONS:

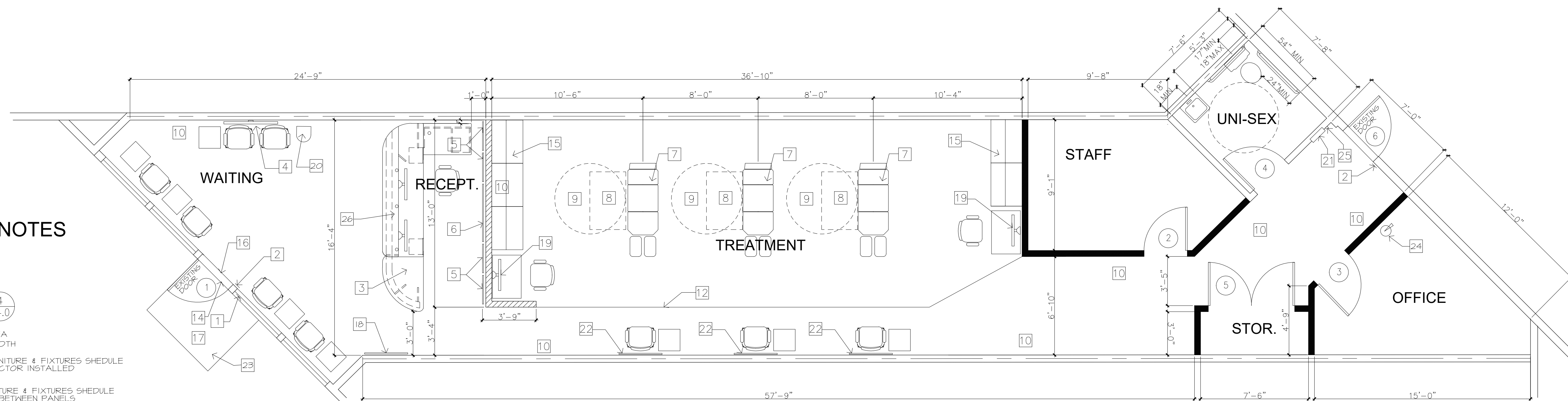
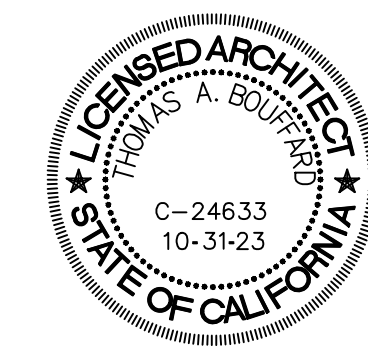
DWN TB SHEET  
DATE 09-29-2022  
CHK TB  
SCALE AS NOTED  
PROJ. 2022-46  
**A1.0**



**THOMAS BOUFFARD ARCHITECTS, INC**

Nor Cal Office:  
2010-A HARBISON DRIVE  
SUITE 325  
VACAVILLE, CA. 95687  
(707) 372-8156  
tom.tbarchitects@gmail.com

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92648  
(707) 372-8156  
tom.tbarchitects@gmail.com

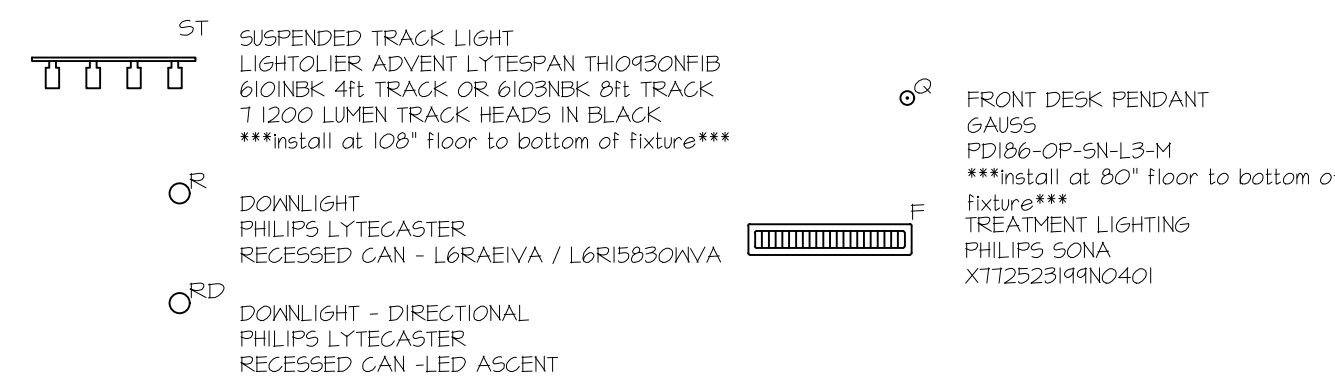


**FLOOR PLAN KEYNOTES**

- 1 ACCESSIBLE BUILDING ENTRY SIGN SEE: (3) A4.0
- 2 TACTILE EXIT SIGN, SEE (4) A4.0
- 3 ACCESSIBLE COUNTER AREA 34" HIGH MAX, 3'-0" MIN. WIDTH
- 4 TV- FLAT SCREEN, SEE FURNITURE & FIXTURES SHEDULE OWNER FURNISHED, CONTRACTOR INSTALLED
- 5 G- SIDE PANELS, SEE FURNITURE & FIXTURES SHEDULE AND PANELS TO BE CENTERED IN HEIGHT ON WALLS UP TO 10' HIGH OWNER FURNISHED, CONTRACTOR INSTALLED
- 6 G- CENTER PANEL, SEE FURNITURE & FIXTURES SHEDULE 4' x 8' PANEL OWNER FURNISHED, CONTRACTOR INSTALLED
- 7 CHIROPRACTIC TREATMENT TABLES OWNER FURNISHED, VENDOR INSTALLED CONTRACTOR TO PROVIDE ELECTRICAL FLOOR BOXES, SEE SHEET E1.0 FOR FLOOR MOUNTED ELEC. BOXES
- 8 30" x 48" CLEAR SPACE
- 9 5'-0" TURNING CLEARANCE
- 10 DRY WALL TO RECEIVE A LEVEL 5 FINISH ON ALL WALLS THROUGHOUT SPACE (THIS INCLUDES EXISTING WALLS)
- 11 (E) ELECTRICAL PANELS SEE SHEET E1.0
- 12 MATERIAL CHANGE: CARPET TO LVT CARPET REDUCER
- 13 DOCTOR'S CREDENTIALS
- 14 EXISTING 4" HIGH ADDRESS NUMBERS ABOVE DOOR
- 15 TREATMENT CABINETS- UPPER AND LOWERS CONTRACTOR FURNISHED AND INSTALLED PLEASE REFER TO BID PACKAGE FOR SPECS
- 16 EXISTING THRESHOLD, SEE (5) A4.0
- 17 EXISTING 5' X 5' LEVEL LANDING ON EACH SIDE OF EXTERIOR DOORS. LANDING AT REQUIRED DOORS SHALL NOT BE MORE 1/2" LOWER THAT THE TOP OF THE THRESHOLD.
- 18 LOCAL ART, SEE FURNITURE & FIXTURES SHEDULE OWNER FURNISHED, CONTRACTOR INSTALLED
- 19 H- COMPUTER STATION, SEE FURNITURE & FIXTURES SHEDULE
- 20 SELF-CONTAINED WATER COOLER SUPPLIED BY OWNER CONTRACTOR TO INSTALL ELECTRICAL OUTLET, SEE ELEC. DWGS CONTRACTOR TO INSTALL NEW 1/2" COLD WATER LINE, TE-INTO (E) RESTROOM COLD WATER LINE.
- 21 (E) 200 AMP ELECTRICAL PANEL, SEE ELEC.
- 22 PRISMA SUPPLIED ART.
- 23 EXISTING ENTRY DOORS- PR 3'-0" X 7'-0" MEETS THE REQUIREMENTS FOR 2019 CBC IIB-404.2.3. MIN CLEAR WIDTH OF 32" MINIMUM MANUVERING CLERANCES PER IIB-404.2.4. SEE KEYNOTE 16 FOR THRESHOLD FOR REQUIREMENTS PER IIB-404 2.5. EXISTING DOOR HARDWARE OPERABLE PARTS MEETS THE REQUIREMENTS OF 34" MIN AND 44" MAX ABOVE FINISH FLOOR. EXISTING DOOR CLOSERS SHALL MEET THE THE CLOSING SPEED PER 2019 CBC IIB-404.2.8. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN. THE DOOR OPENING FORCE FOR PUSHING AND PULLING SHALL BE 5 POUNDS MAXIMUM. EXISTING DOOR SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE AT THE BOTTOM 10" HIGH MINIMUM.
- 24 FIRE EXTINGUISHER, 2A 10-B-C
- 25 NEW TIME CLOCK, SEE E1.0
- 26 TWO PERSON RECEPTION DESK, SEE

**FLOOR PLAN**  
1/4"=1'-0"

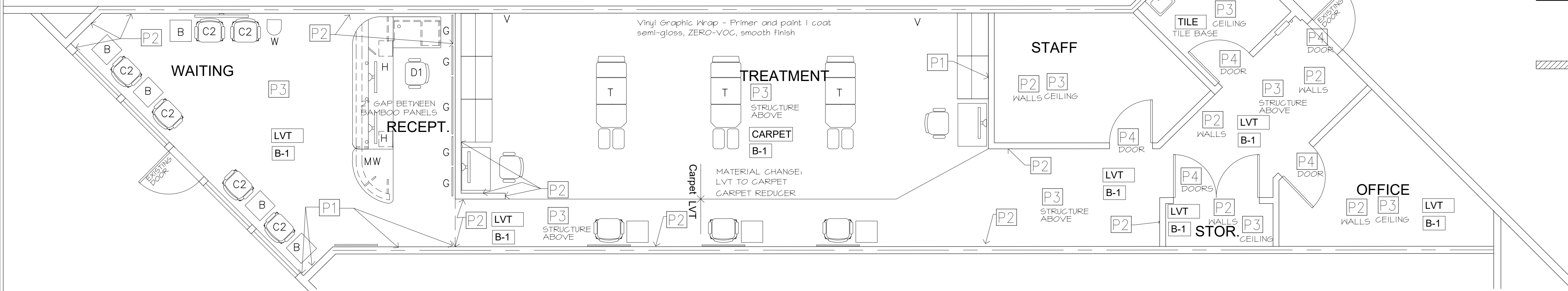
FURNISHINGS AND FIXTURE SCHEDULE					
QTY	LABEL	DESCRIPTION	BRAND	MODEL	REMARKS
1	LA	Front local artwork piece - roughly 48" wide			Find piece locally that fits with local scenery and demographic, seek corp approval
3	ART	Treatment area imagery - roughly 16x34"			Images available through Prisma - Dokshop, choose from library of images
1	TV	55" - 60" Smart TV (Wifi capable)			
FURNITURE / FIXTURES					
1	G	5 piece Bamboo Set	3-Form	Vario Ecoresin	Center panel (4'x8') has pre-made logo, with (2'x8') side panels
0	A	Reception area waiting chairs	Office Star	PA351-V18	
4	B	End tables	Wisome Wood	Jared End Table	
3	C1	Tall reception area waiting chairs	SitOnIt	Focus Counter Stool	
6	C2	Treatment area waiting chairs	SitOnIt	Focus Side Chair	
1	V	Treatment wall vinyl wrap	Prisma/Dokshop		Custom wall mural - see Prisma / Dokshop for more information
1	D1	Front Desk Draft Chair	Office Star	BL-X-5M-D-06	
3	D2	Back Office Chair	Amazon Basics	GF-80293H	
1	W	Water Cooler	Various		Recommended to use hard lined cooler system
3	J	Speakers	Specipro		Grid ceiling uses recessed speakers, open ceiling uses box speakers
2	MW	Milneak			Separate drawings provided by the Joint Corp: front desk and treatment area
1	H	Computer Kit			Kit includes: 2 CPU, 1 cc swager, 1 receipt printer, 1 large printer, 1 keytag scanner
3	T	Treatment Tables	Lloyd or Elite	Model 402 or E3	Choice of chiro table, either Lloyd or Elite



FINISH AND MATERIAL SCHEDULE					
WALL	BRAND / MATERIAL	ITEM NO.	CODE	COLOR	REMARKS
RESTROOM TILE	SHAW	CT90D	TILE	GRIGO - 00500	UP WALLS 48"
RESTROOM ABOVE TILE	SHERWIN WILLIAMS		P1	WELLNESS BLUE	LATEX EGG-SHELL
RECEPTION AREA WALK-AROUND SIDE	SHERWIN WILLIAMS		P1	WELLNESS BLUE	LATEX EGG-SHELL
BACK TREATMENT AREA WALL	SHERWIN WILLIAMS		P1	WELLNESS BLUE	LATEX EGG-SHELL
RECEPTION WALL, TREATMENT AREA, OFFICE	SHERWIN WILLIAMS	SW7036	P2	ACCESSIBLE BEIGE	LATEX EGG-SHELL
EXPOSED CEILING AREA	SHERWIN WILLIAMS	SW6991	P3	BLACK MAGIC	LATEX EGG-SHELL
DOORS AND DOOR FRAME	SHERWIN WILLIAMS	SW7004	P4	SNOWBOUND	LATEX EGG-SHELL
FLOOR					
VINYL PLANK	KARDEAN	LFP310	LVT	CHAMPAGNE OAK	PLANKS
CARPET	SHAW FLOORING	PLANK	CARPET	UNDERTONE 51157 VINTAGE 57595	LAY INLINE
CARPET PAD	SHAW FLOORING			ECOLOGY	BUILT INTO PLANK
RESTROOM TILE	SHAW	CT90D	TILE	GRIGO - 00500	12"x24" TILES
TRANSITIONS	SCHLUTER	DECO	ALUMINUM		CARPET / LVT / TILE
BASE					
COVE BASE	SHAW	148VS		EBONY 00785	4" TALL
CEILING					
ENTIRE EXPOSED CEILING (GRID SEE NOTES)	SHERWIN WILLIAMS	SW6991	P3	BLACK MAGIC	LATEX EGG-SHELL
8'-10" OF INSULATION ABOVE RESTROOM					TO MASK NOISE
RESTROOM	SHERWIN WILLIAMS	SW7036	P2	ACCESSIBLE BEIGE	LATEX EGG-SHELL
NOTES					
Carpet pattern and vinyl plank flooring shall run parallel to length of clinic.					
ELECTRICIAN: Do not place junction boxes or conduit in customer sight on walls that do not go to the ceiling.					
Run electrical / data lines to center base of front counter, in order to run these into pre-fab boxes located in the front counter. May bring power whip through closest demising wall.					
The Doctor's Credentials and Business License will be hung on the Wall according to The Joint Construction Manual Planogram.					
Ensure the entire treatment area wall closest the treatment tables is level 5 smooth finish and primer-ed, with 1 coat of zero-VOC eggshell paint to accept large vinyl graphic wrap.					
Data - Needs to be hard wired with cat6 to front and back office computer locations as indicated on the plan.					
Art - Local Area Scene piece to be hung in front reception area as indicated on the plan.					
Art - Health & Wellness 3 pieces to be hung in treatment area, directly across each treatment table and over each treatment area waiting chair.					
Art to be mounted 44" from finished floor to bottom of piece.					
Bamboo Panels to be mounted off ground so that there is equal space between ground and bottom of panel, and top of reception wall to top of panel. Reception wall to be built 9' tall.					
In open / exposed ceiling applications, ceiling paint SW6991 BLACK MAGIC will continue down side walls to 12' AFF					
If using hard lined water cooler, rubber water line must be black and discreetly concealed or routed behind drywall from water source to cooler.					
Grid ceiling may use factory painted black tiles: Armstrong - Fine Fissured, Tech Black. Seek The Joint Chiropractic national pricing via Armstrong rep.					

**WALL SCHEDULE**

- (E) WALL
- NEW INTERIOR WALL: TYPE 1  
3 5/8" 20 GA METAL STUDS @ 24" C  
SEE: (10) A4.0
- NEW INTERIOR WALL: TYPE 2  
3 5/8" 20 GA METAL STUDS @ 24" C  
SEE: (11) A4.0



**FLOOR AND WALL FINISHES PLAN**  
1/4"=1'-0"

PROJECT TITLE:

**TENANT IMPROVEMENT  
THE JOINT  
CHIROPRACTIC CENTER  
4220 S MOONEY  
BLVD  
VISAILA, CA 93277**

SHEET DESCRIPTION

**FLOOR PLAN  
AND  
FINISH PLAN**

REVISIONS:

OWN	TB	SHEET
DATE	09-29-2022	
CHK	TB	
SCALE	AS NOTED	
PROJ.	2022-46	

**A2.0**

The Joint Visalia  
4220 S Mooney Blvd  
Visalia, CA 93277

December 30, 2022

The Whom it May Concern,

The Joint Corp offers only manual chiropractic adjustments by licensed Chiropractors at all locations, including the proposed Packwood Creek East at 4220 S Mooney Blvd, Visalia, CA. The adjustments are done on a walk-in basis, no appointments are required.

There are no medical procedures done at this location, there is no x-ray machine or other medical equipment. There are no patient care beds or services.

The adjusting tables in the treatment are not patient beds, these tables are used by clients for the duration of the adjustment period.

There are no supplementary products or services offered at The Joint clinics, such as acupressure, acupuncture, massage therapy, imaging, supplements, etc.

Our mission statement is to improve the quality of life through routine and affordable chiropractic care. We will employ approximately 5 chiropractors and 4-5 front office staff. Our business hours are as follows:

Mon-Fri 10am-7pm

Sat-Sun 10am-4pm

Sincerely,

*Daniel Rae*

Daniel W. Rae, M.S., D.C., C.C.S.P.

Rae Chiropractic Ventures, Inc

**NOTICE OF EXEMPTION**

City of Visalia, Lead Agency  
315 E. Acequia Ave.  
Visalia, CA 93291  
(559) 713-4359

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

Conditional Use Permit No. 2023-001

**PROJECT TITLE**

The project site is located at 4220 South Mooney Boulevard, on the northeast corner of South Mooney Boulevard and West Visalia Parkway (APN: 126-730-007).

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by The Joint Chiropractic to establish a 1,500 square foot chiropractic office in an existing commercial tenant space in the Packwood Creek Shopping Center.

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

City of Visalia, Lead Agency, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4359,  
[cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Thomas Bouffard Architects, Inc., Thomas Bouffard, 8941 Atlanta Ave. Suite 230, Huntington Beach, CA 92646; Phone: (707) 372-8156

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

Thomas Bouffard Architects, Inc., Thomas Bouffard, 8941 Atlanta Ave. Suite 230, Huntington Beach, CA 92646; Phone: (707) 372-8156

**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 by The Joint Chiropractic to establish a 1,500 square foot chiropractic office in an existing commercial tenant space in the Packwood Creek Shopping Center.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

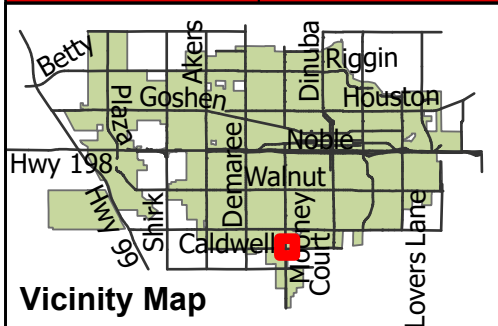
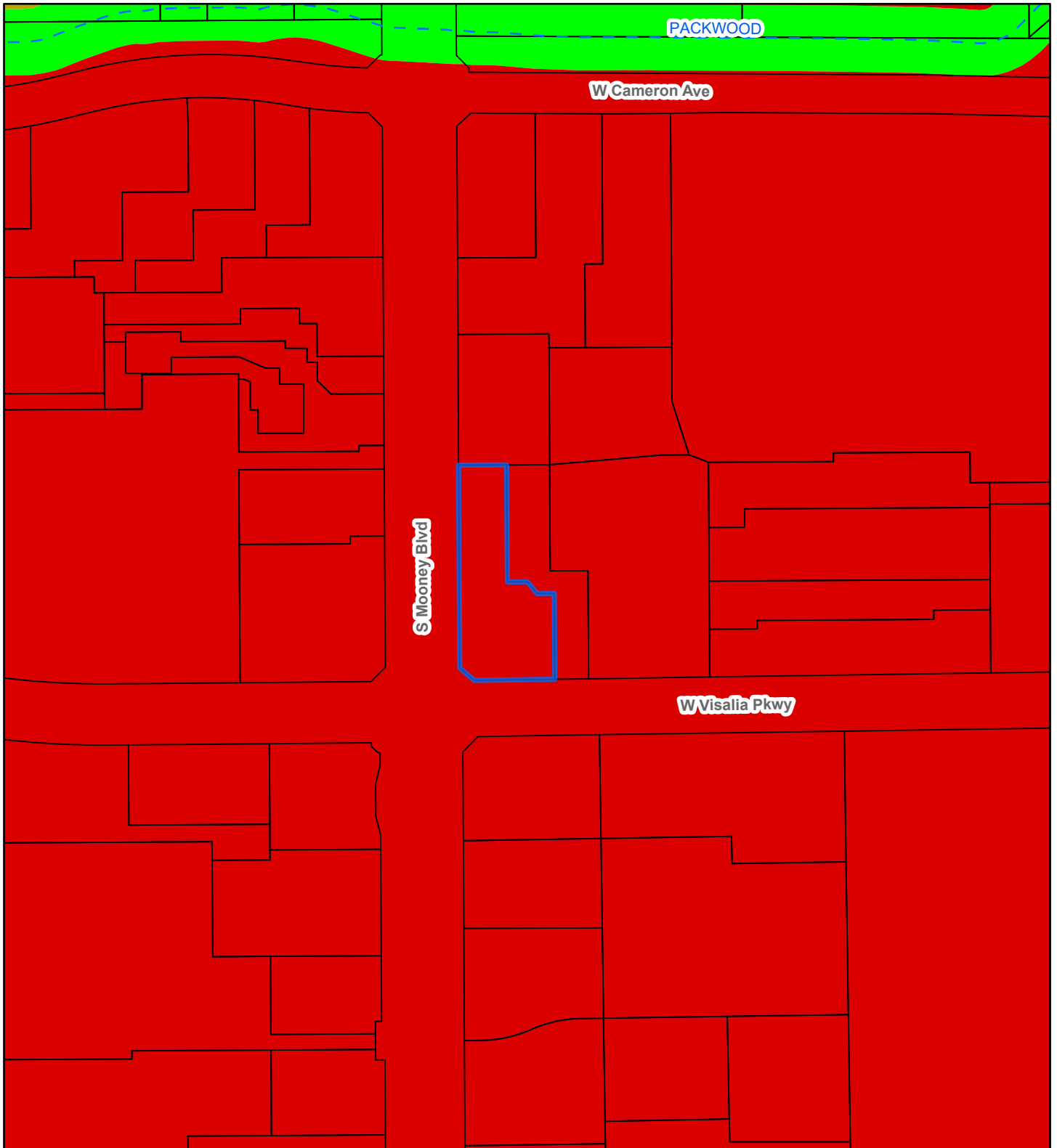
**CONTACT PERSON**

**AREA CODE/PHONE**

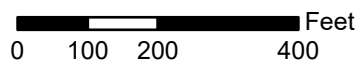
February 13, 2023

**DATE**

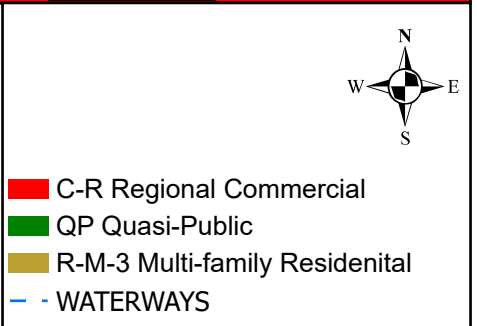
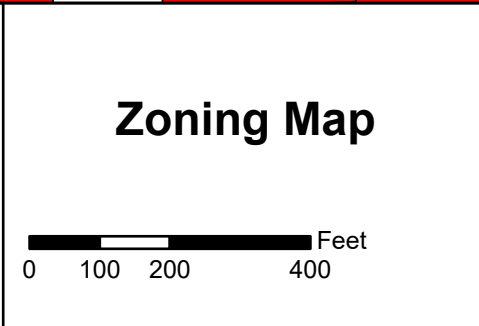
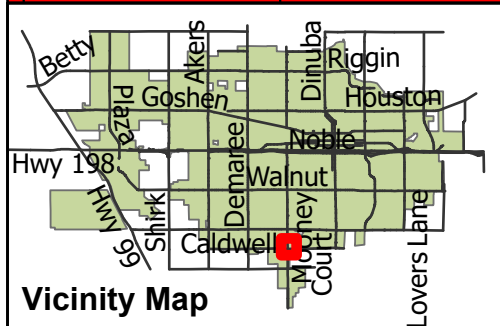
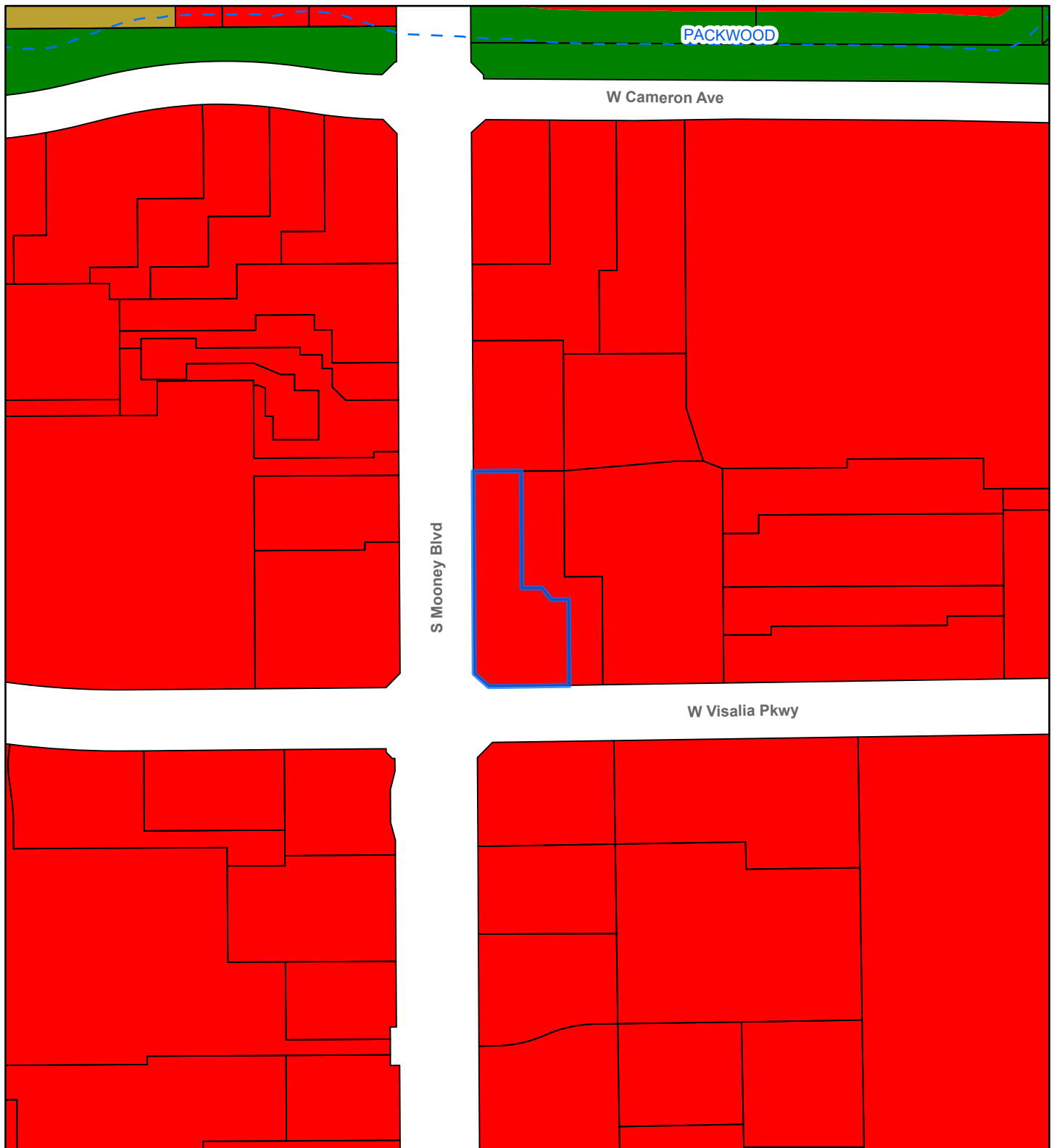
**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**



## General Plan Land Use Map



- Conservation
- Commercial Regional
- Residential High Density
- WATERWAYS

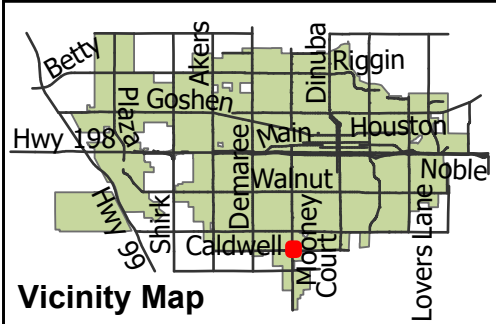






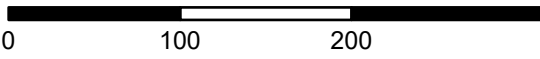
W Visalia Pkwy

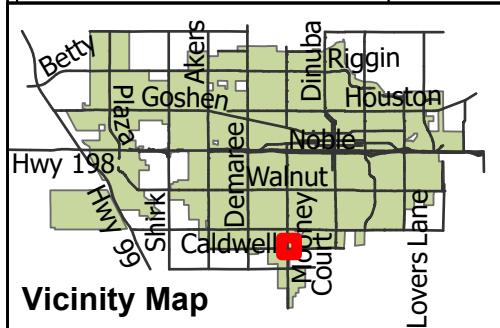
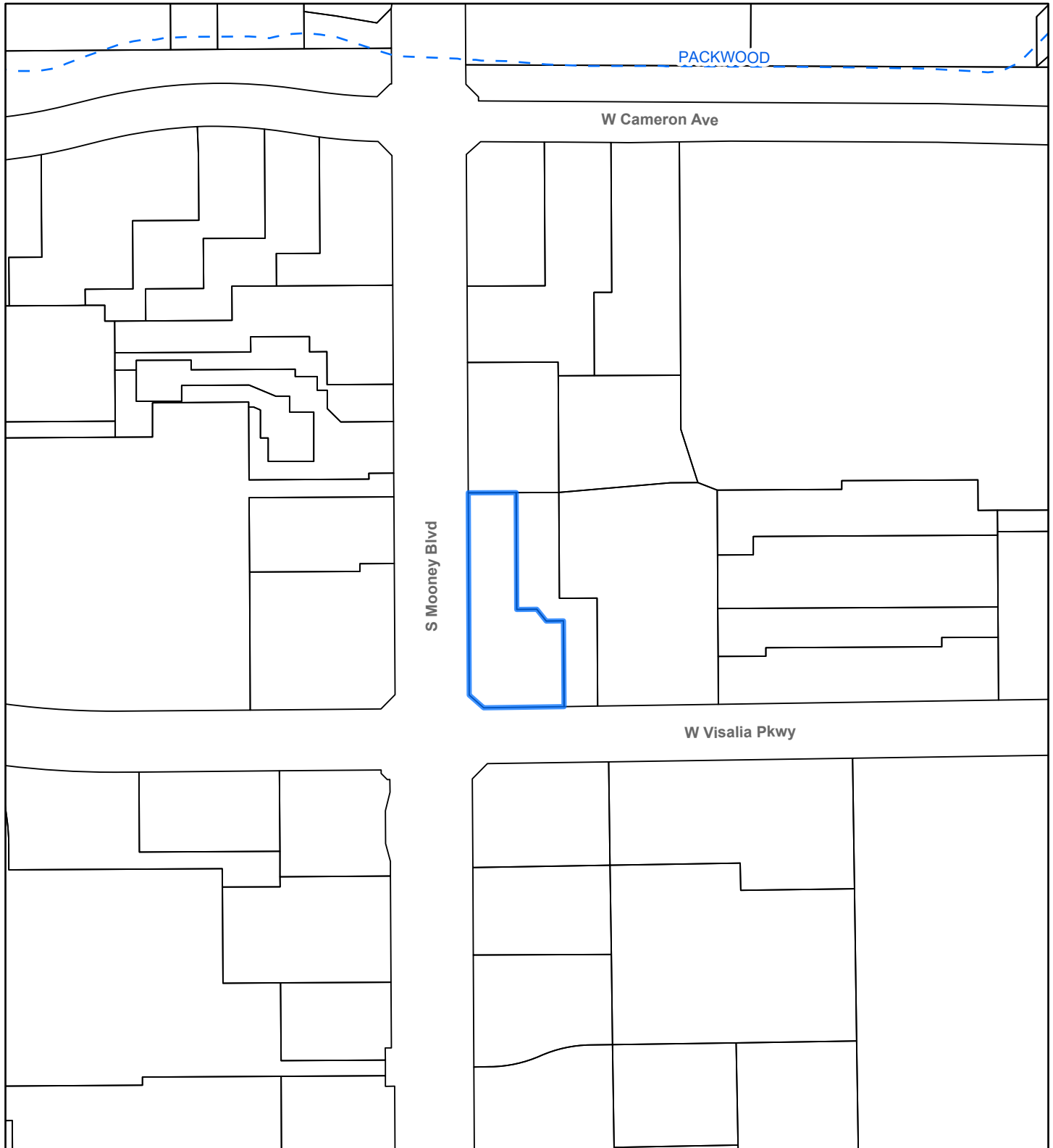
S Mooney Blvd



Vicinity Map

### Aerial Photo





### Location Map

