



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 24, 2023 (continued from April 10, 2023)

PROJECT PLANNER: Josh Dan, Senior Planner
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SUBJECT: Continued Public Hearing for Conditional Use Permit No. 2023-10: A request by the Visalia First Church to construct an electronic monument sign on a site zoned Q-P (Quasi Public). The project site is located at 3737 South Akers Street (APN: 119-100-027).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2023-10, as conditioned, based upon the findings and conditions in Resolution No. 2023-11. Staff's recommendation is based on the conclusion that the request is consistent with the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-10 based on the findings and conditions in Resolution No. 2023-11.

CONTINUED PUBLIC HEARING FROM APRIL 10, 2023

The Planning Commission conducted a public hearing on April 10, 2023, for CUP No. 2023-10 (Visalia First Church Electronic Monument Sign) and continued the item to the April 24, 2023 meeting at the recommendation of staff due to the late mailing of public notices. However, the Planning Commission received a staff presentation and opened the item for public comment prior to continuing the item to the April 24, 2023 meeting.

During the public comment portion, public testimony was provided expressing concern for the church's parking lot vacuuming service and the noise it produces in the overnight hours. Please note these issues are not related to the CUP item for an electronic sign. After receiving public testimony, the Planning Commission identified two issues for staff to provide further information on regarding: (1) the electronic sign's light emittance, and (2) the request by the church to allow the electronic sign to remain on during the church's non-operational hours (10:00 p.m. through 6:00 a.m.) with a stagnant sign copy of the name of the church.

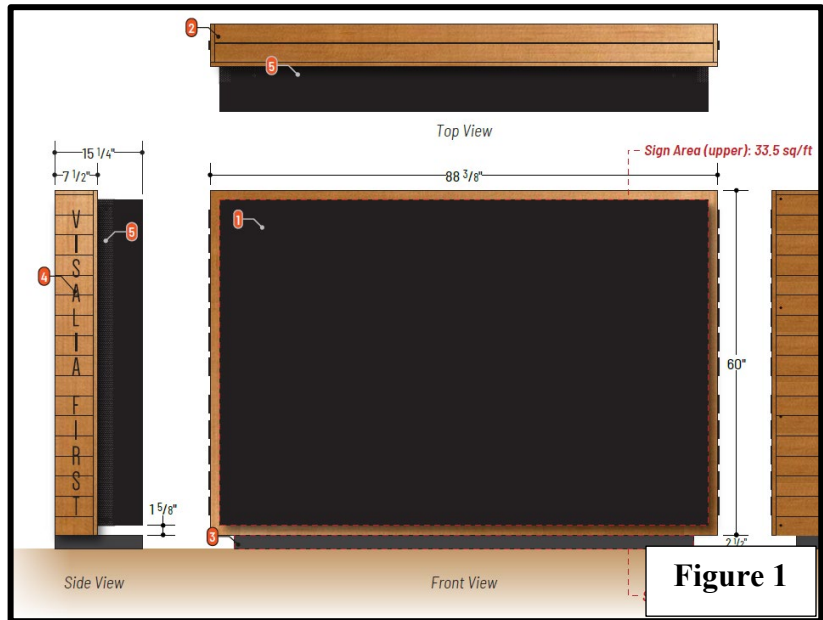
Staff contacted and spoke with a representative of the sign company who informed staff that light will not emit from the perimeter of the sign cabinet. Light emitted will only be from the face of the electronic sign.

Regarding the stagnant church sign image, VMC Section 17.48.080.E.3.d states that electronic signs shall be operative only during the hours of operation of the associated business. Staff included Condition No. 2 stating that the sign's LED electronic copy display shall not be illuminated between the hours of 10:00 p.m. through 6:00 a.m., Monday through Sunday which is the same operating condition that has been applied to other electronic sign approvals. However, the Planning Commission could seek to modify Condition No. 2, to permit only the stagnant image of the Visalia First Church name on the electronic sign during the hours the church is non-operational (i.e., 10:00 p.m. through 6:00 a.m.). The analysis and information contained within the

April 10, 2023, staff report and exhibits for Conditional Use Permit No. 2023-10 are unchanged.

PROJECT DESCRIPTION

Conditional Use Permit No. 2023-10 is a request by the Visalia First Church to allow one changeable copy electronic monument sign (see Figure 1). The sign replaces an existing static monument sign at approximately the same location, at the corner of South Akers Street and West Caldwell Avenue as shown in Exhibit "A". Like the former monument sign, the electronic monument sign is single-sided and angled so that it is visible to traffic passing through the Akers and Caldwell intersection.



The elevations in Exhibit "B" depict the electronic sign mounted on a 2 and ½ inch painted tube frame base. The overall height of the monument sign is 5-feet, 2 and ½-inches. The sign will contain both LED (light emitting diode) electronic copy and fixed copy signage, with each area measuring 2'-5" x 7'-3", or 17.5 square feet, in size. The total signage area will be 35 square feet per side, not including the base, which is consistent with the sign area permitted for monument signs.

Per the Operational Statement in Exhibit "C", the sign is intended to replace an existing monument sign and identify the Visalia First Church and services. The proposed sign operations will match that of the church facility operating hours: 7:00 a.m. to 9:00 p.m., daily.

BACKGROUND INFORMATION

General Plan Land Use Designation	Public Institutional
Zoning	QP (Quasi-Public)
Surrounding Zoning and Land Use	North: R-1-5 & R-1-20 / W. Caldwell Ave. / Jehovahs Witness Church & Turnberry Place Residential Subdivision & Rise Church. South: Tulare County jurisdiction (AE-20 Zone) / Currently Vacant Farmland East: QP / S. Akers St. / St. Charles Catholic Church West: Tulare County jurisdiction (AE-20 Zone) / Farmland Orchard.
Environmental Review	Categorical Exemption No. 2023-12
Site Plan Review	Not applicable.

RELATED PROJECTS

2016 Sign Ordinance Update: On July 20, 2016, the update to the City's Sign Ordinance went into effect, providing regulations and standards for allowing electronic copy signs in the City of Visalia.

Conditional Use Permit No. 2016-29: On December 12, 2016, the Planning Commission approved Conditional Use Permit No. 2016-29 to replace an existing freestanding sign with a new sign having changeable electronic sign copy, associated with an existing church in the Single-family Residential (R-1-6) Zone. The sign contains LED electronic copy measuring 22.5 square feet, and a fixed sign (shown as reading "The Methodist Church") measuring 12.5 square feet. The total sign copy area per side, not including the base, is 35 square feet.

Conditional Use Permit No. 2021-18: On October 24, 2022, the Planning Commission approved Conditional Use Permit No. 2021-18 to replace an existing freestanding sign with a new changeable copy electronic sign associated with the Milan Institute and located at 6500 S. Mooney Blvd., within the C-MU (Commercial Mixed Use) Zone District.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit (CUP), as conditioned, based on project consistency with the General Plan and the Zoning Ordinance.

Sign Ordinance Regulations

The Visalia First church is located within the QP (Quasi-Public) zone. The Visalia Municipal Code (VMC) Chapter 17.48 (Signs) includes standards pertaining to electronic signs with changeable copy. The Sign Ordinance permits one freestanding sign per street frontage or one per occupancy/tenant (VMC Section 17.48.110.C.2). The Sign Ordinance further allows electronic copy as a display medium wherever monument signs are permitted, subject to the issuance of a Conditional Use Permit (VMC Section 17.48.080.E).

Compliance with Development Standards

VMC Section 17.48.110.C, provides development standards for the installation of specific signage types, such as monument (i.e., freestanding) signs. The applicable regulations are as follows:

1. **Where Allowed.** Minimum five feet from the street right-of-way.
2. **Maximum Number.** One per street frontage or one per occupancy/tenant.
3. **Maximum Height.** Commercial Districts – 12 feet.
4. **Maximum Area.** Must not exceed 35 square feet per face, 70 square feet in total. The total aggregate surface of the sign faces and structure shall not exceed 140 square feet.
5. **Setback.** Minimum five feet from the front property line, and 20 feet from any interior side property line.
6. **Sign Base.** Freestanding signs of 10 feet or less shall be mounted on a base, the width of which shall not be less than 50 percent of the width of the widest part of the sign.

Per Exhibit "A", staff finds that the proposed monument sign meets the regulations prescribed by this section of the VMC. The structure contains 35 square feet of signage area per face, is approximately seven feet in height, is setback a minimum five feet from property line, and contains a sufficiently sized base. Staff recommends inclusion of Condition of Approval No. 4 requiring an onsite inspection by Planning Staff prior to finalization of a Building Permit for the monument sign to verify compliance with all VMC development standards.

Compliance with Electronic Copy Standards

VMC Section 17.48.080.E provides sign regulations for any sign with electronic copy. In addition to requiring the issuance of a CUP, all signs are required to comply with certain physical and operational standards described in the Sign Ordinance. The regulations are as follows:

1. **Location.** Electronic copy is allowed as a display medium wherever monument signs are allowed. A CUP is required for the installation of any electronic sign except an interior electronic sign or digital display, which are regulated as permanent window signs.
2. **Physical Standards.**
 - a. The sign display face must be directed in a manner that is not visible from the front or side yards of residential properties located in a residential zone district.
 - b. Electronic display faces must be an integral part of the remainder of the sign area.
3. **Operational Standards.**
 - a. Electronic display shall be limited to no more than 30 lumens output, measured at 10 feet from the sign face.
 - b. No portion of the electronic display (either sign copy or pictures) shall change more frequently than once every six seconds.
 - c. No audible output from any portion of the sign shall be permitted.
 - d. Electronic signs shall be operative only during the hours of operation of the associated business.
 - e. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the property for which the monument sign is located, except for message substitution, as allowed in Section 17.48.080 D.
 - f. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
 - g. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e., the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

Information regarding the operational characteristics of the monument sign electronic display have not been provided by the applicant. As such, staff has included Condition Nos. 2, and 4, requiring the proposed sign to comply with the operating standards per the Municipal Code as noted above.

Visibility from Residences

The Sign Ordinance's standards regarding electronic sign copy state that electronic sign displays "*must be directed in a manner that is not visible from the front or side yards of residential properties located in a residential zone district*" (VMC Section 17.48.080.E.2.a). The proposed monument sign, as situated, will not be within sight distance of a residence and is considered compliant with the code section listed above.

Environmental Review

The requested action is considered to be Categorically Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-12). Projects determined to meet this classification consist of the construction of minor accessory structures, such as on-premise signage.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The display face of the proposed monument sign is not located near in a manner to shine onto or toward any residences. Furthermore, the sign is situated in a manner that is not inconsistent with the purpose and intent of monument sign development standards.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The sign is situated in a manner that is consistent with the purpose and intent of monument sign development standards.
3. That the project is considered Categorically Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-12).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the sign be developed in substantial compliance with the development plan attached as Exhibit "A".
2. That the sign be developed in substantial compliance with the operational statement attached as Exhibit "B", except that the sign's LED electronic copy display shall not be illuminated between the hours of 10:00 p.m. through 6:00 a.m., Monday through Sunday.
3. That signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
4. That staff shall verify that all aspects of the proposed monument sign complies with all requirements of Visalia Municipal Code Chapter 17.48. Compliance shall be verified via an onsite inspection conducted prior to finalization of the Building Permit for the monument sign.
5. That all other federal and state laws and city codes and ordinances be complied with.

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 or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2023-11
- Exhibit "A" – Development Plan
- Exhibit "B" – Operational Statement
- Categorical Exemption No. 2023-12
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

VISALIA MUNICIPAL CODE

Chapter 17.38

CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.
- 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.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;

5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

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

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.

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.

17.38.060 Conditional use permit to run with the land.

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

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.

9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

**Chapter 17.19
MIXED USE ZONES**

Sections:

- 17.19.010 Purpose and intent.
- 17.19.015 Applicability.
- 17.19.020 Permitted uses.
- 17.19.030 Conditional and temporary uses.
- 17.19.040 Required conditions.
- 17.19.050 Off-street parking and loading facilities.
- 17.19.060 Development standards in the C-MU zones outside the downtown area.
- 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

17.19.10 Purpose and intent.

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
 2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue

including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;

3. Provide zone districts that encourage and maintain vibrant, walkable environments.

B. The purposes of the individual mixed use zones are as follows:

1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.

2. Mixed Use Downtown Zone—(D-MU). The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city. (Ord. 2017-01 (part), 2017)

17.19.015 Applicability.

The requirements in this chapter shall apply to all property within the C-MU and D-MU zone districts. (Ord. 2017-01 (part), 2017)

17.19.020 Permitted uses.

Permitted uses in C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.030 Conditional and temporary uses.

Conditional and temporary uses in the C-MU and D-MU zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017)

17.19.040 Required conditions.

- A. A site plan review permit must be obtained for any development in any C-MU and D-MU zones, subject to the requirements and procedures in Chapter 17.28.
- B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, Christmas tree sales lots, bus depots and transit stations, electric distribution substation, and recycling facilities;
- C. All products produced on the site of any of the permitted uses shall be sold primarily at retail on the site where produced. (Ord. 2017-01 (part), 2017)

17.19.050 Off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.34. (Ord. 2017-01 (part), 2017)

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

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

17.48.080 General Sign Standards

E. Electronic Copy.

1. **Location.** Electronic copy is allowed as a display medium wherever monument signs are allowed. A Conditional Use Permit, issued pursuant to Chapter 17.38 of the Visalia Municipal Code, is required for the installation of any electronic sign except an interior electronic sign or digital display, which are regulated as permanent window signs.

2. Physical Standards.

- a. The sign display face must be directed in a manner that is not visible from the front or side yards of residential properties located in a residential zone district.
- b. Electronic display faces must be an integral part of the remainder of the sign area.

3. Operational Standards.

- a. Electronic display shall be limited to no more than 30 lumens output, measured at 10 feet from the sign face.

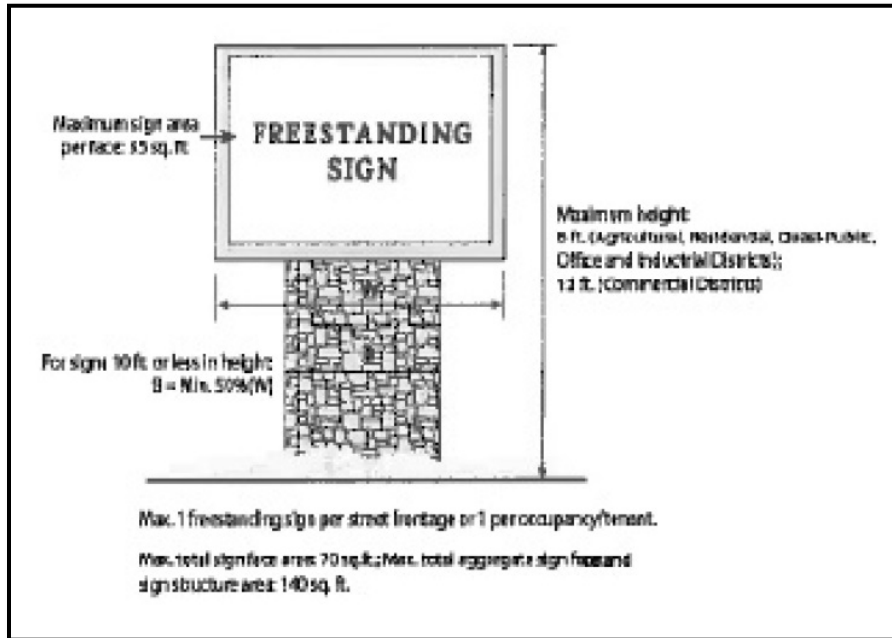
- b. No portion of the electronic display (either sign copy or pictures) shall change more frequently than once every six seconds.
- c. No audible output from any portion of the sign shall be permitted.
- d. Electronic signs shall be operative only during the hours of operation of the associated business.
- e. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the property for which the monument sign is located, except for message substitution, as allowed in Section 17.48.080 D.
- f. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.
- g. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.48.110 Standards for Specific Sign Types.

C. **Freestanding Signs.** Freestanding signs are subject to the following standards:

1. **Where Allowed.** The base of the supporting structure must be setback at least five feet from the street right-of-way.
 2. **Maximum Number.** One per street frontage or one per occupancy/tenant.
 3. **Maximum Height.**
 - a. Agricultural, Residential, and Quasi-Public Districts. Six feet.
 - b. Commercial Districts. 12 feet.
 - c. Office and Industrial Districts. Six feet.
 4. **Maximum Area.** The sign area must not exceed 35 square feet per face, not to exceed 70 square feet in total. The total aggregate surface of the sign faces and sign structure shall not exceed 140 square feet.
 5. **Setback.** Freestanding signs may be located within the required setback areas as long as they are a minimum of five feet from the front property line, and 20 feet from any interior side property line.
 6. **Sign Base.** Freestanding signs of 10 feet or less shall be mounted on a base, the width of which shall not be less than 50 percent of the width of the widest part of the sign.
- Figure 17.48.110(C): Freestanding Signs
7. **Monument Base Exception.** The City Planner, or their designee, may approve a post or similar style sign structure instead of the required monument base for properties which are residential conversions wherein all of the following criteria are met:
 - a. The sign structure is designed to match the primary structure on the site in architectural style and general appearance.
 - b. All other sign requirements are met.
 - c. The primary structure is a residential conversion which has maintained a residential character/appearance.
 8. **Open Air Uses.** For open air uses such as automobile dealerships, the additional standards apply to freestanding signs:
 - a. Maximum Sign Area. 35 square feet per face, with the total sign area not exceeding 70 square feet.
 - b. Setback. 20 feet from any interior side property line.

FIGURE 17.48.110(C): FREESTANDING SIGNS



NOTICE OF EXEMPTION

City of Visalia
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. 2023-10

PROJECT TITLE

The project site is located at 3737 South Akers St. (APN: 199-100-027).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by the Visalia First Church to construct an electronic monument sign.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Cristobal Carrillo, Senior Planner, 315 E. Acequia Avenue, Visalia, CA 93291,
Email: josh.dan@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Mark Merrill, Visalia First Church, 3737 S. Akers St., Visalia CA 93277, 559-733-9070

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Mark Merrill, Visalia First Church, 3737 S. Akers St., Visalia CA 93277, 559-733-9070

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 15311**
- Statutory Exemptions- State code number:

A request to replace an existing freestanding monument sign with a new changeable copy electronic sign on a site within the QP (Quasi-Public) Zone. The exemption is appropriate in that the project consists of the construction of minor accessory structures, as on-premise signage.

REASON FOR PROJECT EXEMPTION

Josh Dan, Senior Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

April 10, 2023

DATE

ENVIRONMENTAL COORDINATOR
Brandon Smith, AICP

REVISED RESOLUTION NO. 2023-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-10, A REQUEST BY THE VISALIA FIRST CHURCH TO CONSTRUCT AN ELECTRONIC MONUMENT SIGN ON A SITE ZONED Q-P (QUASI PUBLIC). THE PROJECT SITE IS LOCATED AT 3737 SOUTH AKERS STREET (APN: 119-100-027).

WHEREAS, Conditional Use Permit No. 2023-10, is a request by the Visalia First Church to construct an electronic monument sign on a site zoned Q-P (Quasi Public). The project site is located at 3737 South Akers Street (APN: 119-100-027); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 10, 2023; and

WHEREAS, at the April 10, 2023 Planning Commission meeting the item was continued due to the late mailing of public hearing notices. The Planning Commission continued the project to the April 24, 2023 Planning Commission meeting at the request of staff; and

WHEREAS, staff re-noticed the Conditional Use Permit by placing public hearing notices in the mail 10-days prior to the public hearing pursuant to Government Code Section 65091; and

WHEREAS, after published notice, a public hearing was held before the Planning Commission on April 24, 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 15311.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The display face of the proposed monument sign is not located near in

a manner to shine onto or toward any residences. Furthermore, the sign is situated in a manner that is not inconsistent with the purpose and intent of monument sign development standards.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The sign is situated in a manner that is consistent with the purpose and intent of monument sign development standards.
3. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-12).

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 sign be developed in substantial compliance with the development plan attached as Exhibit "A".
2. That the sign be developed in substantial compliance with the operational statement attached as Exhibit "B", except that the sign's LED electronic copy display shall not be illuminated between the hours of 10:00 p.m. and 6:00 a.m., Monday through Sunday.
3. That signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
4. That staff shall verify that all aspects of the proposed monument sign complies with all requirements of Visalia Municipal Code Chapter 17.48. Compliance shall be verified via an onsite inspection conducted prior to finalization of the Building Permit for the monument sign.
5. That all other federal and state laws and city codes and ordinances be complied with.

CLIENT:
Visalia First Church

PROJECT:
Visalia First Church EMC's

CONTACT:
Karen Robertson

INSTALL ADDRESS:
3737 S. Akers
Visalia, CA 93277

SALES ORDER #: 7313

Salesperson: David Norton

Designer: N/A

Production Designer: Michael Wells

Project Manager: Deanna Weaver

Revisions:

MW R2 - 02/06/23

FINAL FOR PRODUCTION

CLIENT APPROVAL

Signature _____

Date _____

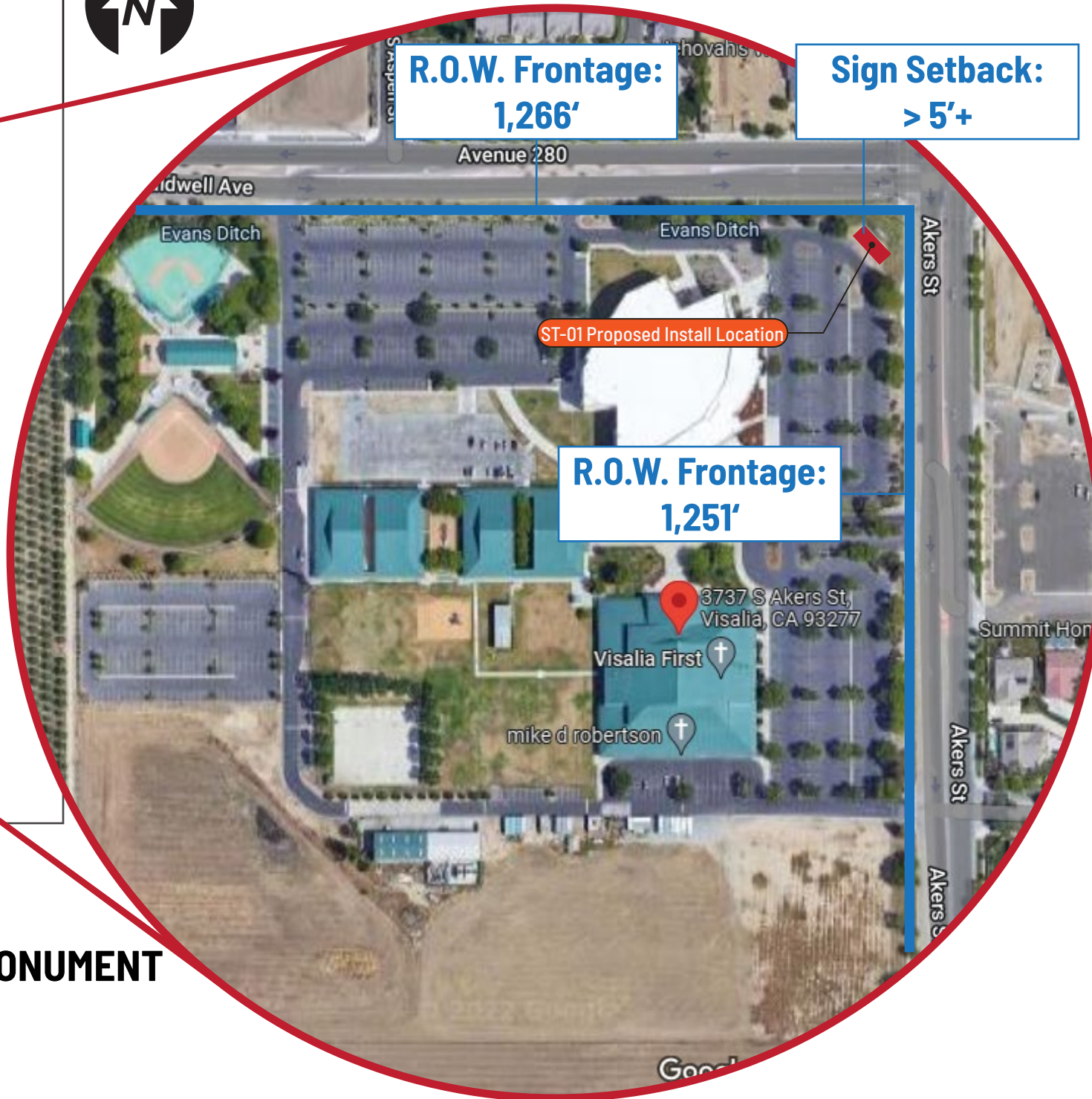
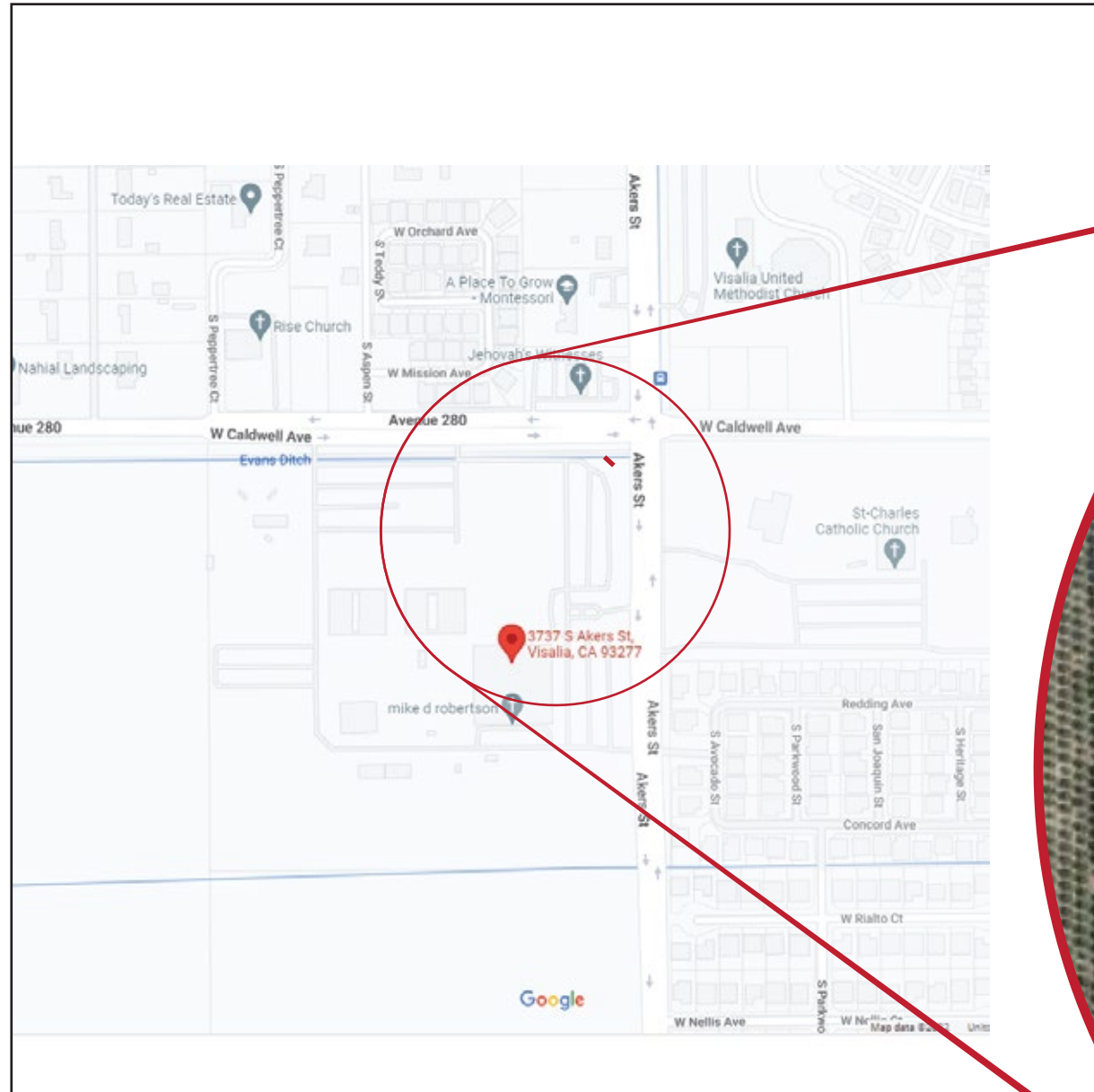
FILEPATH:

- 7313 Visalia First Church
- 05 - Production
- 01 - Shop Drawings



17201 Beaton Rd. SE
Monroe, WA 98272
www.NWSigns.com
(425) 844-6415

Contractors Lic#NWWHOS*929M9



R.O.W. Frontage:
1,266'

Sign Setback:
> 5'+

R.O.W. Frontage:
1,251'

ST-01 Proposed Install Location

VISALIA FIRST CHURCH EMC MONUMENT

Address: 3737 S. Akers, Visalia, CA 93277

Parcel: 119-100-027

Zoning: XXXXX

Project Value: \$49,660.62

Sign Master Plan: No

Production Pack

ST-01 3/4" = 1'

File: Visalia_Church_SO7313_ProductionPack

CLIENT:
Visalia First Church

PROJECT:
Visalia First Church EMC's

CONTACT:
Karen Robertson

INSTALL ADDRESS:
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Visalia, CA 93277

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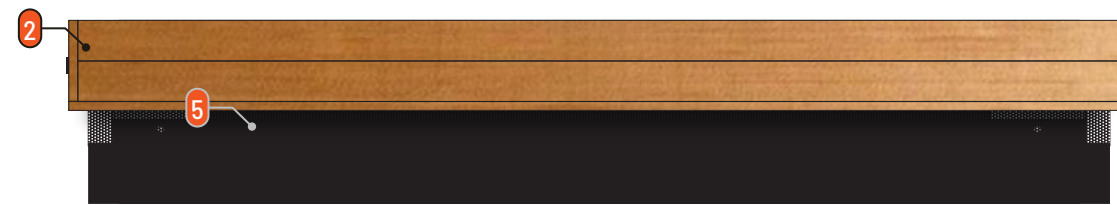
7313 Visalia First Church
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NORTHWEST
SIGN & DESIGN

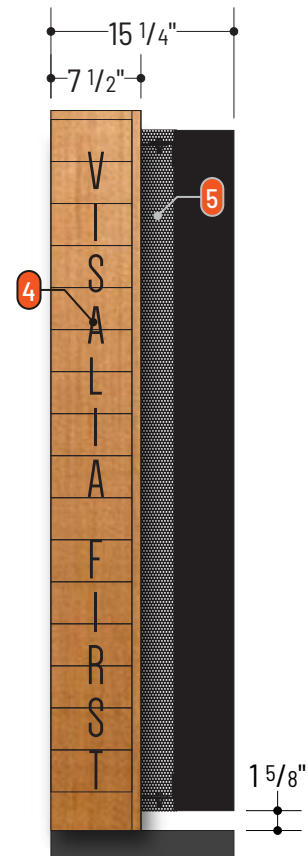
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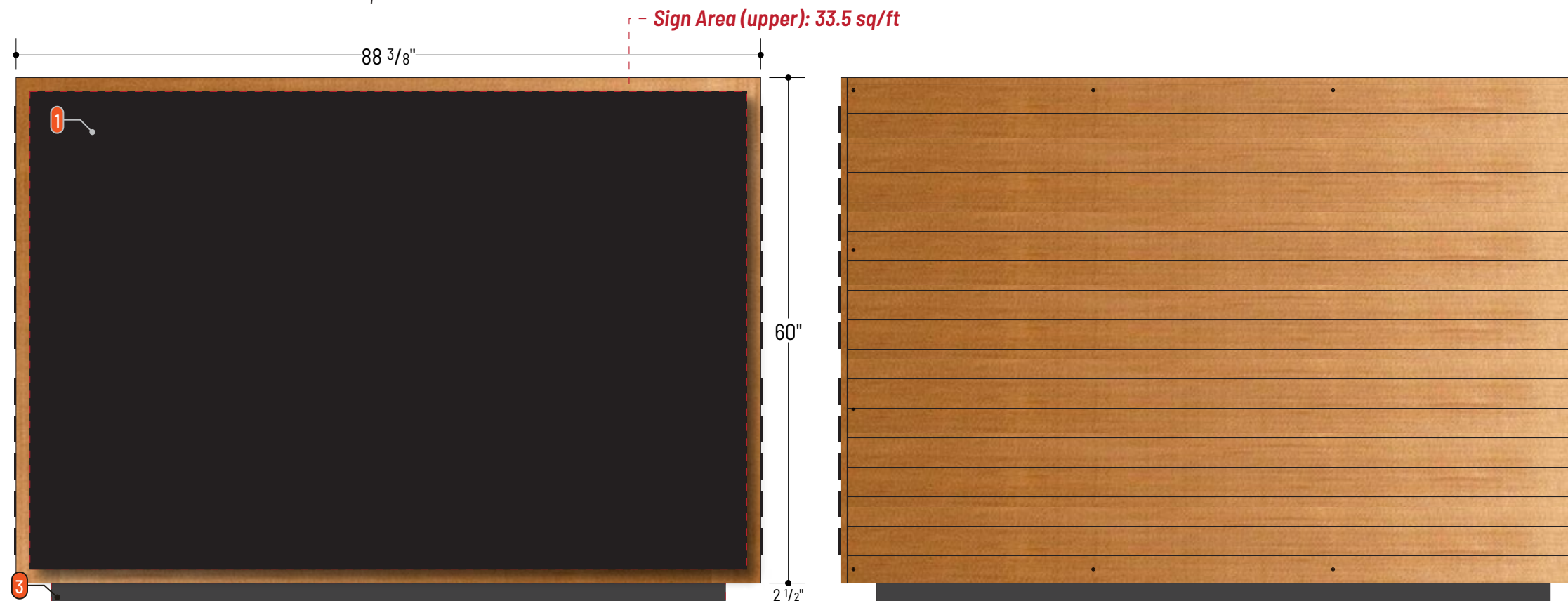
 ELECTRIC SIGNS PRODUCED AT NW SIGNS
CONFORM TO UL48 AND DISPLAY THE
UNDERWRITERS LABORATORIES LABEL.



Top View



Side View



Front View

Back View

- Sign Area (upper): 33.5 sq/ft

- Sign Area (lower): 1.4 sq/ft

ST-01 - EMC MONUMENT - S/F - Qty. 1

- 1 - EMC; FLEX V-Series: Outdoor 16mm RGB 90x135 Single Face. Dimensions 56 11/16"H x 85 1/16"W x 5"D. Mounted to face of cabinet with aluminum angle and 3/8" minimum non-corrodible hardware
- 2 - 6" aluminum C-channel frame cabinet with .125" faces, painted **A**, and clad on sides, back and top with stained and sealed 3/4" cedar. Face to be picture frame wrapped with cedar. Back is removeable with CS fasteners painted to match cedar. Frame is bolted to lower 2 1/2" frame with 3/8" non-corrodible thru bolts. Frame attaches to 4" sq. tube with saddle mounts and 1/2" non-corrodible thru bolts.
- 3 - 2 1/2" aluminum sq. tube frame base painted **B**.
- 4 - 1/4" acrylic FCO's, painted **A**, and flush mounted to returns with pins/VHB (thin stroked letters)
- 5 - .08" perforated aluminum shield (to hide EMC mounting), painted **A**
- 6 - Frame/EMC ships in 1 piece, with separate 4" post. 4" aluminum sq. tube post set into an isolated concrete footing in front of the existing sign/footing

PAINT

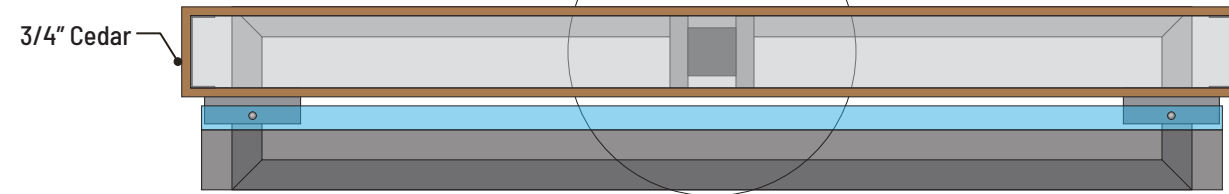
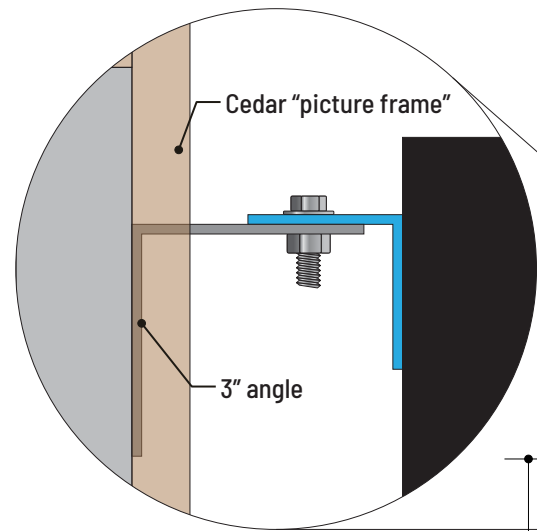
A  MP Black
Satin Finish

B  MP Dark Grey (?)
Satin Finish

Production Pack

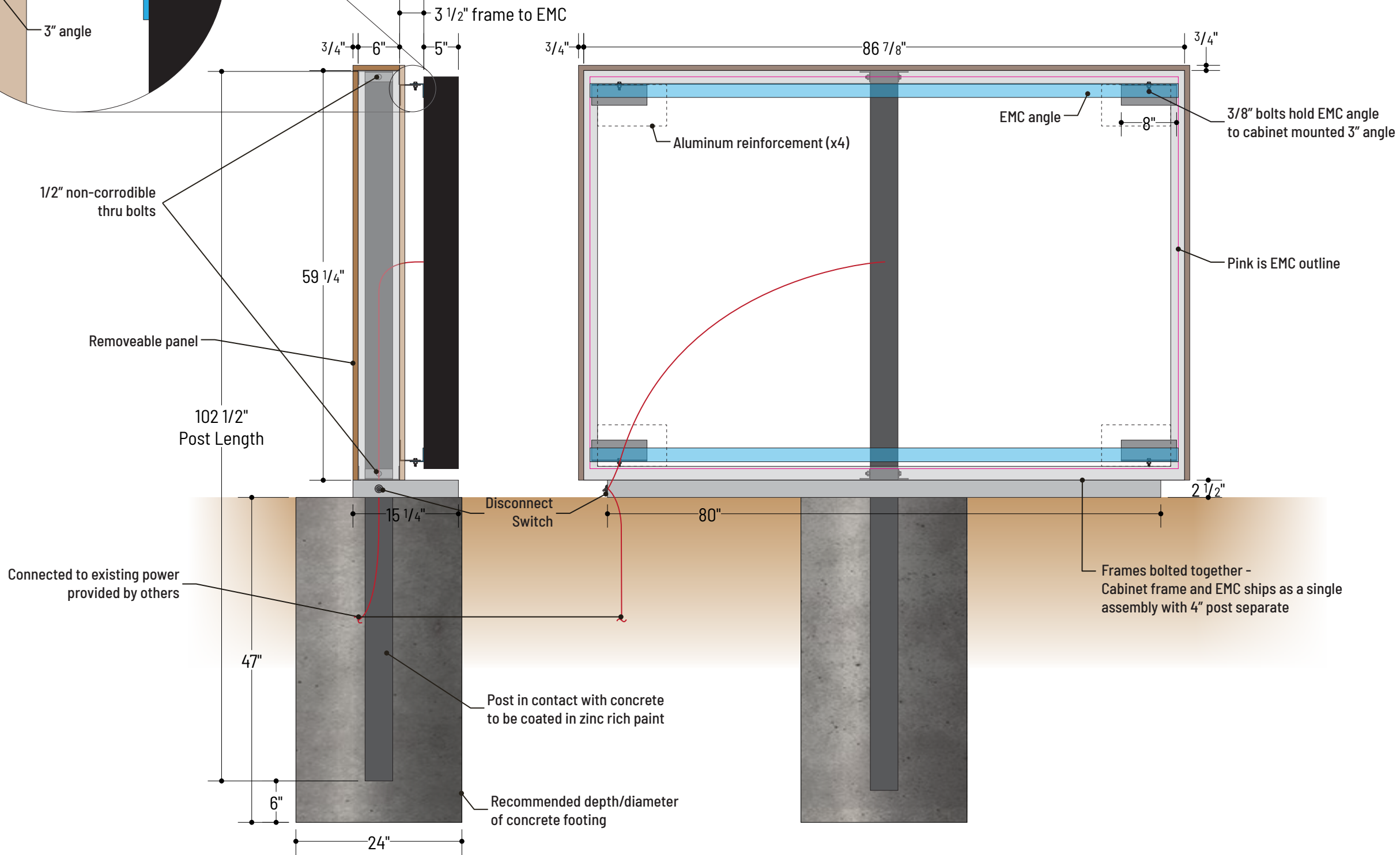
ST-01 3/4" = 1'

File: Visalia_Church_SO7313_ProductionPack



Top View

Detail View



Side View

Front View

CLIENT:
Visalia First Church

PROJECT:
Visalia First Church EMC's

CONTACT:
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INSTALL ADDRESS:
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ST-01 3/4" = 1'

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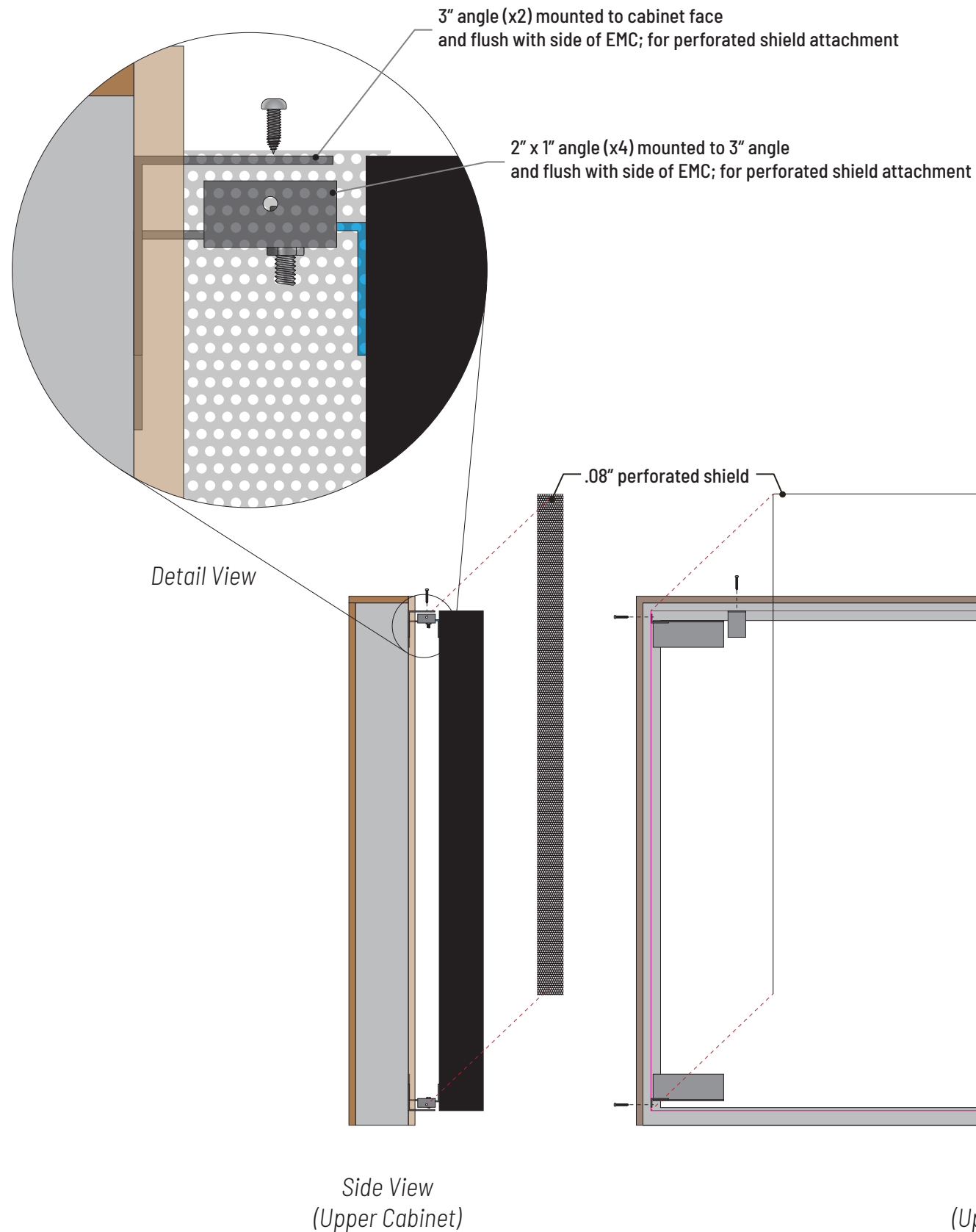
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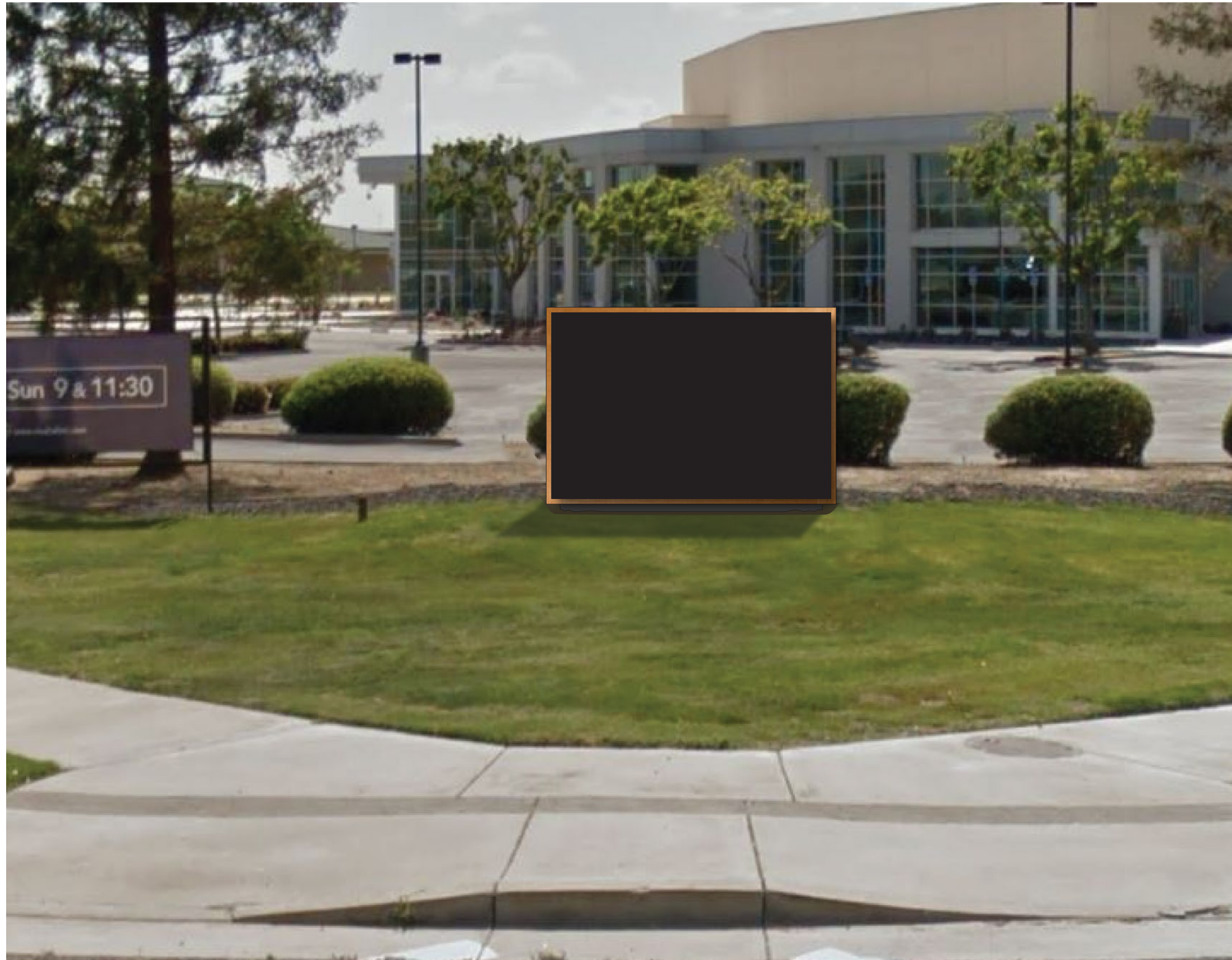
7313 Visalia First Church
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ST-01 - Proposed Signage - No Scale

Sign Design Based On 2019 CBC

Job # JTS_247122
 Project Visalia First Church - Monument
 Job Location 3737 S. Aker
 Visalia, CA

INPUT DATA

Exposure category (B, C or D)	=	C
Risk Category	=	II
Ultimate Design Windspeed	V_{ULT}	= 95 MPH
Topographic factor	K_{zt}	= 1 Flat
Height of the sign	h	= 6.00 FT
Vertical dimension (for wall, $s = h$)	s	= 6.00 FT
Average Horizontal dimension	B	= 7.25 FT
Dimension of return corner	L_r	= 1.00 FT

ANALYSIS

Velocity pressure
 $q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$ = 16.69 PSF
 where:
 q_z = velocity pressure at height h . (Eq. 26.10-1 page. 268)
 K_z = velocity pressure exposure coefficient = 0.85
 evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)
 K_{zt} = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85
 K_d = ground elevation factor, see (Tab. 26.9-1, page 268) = 1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure =	$p = q_z G C_f$	=	20	PSF
where:	G = gust effect factor. (Sec. 26.11-1, page 269).	=	0.85	
	C_f = net force coefficient. (Fig. 29.3-1, page 323)	=	1.44	
	$A_g = B s$ = the gross area	=	43.49	FT ²
	Estimated sign cabinet weight	=	262	LBS.

DESIGN SUMMARY

Allowable Stress Design Wind Factor =	0.60
Design Wind Pressure =	$0.6 \times p = 16.00$ PSF
Design Windforce, F =	$16.00 \times A_g = 0.70$ KIPS
Moment Arm =	3.04 FT
Design Moment =	$F \times \text{Moment Arm} = 2.12$ KIP-FT

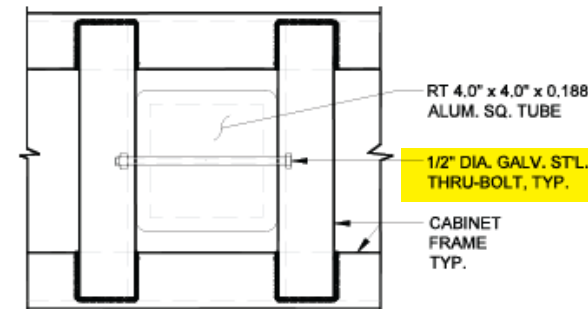
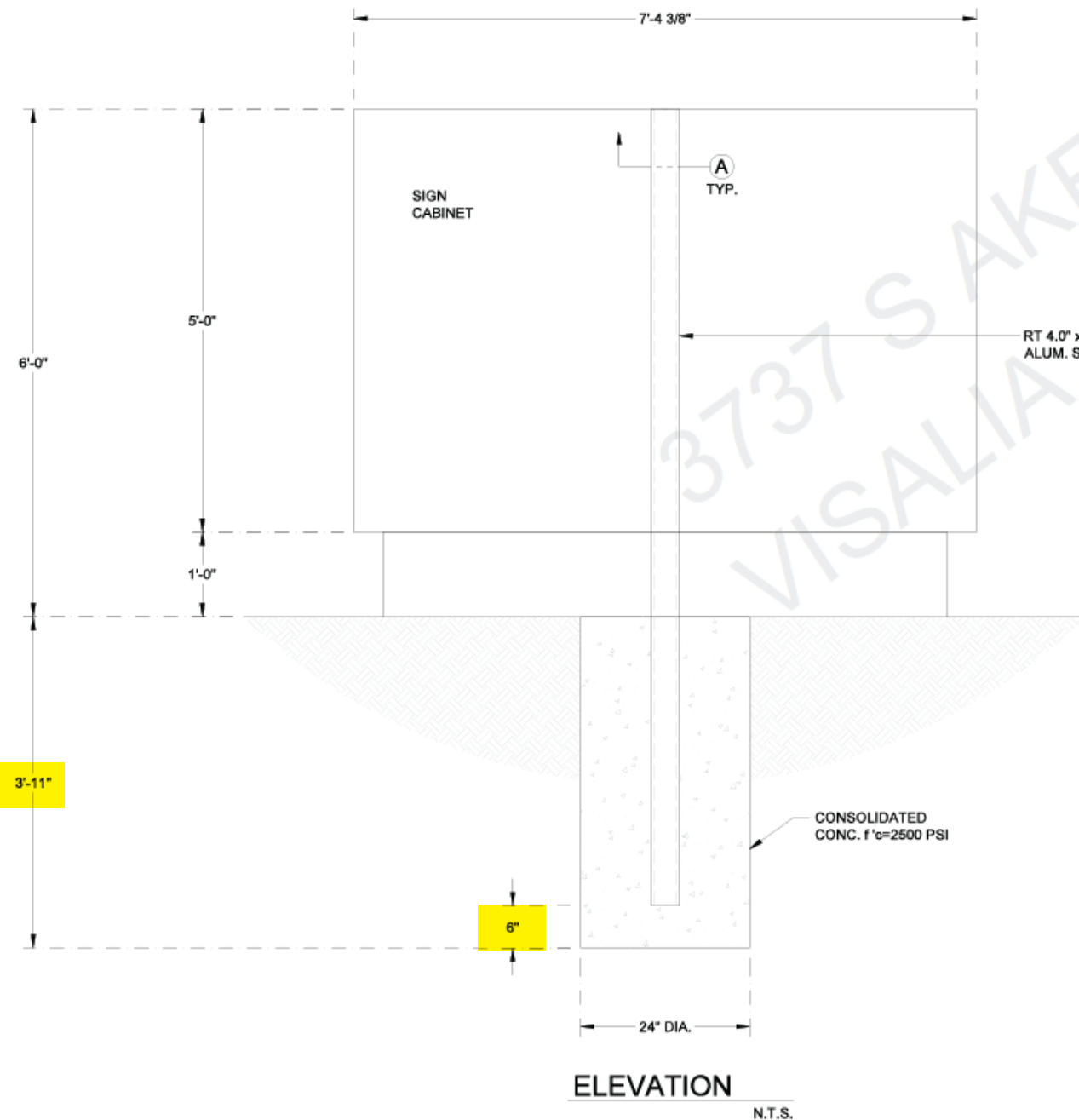
Footing Design (Nonconstrained)

Diameter =	2.00 FT
Soil Pressure =	150.00 PSF/FT
S_1 =	388.41 PSF
A =	2.10 FT
EMBED. =	3.88 FT

24" DIA. DEPTH = 3' - 11"

Pole Design

Sec. Mod. S_x	ALUM. SQ. TUBE	USE 6061-T6
$S = 1.21$	RT 4.0" x 4.0" x 0.188"	$S = 3.48$ (OK)



A CONNECTION (2 PLACES) N.T.S.

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
 - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
 - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
 - THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-16.
 - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
 - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
 - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- ANCHORS :
- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2019 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
 - WIDE FLANGE: ASTM A992
 - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
 - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
 - ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
 - ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307 OR ASTM A449
 - ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM A276

- ALL BOLTS TO BE ZINC COATED: ASTM B633
 - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- ALUMINUM :
- DESIGN AND FABRICATION ACCORDING TO 2015 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
 - ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

WELDING :

- STEEL
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.
 - E70 XX ELECTRODE FOR SMAW PROCESS.
 - E70S XX ELECTRODE FOR GMAW PROCESS.
 - E7 XX ELECTRODE FOR GTAW PROCESS.
 - E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ALUMINUM
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2015 ALUMINUM DESIGN MANUAL.

CONCRETE :

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-14
- COMPRESSIVE STRENGTH AT 28 DAYS, $f'_c \geq 2500$ PSI MINIMUM.
 - CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
 - FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
 - MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- SOIL:
- LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.



From: [Mike Robertson](#)
To: [Josh Dan](#); [Robert Martindale](#); [Mike Robertson](#)
Subject: Signage
Date: Tuesday, April 4, 2023 10:33:40 AM

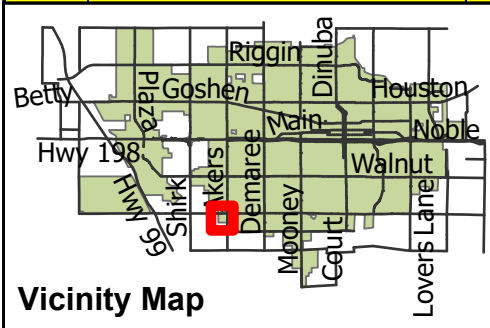
Josh,

Below are the answers to your questions.

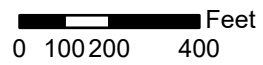
1. Electronic display shall be limited to no more than 30 lumens output, measured at 10 feet from the sign face. – Display meets these requirements and includes a light sensor for automated dimming depending on light conditions.
2. No portion of the electronic display (either sign copy or pictures) shall change more frequently than once every six seconds. – Display is preset with an 8-second hold. As we did our research we found that most people with these types of signs prefer 10 seconds and the length is programmable with the system.
3. No audible output from any portion of the sign shall be permitted. - No audio output is included.
4. Electronic signs shall be operative only during the hours of operation of the associated business. The display can be programmed to only run during business hours. However, we would like to run a stagnant message (Church name etc.) outside of our operating hours of 7 am to 9 pm.
5. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the property for which the monument sign is located, except for message substitution, as allowed in Section 17.48.080 D. - correct
6. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions. Unit automatically dims with lighting conditions.
7. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e., the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety. Will comply with the City's requirements.

I hope this helps. Let me know if there are any other questions.

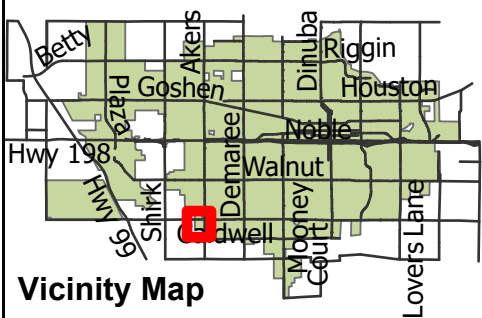
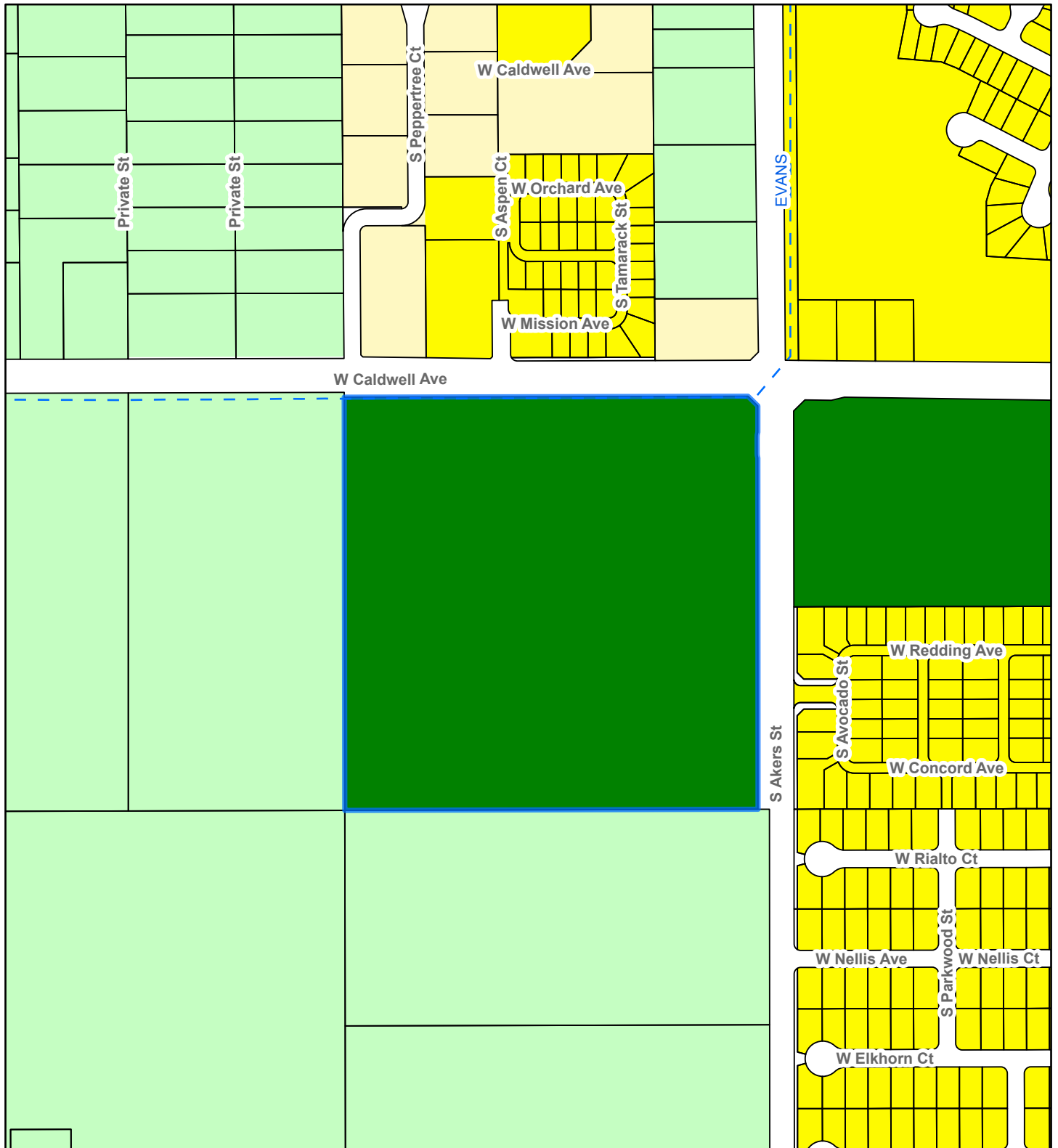
Mike D. Robertson
Global Pastor
Visalia First



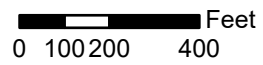
General Plan Land Use Map



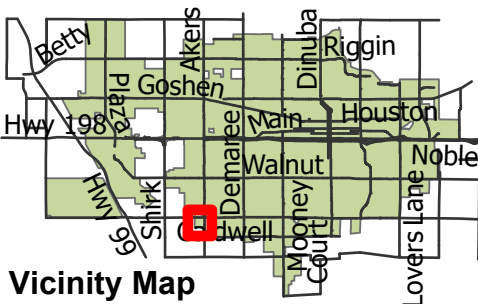
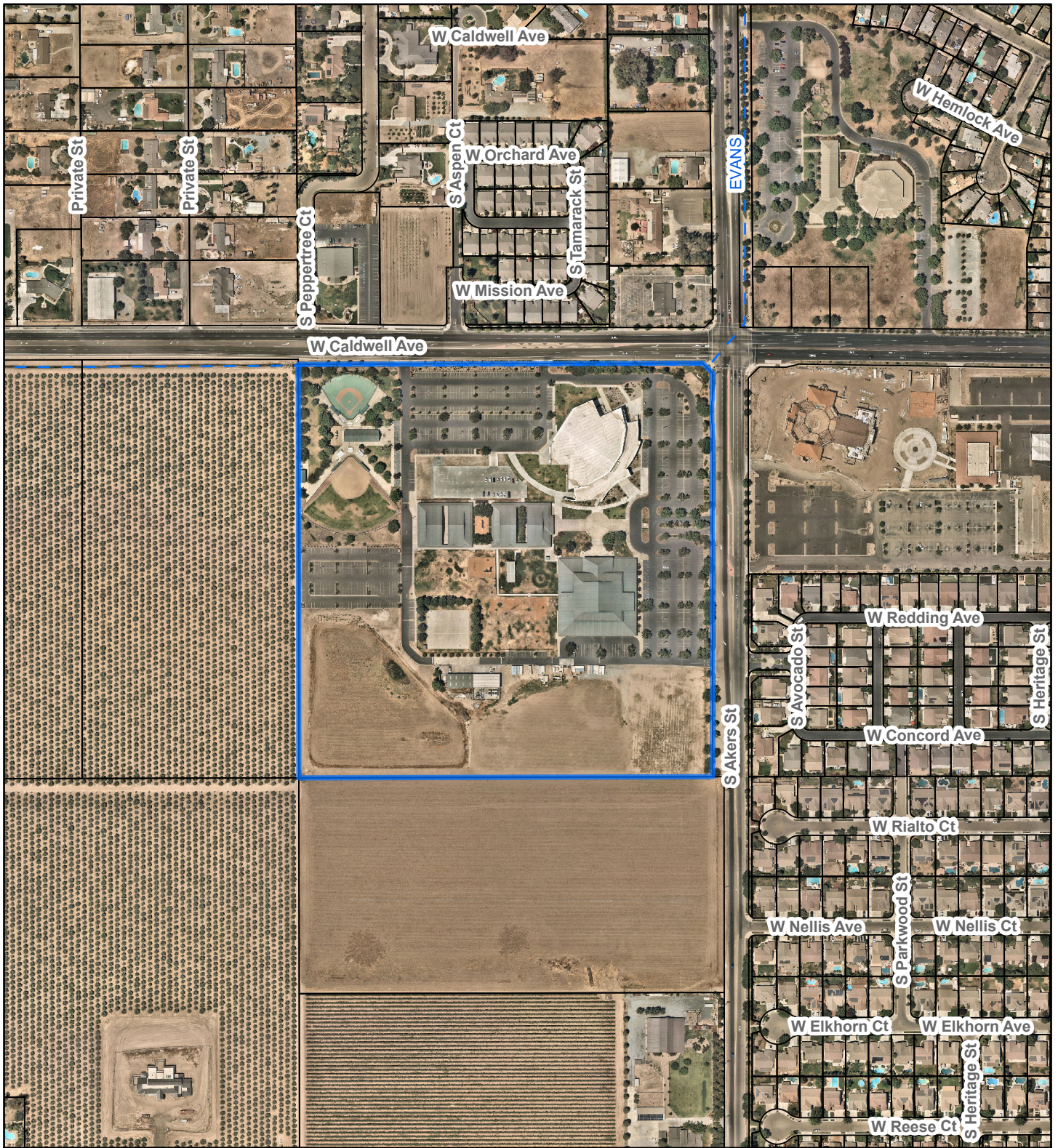
- Conservation
- Public Institutional
- Residential Low Density
- Residential Very Low Density
- WATERWAYS



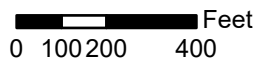
Zoning Map

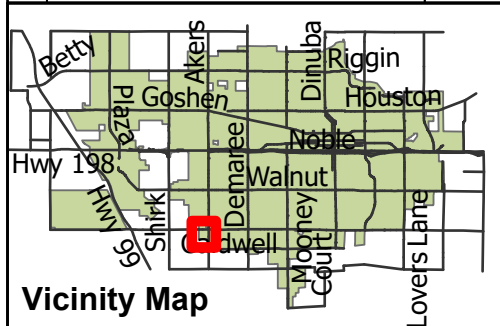
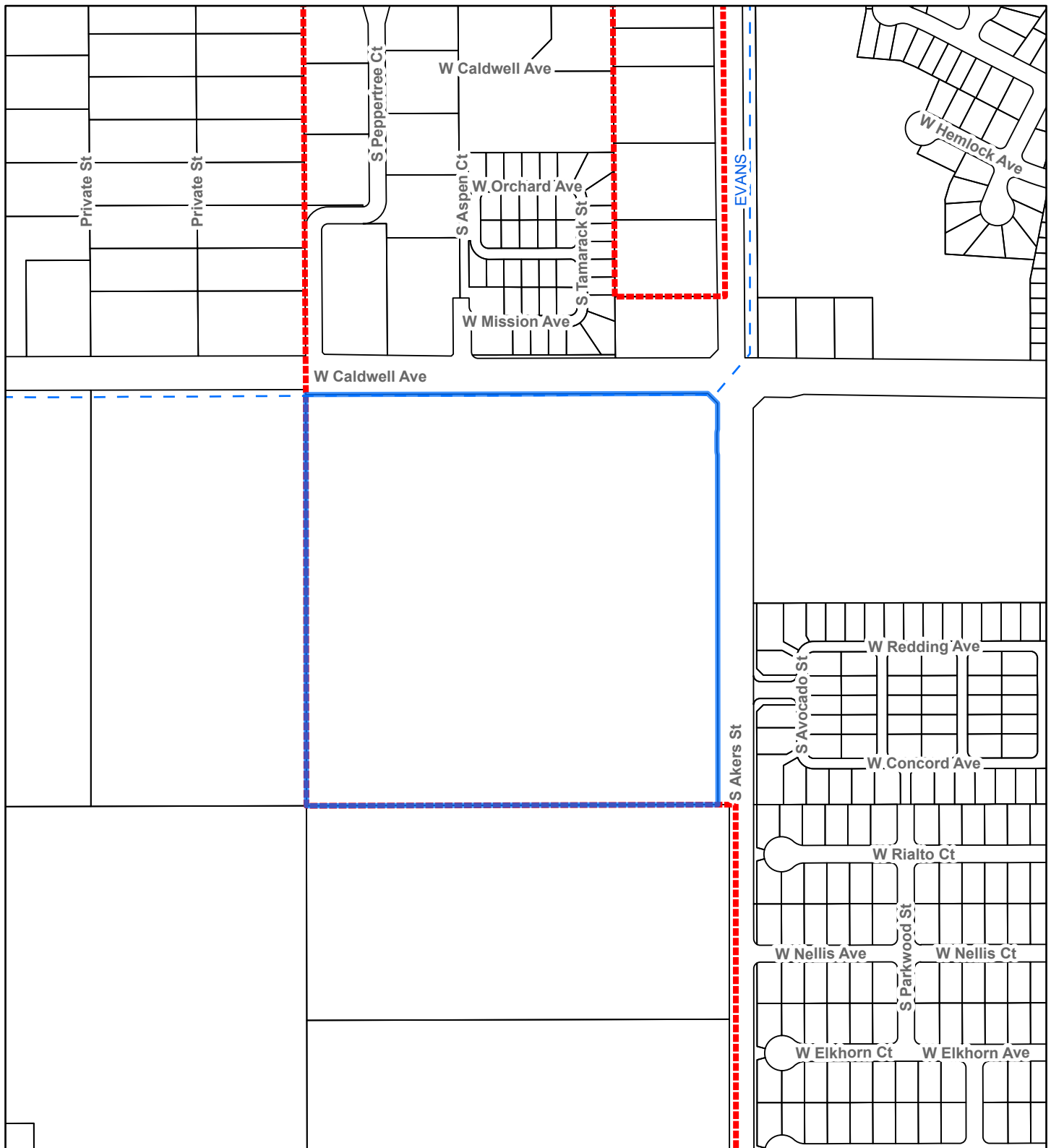


- QP Quasi-Public
- R-1-20 Single-family Residential
- R-1-5 Single-family Residential
- County Areas
- WATERWAYS



Aerial Photo





Location Map

