

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

**MONDAY, JANUARY 22, 2024**

**VISALIA COUNCIL CHAMBERS**

**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**

**MEETING TIME: 7:00 PM**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No items on the Consent Calendar.
6. PUBLIC HEARING – Colleen Moreno, Assistant Planner  
**Conditional Use Permit No. 2023-27:** A request by Los Culichis Restaurant to allow live entertainment in the D-MU (Downtown Mixed Use) zone. The site is located at 309 East Main Street (APN: 094-296-002). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-42.

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Conditional Use Permit No. 2023-35:** A request by Kaweah Health to establish a community based mental health crisis service facility for children and youth within an existing 18,295 square foot facility. The project site is located at 230 Northwest 3<sup>rd</sup> Avenue in the QP (Quasi-Public) zone (APN: 094-053-027). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-53.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Administrative Adjustment Annual Report to Planning Commission.
- b. 2024 Planning Commission Meeting Calendar.
- c. 2024 Planning Commissioners Academy

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, FEBRUARY 1, 2024, BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 12, 2024**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 22, 2024

**PROJECT PLANNER:** Colleen Moreno, Assistant Planner  
Phone: (559) 713-4031

**SUBJECT: Conditional Use Permit No. 2023-27:** A request by Los Culichis Restaurant to allow live entertainment in the D-MU (Downtown Mixed Use) zone. The site is located at 309 East Main Street (APN: 094-296-002).

## STAFF RECOMMENDATION

Staff recommends the approval of Conditional Use Permit No. 2023-27, as conditioned, based on the findings and conditions in Resolution No. 2023-48. Staff's recommendation is based on the project's consistency with the Visalia General Plan and the Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-27, based on the findings and conditions in Resolution No. 2023-48.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2023-27 is a request by Los Culichis Restaurant to allow live entertainment in the existing restaurant located at 309 East Main Street. The site is in the downtown area and zoned D-MU (Downtown Mixed Use). The restaurant tenant space is approximately 3,072 square feet and occupies the first floor only, which encompasses the restaurant's dining area, kitchen, and space to be utilized for live entertainment and potential subsequent dancing. The Floor Plan (Exhibit A) details the layout of the restaurant, with open space towards the north of the building, dining tables in the center and a rear bar along the south of the space with restrooms in the southwest corner. The restaurant's kitchen is in the far south area and is approximately 1,491 square feet with a secondary ADA restroom that is accessible to the public. All items within the facility currently exist and there will be no change to the layout of the space during the requested live entertainment hours.



Los Culichis is a restaurant serving Mexican fusion sushi, seafood, and tacos as well as alcoholic beverages. The applicant currently operates Sundays and Tuesdays from 11:00 a.m. – 9:00 p.m., Wednesdays and Thursdays from 11:00 a.m. to 10:00 p.m., Fridays and Saturdays from 11:00 a.m. to 1:00 a.m. and are closed on Mondays. Per their operational statement (Exhibit "B"), operation hours for the live entertainment were unclear and staff contacted the

applicant for clarification. Per applicant, Friday and Saturday hours will be updated to offer live entertainment from 9:00 p.m. to 2:00 a.m. and from 8:00 p.m. to 11 p.m. on Sundays, all other hours will remain the same. During live entertainment events, there will be no change to the layout of the space as food service will remain during live entertainment and there is no stage proposed. Live entertainment will consist primarily of amplified musical acts with potential dancing in the open floor space. The applicant has also provided a Security Plan (Exhibit C) that has been reviewed and accepted by the Visalia Police Department.

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Downtown Mixed Use
Zoning:	D-MU (Downtown Mixed Use)
Surrounding Land Use and Zoning	North: D-MU / Public and Private parking lot South: D-MU / Alley – Parking Structure East: D-MU / Beauty Salon West: D-MU / Mulligans
Environmental Review:	Categorical Exemption No. 2023-42
Special Districts:	Downtown Retail Overlay District
Site Plan:	2022-193

**RELATED PROJECTS**

Over the years several conditional use permits have been approved for entertainment, dancing and similar activities that constitute live entertainment or nightclub uses.

The following permits have most recently been approved for live entertainment:

**Conditional Use Permit No. 2023-30** was approved by the Planning Commission on October 23, 2023, allowing live entertainment at the proposed Salty Walrus Micro-Brewery located at 2415 E. Valley Oaks Drive.

**Conditional Use Permit No. 2021-12** was approved by the Planning Commission on May 24, 2021, allowing live entertainment at the proposed Corby’s Restaurant located at 221 E. Main Street.

**Conditional Use Permit No. 2019-44** was approved by the Planning Commission on April 27, 2020, allowing live entertainment at the proposed Simply Brewing Micro-Brewery located at 609 E. Main Street.

**Conditional Use Permit No. 2014-28** was approved by the Planning Commission on December 8, 2014, allowing live entertainment at Sequoia Brewing Company, 124 W. Main Street.

**Conditional Use Permit No. 2012-12** was approved by the Planning Commission on April 9, 2012, allowing live entertainment at Visalia Brewing Company at 112 W. Main Street.

## PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan Land Use and Zoning Ordinance.

### Land Use Compatibility

The Visalia Zoning Matrix identifies uses such as the existing restaurant use as permitted by right in the Downtown Mixed-Use zone, however, line E12 lists "Live Entertainment" (as described in 17.04.030 Definitions) as a conditionally permitted use in the zone.

The existing restaurant use is compatible with other restaurants and businesses that are located within proximity to the site. The proposed live entertainment use is found at various other sites within the downtown area especially along Main Street. Adjacent land uses include a variety of beauty/fitness

uses, restaurants with live music, and offices.

The proposed hours of live entertainment, however, are not consistent with the surrounding businesses, with the request to operate till 2:00 a.m. on Fridays and Saturdays and



11:00 pm on Sundays. Currently, there are only two businesses within the D-MU (Downtown Mixed Use) zone that have similar hours of operation of 2:00 a.m. on Fridays and Saturdays, those are: Downtown Rookies located at 215 E. Main St., and Santa Fe Station located at 505 E. Center Ave.

Staff recommends Conditions number 4, 5 and 6 be adopted to ensure that the live entertainment component remain ancillary to the restaurant use.

### Security Plan

The security plan, which has been reviewed and approved by Visalia Police Department, indicates that security personnel will be employed onsite on evenings with ticketed or limited access live entertainment. Security personnel will be responsible for guarding entrances, preventing loitering and group gathering, and verifying occupancy limits.

The fully detailed security plan describes the types of security measures being undertaken and standards for managing security measures. The security plan shall be in the possession of the Visalia Police Department along with contact information for responsible parties to address any issues.

### Live Entertainment Conditions

The proposed conditions of approval, which are similar to previous conditional use permit approvals for live entertainment are tailored to address the live entertainment aspects of this business as addressed in the operational plan and security plan.

Although the site is not located in the Micro-brewery/Micro-winery Overlay District, nor is it a micro-brewery/micro-winery, due to the current use of being a restaurant and allowing patrons

under the age of 21 and now with the request of allowing live entertainment similar to that of micro-breweries conditional use permits, staff recommends that the specific sections of the Standard Operating Conditions in the Micro-brewery/Micro-Winery Overlay District as required by Section 17.63.040 be applied to this project, specifically:

- 17.63.040.3.a) Underage patrons (under 21 years of age) shall not remain upon the establishment premises after 10:00 p.m. nightly.

Staff Analysis: Condition No. 13 addresses this requirement.

Staff's analysis of the proposed conditions are reasonable and necessary for the specific uses proposed by the Conditional Use Permit. Furthermore, they can also be used as the basis for potential modifications to this Conditional Use Permit or similar Conditional Use Permit applications to address the circumstances that may arise.

### **Parking**

The project site is located on Main Street, with public parking on both sides of the street as well as a public parking lot directly across the street on the north and a large public parking structure with access through Garden Street Plaza on the south side of the building. Both provide ample parking. However, pursuant to Assembly Bill 2097, this bill prohibits public agencies from imposing minimum parking requirements on sites that are located within a half-mile radius of a major transit stop.

The City of Visalia Transit operates bus service along Route 1 with bus stops located on Main Street. Route 1 meets the definition of a "major transit stop" and the project is also approximately 0.2 miles from the Visalia Transit Center, therefore meeting the parking provisions per AB 2097.

### **Conditional Use Permit Revocation Process**

Pursuant to Visalia Municipal Code Section 17.38.040, a failure by the owner/operator to comply with the conditions of project approval will result in a Notice of Conditional Use Permit Suspension Order to Cease and Desist. The City of Visalia has the authority to automatically suspend a conditional use permit for failure to comply with the condition(s) of the permit. Upon suspension the Planning Commission shall hold a public hearing within 60 days, in accordance with the public hearing notice procedures. If the Commission is not satisfied that the regulation, general provisions, or applicant's ability to meet the conditions, they may revoke the permit or take action as may be necessary to ensure compliance with the regulation, general provision, or condition(s).

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15301 of the Guideline for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-42). Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

## **RECOMMENDED FINDINGS**

1. That the proposed project, as conditioned, 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 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 proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-42)

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2022-193-B, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the floor plan, operational statement, and security plan, in Exhibits "A", "B", and "C," notwithstanding any required conditions below and/or imposed by State Department of Alcoholic Beverage Control. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the project be required to maintain the noise standards found in Visalia Municipal Code Section 8.36.040.
4. Amplified live entertainment, including karaoke and disk jockeys (DJs) is permitted between the hours of 9:00 p.m. and 2:00 a.m. on Fridays and Saturdays and from 8:00 p.m. to 11:00 p.m. on Sundays. Similar activities in nature and intensity may be allowed as determined by the City Planner. Any subsequent change to the hours of the live entertainment may require an amendment to the Conditional Use Permit.
5. There shall not be more than one amplified live entertainment act occurring simultaneously on the premises.
6. Food service must be provided during bar service, dancing, and live entertainment.
7. There shall be no adult entertainment as defined in Visalia Municipal Code Chapter 17.62, including no lingerie/bathing suit shows.
8. During live entertainment, the operator shall regularly maintain the area under their control to prevent loitering of persons about the premises. No alcoholic beverages shall be consumed on any public areas adjacent to the licensed premises under the control of the licensee.
9. During live entertainment, the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.

10. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business. Public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any activities.
11. Patrons shall use only the Main Street entrance to enter and exit the business except in the event of an emergency.
12. Underage patrons (under 21 years of age) shall not remain upon the establishment premises after 10:00 p.m. nightly.
13. That the owner/operator shall hold the security plan approved by the Visalia Police Department on the premise at all times.
14. Restaurant occupancy load shall not exceed 99; any increase of 100 or more at any time requires fire sprinkler protection.
15. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2023-27, per Visalia Municipal Code Section No. 17.38.040.
16. 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 form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA. 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. 2023-48
- Exhibit "A" – Floor Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Security Plan
- Site Plan Review Item No. 2022-193-B Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map



**NOTICE OF EXEMPTION**

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

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

Conditional Use Permit No. 2023-27

**PROJECT TITLE**

309 East Main Street, on the south side of Main Street, on the south side of Main Street 115 feet east of N. Garden Street and 215 feet west of S. Bridge Street. (APN: 094-296-002)

**PROJECT LOCATION**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

A request to allow live entertainment within an existing restaurant in the D-MU (Downtown Mixed Use) zone.

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

City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291, colleen.moreno@visalia.city

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Jose Antonio Martinez

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

Stephen O. Sparshott, 1206 W. Evans Ave., Visalia

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

**EXEMPT STATUS:** (Check one)

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

Minor land use limitation for an existing structure

**REASON FOR PROJECT EXEMPTION**

Colleen Moreno, Assistant Planner

**CONTACT PERSON**

(559) 713-4031

**AREA CODE/PHONE**

December 22, 2023

**DATE**

Brandon Smith

**ENVIRONMENTAL COORDINATOR**

**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)**

## **Micro-Brewery/Micro-Winery Overlay District (Section 17.63)**

### **17.63.010 Purpose and intent.**

A. There is created a Micro-brewery/Micro-winery Overlay District, the boundaries of which are shown on the map entitled, "Micro-brewery/Micro-winery Overlay District", which is on file at city hall. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to facilitate businesses that specialize in the small-scale production and sale of crafted beverages. This chapter is also enacted to encourage the location of micro-brewery and micro-winery businesses in the East Downtown area. This is to:

1. Encourage, protect and enhance existing buildings, their productive re-use, and improvements in the East Downtown area.
2. Promote the vibrancy and sense of destination and place of the East Downtown area by establishing this area as the recognized center for craft brewing establishments.
3. Ensure that these establishments are compatible with each other and with existing and future uses within the East Downtown area. (Ord. 2017-01 (part), 2017: Ord. 2016-22 (part), 2016)

### **17.63.020 Components of the Chapter.**

This chapter shall include:

A. The Ordinance text which specifies the micro-brewery/micro-winery overlay district and establishes specific standards pertaining to the district.

B. A map designating the micro-brewery/micro-winery overlay district, which shall be depicted on the official zoning map of the city. (Ord. 2017-01 (part), 2017: Ord. 2016-22 (part), 2016)

### **17.63.030 Definitions.**

"Micro-brewery" An establishment that produces the range of brewed beer, ale, mead, hard cider and similar brewed beverages in quantities totaling 15,000 barrels or less per year (all beverage types combined) that are served on site and/or sold for off-site consumption. Service and sale of brewed beverages must be in conjunction with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Service of brewed beverages may be conducted with or without the service of food. Taproom, Nano-brewery, Craft brewery, and Brewpub are included in this definition.

"Micro-winery" An establishment that produces fermented fruit wine in quantities totaling 10,000 cases or less per year (all varieties and labels combined) that are served on site and/or sold for off-site consumption. Service and sale of wine must be in conjunction with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). Service of wine may be conducted with or without the service of food. Tasting room and Boutique winery are included in this definition.

"Background entertainment" Non-amplified live music or performance intended to complement the primary venue, and for which no alteration of the physical or operational aspect of the primary use is made. (Ord. 2017-01 (part), 2017: Ord. 2016-22 (part), 2016)

### **17.63.040 Standard Operating Conditions.**

A. Uses within the Overlay District.

1. All uses shall be subject to the Zoning Matrix use allowances, except that micro-brewery/micro-winery locations that occur coincidentally within the micro-brewery/micro-winery overlay district or within the C-R (Regional Commercial) Zone District shall be permitted by right, provided that such establishments limit their patronage to persons 21 years of age or older.

2. Zoning regulations for micro-brewery/micro-winery locations shall be those of their underlying Zone District; except as follows:

- a) Alcoholic beverages sold on site shall be only that produced by the operator.
- b) Truck loading and unloading shall be limited to between the hours of 7:00 a.m. and 4:00 p.m. daily.
- c) Venting of brewing process shall be directed away from sidewalks and residences.
- d) Outdoor storage shall be limited to an area of no more than 5% of the leasable floor area of the establishment. Outdoor storage shall be secured at all times and shall be fully screened from view.
- e) Parking required for a micro-brewery/micro-winery use shall be determined by the allocation of interior floor space of the establishment, and at the prescribed ratios as contained in Chapter 17.34 (Off-street parking and loading facilities). Portions of the floor area used for on-site consumption of beverages and/or food shall be parked at the prescribed restaurant ratio; brewing, bottling and warehousing of product produced or sold on site shall be parked at the prescribed industrial ratio; and, retail display of product for off-site sale shall be parked at the prescribed retail ratio.

3. Micro-brewery/micro-winery establishments proposing to allow underage patrons (under 21 years of age) shall require approval of a Conditional Use Permit, subject to the standard operating procedures contained in this Chapter, and as conditioned by the Planning Commission as follows:

- a) Underage patrons (under 21 years of age) shall not remain upon the establishment premises after 10:00 p.m. nightly.
- b) Minor patrons (under 18 years of age) shall be accompanied by a parent or legal guardian at all times.
- c) Underage patrons shall not sit at the bar or serving counter areas of the establishment.
- d) The establishment shall provide games, activities, non-alcoholic beverages and snack foods suitable to all ages patrons. Games and activities may include, but are not limited to table games, board games, shuffleboard, corn-hole, drawing paper and crayons, puzzles, video and arcade games.
- e) The floor area devoted to games and activities shall be a minimum of 20% of the public area of the establishment.

(Ord. 2018-13, 2019: Ord. 2017-01 (part), 2017: Ord. 2016-22 (part), 2016)

## Chapter 8.36 NOISE

### 8.36.010 Purpose.

A. The city council of the city declares and finds that excessive levels of noise are detrimental to the public health, welfare and safety and are contrary to the public interest as follows:

1. By interfering with sleep, communication, relaxation and the full use of one's property;
2. By interfering with noise sensitive land uses;
3. By contributing to hearing impairment and a wide range of adverse physiological stress conditions; and
4. By adversely affecting the value of real property.

B. It is the intent of this chapter to protect persons from excessive levels of noise within or near noise sensitive land uses such as residences, schools, churches, hospitals or public libraries, or other uses as may be determined by the city council of the city. (Prior code § 5090.1)

### 8.36.020 Definitions.

The following words, phrases and terms as used in this chapter shall have the following meanings:

“Abutting” means physically adjacent to or coterminous with or separated by means of an alley or a private street less than thirty (30) feet in width.

“Ambient noise level” means the composite of noise from all sources excluding the alleged offensive noise. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

“A weighted sound level” means the sound level in decibels as measured with a sound level meter using the A:P weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dB(A).

“Construction” means construction, erection, enlargement, alteration, conversion or movement of any building, structures or land together with any scientific surveys associated therewith.

“Cumulative period” means an additive period of time composed of individual time segments which may be continuous or interrupted.

“Decibel” means a unit for measuring the amplitude of a sound, equal to twenty (20) times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals.

“Emergency work” means the use of any machinery, equipment, vehicle, manpower or other activity in a short term effort to protect, or restore safe conditions in the community, or work by private or public utilities when restoring utility service.

“Fixed noise source” means a device, machine or combination thereof which creates sounds which is affixed or installed on real property, including but not limited to residential, agricultural, industrial and commercial machinery and equipment, pumps, fans, compressors, air conditioners and refrigeration equipment.

“Hospital” means any building or portion thereof used for the accommodation and medical care of sick, injured or infirm persons including rest homes and nursing homes.

“Impulsive noise” means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

“Intruding noise level” means the sound level created, caused, maintained or originating from an alleged offensive source, measured in decibels, at a specified location while the alleged offensive source is in operation.

“Mobile noise source” means any source other than a fixed noise source.

“Noise disturbance” means any sound which violates the standards set forth in this chapter.



“Noise sensitive land use” means residential uses (excluding residential uses associated with a horizontal or vertical mixed use development project located in a Mixed Use Zone), churches, hospitals, schools, public library, or other such uses which are identified in the noise element of the general plan.

“Pure tone noise” means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purpose of this chapter, a pure tone shall exist if the one-third octave band sound pressure level in the band which the tone exceeds the arithmetic average of the sound pressure levels of the two continuous one-third octave bands by five dB for center frequencies of five hundred (500) Hz and above and by eight dB for center frequencies between one hundred sixty (160) and four hundred (400) Hz and by fifteen (15) dB for frequencies less than or equal to one hundred twenty-five (125) Hz.

“Residential property” means a parcel of real property which is zoned in whole or in part of residential purposes.

“School” means public or private institutions conducting regular academic instruction at preschool, kindergarten, elementary, secondary or collegiate levels.

“Sound level meter” means an instrument meeting American National Standard Institute (ANSI) Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data. (Ord. 2021-09, 2021: prior code § 5090.2)

#### **8.36.030 Noise measurement criteria.**

A. Any noise measurement made pursuant to the provisions of this chapter shall be made with a sound level meter using the “A” weighted network (scale) at slow meter response. Fast meter response shall be used for impulsive type sounds. Calibration of the measurement equipment utilizing an acoustical calibrator certified by its manufacturer to be in compliance with National Bureau of Standards (NBS) reference calibration levels shall be performed immediately prior to recording noise level data.

B. Exterior noise levels shall be measured within fifty (50) feet of the affected residence, school, hospital, church or public library. Where practical, the microphone shall be positioned three to five feet above the ground and away from reflective surfaces.

C. Interior noise levels shall be measured within the affected dwelling unit, at points at least four feet from the wall, ceiling or floor nearest the noise source, with windows in the normal seasonal configuration. Reported interior noise levels shall be determined by taking the arithmetic average of the readings taken at the various microphone locations. (Prior code § 5090.3)

#### **8.36.040 Exterior noise standards--Fixed noise sources.**

A. It is unlawful for any person at any location within the city to create any noise, or to allow the creation of any noise, on property owned, leased, occupied or otherwise controlled by such person which causes the exterior noise level, when measured at the property line of any affected noise sensitive land use, to exceed any of the categorical noise level standards as set forth in the following table:

**NOISE LEVEL STANDARDS, dBA**

<b>Category</b>	<b>Cumulative Number of minutes in any one-hour time period</b>	<b>Evening and Daytime 6 a.m. to 7 p.m.</b>	<b>Nighttime 7 p.m. to 6 a.m.</b>
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

B. In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level.

C. Each of the noise level standards specified above shall be reduced by five dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level without the source can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards. (Prior code § 5090.4.1)

**8.36.050 Exterior noise standards--Mobile noise sources prohibition against use.**

It is unlawful to operate any of the below-listed devices, appliances, equipment or vehicles on public or private property abutting noise sensitive land uses between the weekday hours of seven p.m. and six a.m., and between the weekend hours of seven p.m. and nine a.m.

A. Power-assisted leaf blowers, lawn mowers, edgers or other power equipment used for the maintenance of property;

B. Vehicle equipment, which equipment is not expressly regulated by state or federal statute, such as car radios or sound amplification equipment which is audible more than twenty-five (25) feet from the exterior of the vehicle;

C. Construction equipment including jackhammers, portable generators, pneumatic equipment, trenchers, or other such equipment, except for emergency repair purposes as provided in Section 8.36.070;

D. Any other noises made by crying, shouting, or by means of whistle, rattle, bell, gong whether or not for the purpose of advertising or other such purposes. (Prior code § 5090.4.2)

**8.36.060 Residential interior noise standards.**

A. It is unlawful for any person, at any location within the city, to operate or cause to be operated, any source of sound or to allow the creation of any noise which causes the noise level when measured inside a dwelling unit to exceed any of the categorized noise level standards as set forth in the following table:

**NOISE LEVEL STANDARDS, dBA**

<b>Category</b>	<b>Cumulative Number of minutes in any one-hour time period</b>	<b>Evening and Daytime 6 a.m. to 7 p.m.</b>	<b>Nighttime 7 p.m. to 6 a.m.</b>
1	5	45	35

2	1	50	40
3	0	55	45

B. In the event the measured ambient noise level without the alleged offensive source in operation exceeds an applicable noise level standard in any category above, the applicable standard or standards shall be adjusted so as to equal the ambient noise level.

C. Each of the noise level standards specified above shall be reduced by five dB for pure tone noises, noises consisting primarily of speech or music, or four recurring impulsive noises.

D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level without the source can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards.

E. If the source of noise is of an impulse or voluntary nature such as shouting, loud conversation, playing or operation of audio and video equipment and is audible in a dwelling unit, the noise level in the above table shall conclusively be determined to be exceeded. (Prior code § 5090.6)

**8.36.070 Noise source exemptions.**

The following activities shall be exempted from the provisions of this chapter:

A. Activities conducted in public parks, public playgrounds and public or private school grounds, including but not limited to school athletic and school entertainment events during normal hours of instruction;

B. Any mechanical device, apparatus or equipment used, related to, or connected with emergency activities or emergency work;

C. Noise sources associated with the infrequent, occasional and unusual maintenance of residential property provided such activities take place between the hours of six a.m. and nine p.m. on any day except Saturday or Sunday, or between the hours of eight a.m. and nine p.m. on Saturday or Sunday;

D. Noise sources associated with a lawful commercial or industrial activity caused by installed mechanical devices or equipment, including air conditioning or refrigeration systems, installed prior to the effective date of this chapter; that this exception shall expire twelve months after the effective date of the chapter. This exception shall not apply to such mechanical devices which are not in good repair;

E. Noise sources associated with the collection of waste or garbage from commercially zoned or industrially zoned property by the city or its authorized franchisee;

F. Any activity to the extent regulation thereof has been preempted by state or federal law;

G. Notwithstanding the provisions of Sections 8.36.040 and 8.36.050, where the intruding noise source when measured as provided in Section 8.36.030 is an existing residential air conditioning or refrigeration system or associated equipment, the exterior noise level at the property line shall not exceed fifty-five (55) dBA. For residential air conditioning or refrigeration systems or associated equipment installed after the effective date of this chapter, the exterior noise level at the property line when measured as provided in Section 8.36.030 shall not exceed fifty (50) dBA;

H. Notwithstanding the provisions of Sections 8.36.040 and 8.36.050, the collection of waste or garbage from residentially zoned property or from persons authorized to engage in such activity, and who are operating truck-mounted loading or compacting equipment, shall not take place before six a.m. or after seven p.m. The noise level created by such activities when measured at a distance of fifty (50) feet in an open area shall not exceed the following standard:

1. Eighty-five (85) dBA for equipment in use, purchased or leased prior to the effective date of this chapter,

2. Eighty (80) dBA for new equipment purchased or leased after the effective date of this chapter;

1. Notwithstanding the provisions of Sections 8.36.040 and 8.36.050, noise sources associated with the operation of electrical substations shall not exceed fifty (50) dBA when measured as provided in Section 8.36.030. (Prior code § 5090.6)

**8.36.080 Warning signs in places of public entertainment.**

It is unlawful for any person to permit the operation or playing of any loudspeaker, musical instrument, motorized racing vehicle, or other source of sound for public entertainment within a building or structure wherein the noise level exceeds ninety-five (95) dBA as determined using the slow response of a sound level meter at any point normally occupied by a customer, without a conspicuous and legible sign stating "WARNING! SOUND LEVELS WITHIN MAY CAUSE HEARING IMPAIRMENT." (Prior code § 5090.7)

**8.36.090 Variances.**

A. The owner or operator of a noise source for which it has been determined violates any of the provisions of this chapter may file an application for variance from strict compliance with any particular provisions of this chapter where such variance will not result in a hazardous condition or a nuisance and strict compliance would be unreasonable in view of all the circumstances. The owner or operator shall set forth all actions taken to comply with such provisions, and the reasons why immediate compliance cannot be achieved. A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership or fixed sources under common ownership on a single property may be combined into one application.

B. Upon receipt of the application and within thirty (30) days, the community development director shall either: (1) approve such request in whole or in part; (2) deny the request; or (3) refer the request directly to the city council for action thereon in accordance with the provisions of this chapter. In the event the variance is approved, reasonable conditions may be imposed which may include restrictions on noise level, noise duration and operating hours, an approved method of achieving compliance and a time schedule for its implementation. The decision of the community development director is subject to appeal to the city council upon recommendation of the planning commission by filing a written appeal not later than fifteen (15) days following the mailing of the decision to the applicant.

C. Factors which the community development director or city council must consider shall include but not be limited to the following:

1. Uses of property within the area affected by the noise;
2. Factors related to initiating and completing all remedial work;
3. Age and useful life of the existing noise source;
4. The general public interest, welfare and safety.

D. The city council may grant variances from provisions of this chapter subject to such term, conditions and requirement as may be deemed reasonable to achieve compliance with the provisions and intent of this chapter.

E. A fee may be charged to recover the actual costs in processing such variances.

F. The approved noise ordinance variance must be in the possession of any operator of mobile noise sources during otherwise prohibited by the provisions of this chapter. An approved noise ordinance variance shall also be in the possession of a fixed noise source which would otherwise violate the provisions of this chapter. Failure to have the variance in the possession of the operator or property occupant when the provisions of this chapter are violated, as indicated above, shall constitute a violation of this chapter, enforceable as provided in Section 8.36.100. (Prior code § 5090.8)

**8.36.100 Violation--Enforcement.**

A. The violation of any of the provisions of this chapter shall be a misdemeanor punishable as provided in Section 1.12.010. Each hour of activity which violated the provisions herein shall constitute a sole and separate violation. The provisions of this chapter may also be enforced by an injunction issued out of the court of jurisdiction. Any violation of the provisions of this chapter shall be deemed to be a public nuisance.

B. The community development director, or a designee, shall be responsible for the enforcement of Section 8.36.040 and Section 8.36.060(A) through (D) inclusive. The chief of police shall be responsible for the enforcement of Sections 8.36.050 and 8.36.060(E). (Prior code § 5090.9)

**8.36.110 Emergency equipment.**

The provisions of this chapter shall have no application to the sounding of a siren or the making of other usual signal or signals by any police or other peace officers in the performance of their duties, nor to the sounding of any siren or the making of any other usual signal upon any ambulance or firefighting equipment in the usual and customary manner. (Prior code § 5091)

RESOLUTION NO. 2023-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-27, A REQUEST BY LOS CULICHIS RESTAURANT TO ALLOW LIVE ENTERTAINMENT IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE SITE IS LOCATED AT 309 EAST MAIN STREET (APN: 094-296-002).

**WHEREAS**, Conditional Use Permit No. 2023-27 is a request by Los Culichis Restaurant to allow live entertainment in the D-MU (Downtown Mixed Use) zone. The site is located at 309 East Main Street (APN: 094-296-002); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 22, 2024; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Section 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.

**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 proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible, subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2023-42).

**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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2022-193-B, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the floor plan, operational statement, and security plan, in Exhibits "A", "B", and "C," notwithstanding any required conditions below and/or imposed by State Department of Alcoholic Beverage Control. Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. That the project be required to maintain the noise standards found in Visalia Municipal Code Section 8.36.040.
4. Amplified live entertainment, including karaoke and disk jockeys (DJs) is permitted between the hours of 9:00 p.m. and 2:00 a.m. on Fridays and Saturdays and from 8:00 p.m. to 11:00 p.m. on Sundays. Similar activities in nature and intensity may be allowed as determined by the City Planner. Any subsequent change to the hours of the live entertainment may require an amendment to the Conditional Use Permit.
5. There shall not be more than one amplified live entertainment act occurring simultaneously on the premises.
6. Food service must be provided during bar service, dancing, and live entertainment.
7. There shall be no adult entertainment as defined in Visalia Municipal Code Chapter 17.62, including no lingerie/bathing suit shows.
8. During live entertainment, the operator shall regularly maintain the area under their control to prevent loitering of persons about the premises. No alcoholic beverages shall be consumed on any public areas adjacent to the licensed premises under the control of the licensee.
9. During live entertainment, the operator shall be responsible for maintaining the premises and public areas immediately in front of and adjacent to the site free of litter.
10. Public sidewalks shall be kept clear for pedestrian use. Patrons waiting to enter the business shall be formed in a single orderly line outside of the front door of the business. Public sidewalks directly adjacent to the site shall be monitored to prevent loitering, noise, littering and related issues during and after any activities.
11. Patrons shall use only the Main Street entrance to enter and exit the business except in the event of an emergency.
12. Underage patrons (under 21 years of age) shall not remain upon the establishment premises after 10:00 p.m. nightly.
13. That the owner/operator shall hold the security plan approved by the Visalia Police Department on the premise at all times.
14. Restaurant occupancy load shall not exceed 99; any increase of 100 or more at any time requires fire sprinkler protection.

15. Failure to comply with all conditions as set forth may result in the revocation of Conditional Use Permit No. 2023-27, per Visalia Municipal Code Section No. 17.38.040.
16. That all applicable federal, state and city laws, codes and ordinances be met.



# Exhibit A

## SITE INFO:

EXISTING USE: RESTAURANT/BAR

PROPOSED: DINING  
KARAOKE  
BAR  
D.J./BAND

PREVIOUS SPR: 22193  
ZONING: D-MU  
APN 094-296-002  
SITE AREA: +/- 3960 SQ. FT.

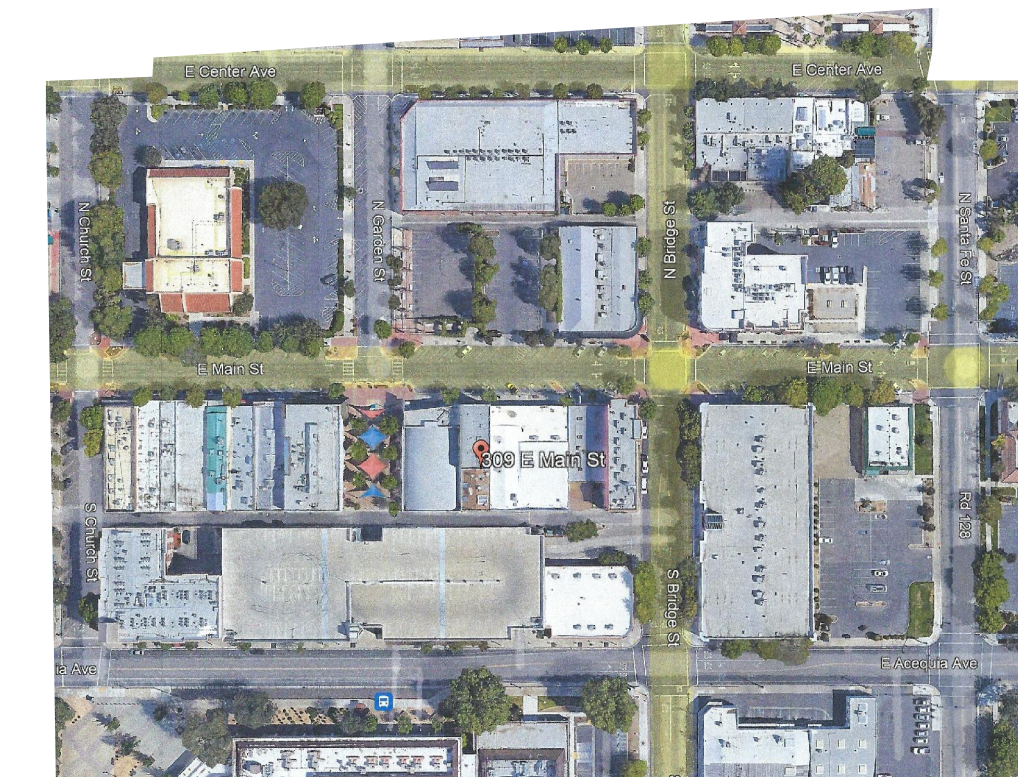
TELEPHONE: SBC TELEPHONE CO.  
WATER: CALIFORNIA WATER SERVICE CO.  
REFUSE: CITY OF VISALIA  
SEWER: CITY OF VISALIA  
STORM: CITY OF VISALIA  
GAS: THE GAS CO.  
POWER: SOUTHERN CALIF. EDISON CO.

## PROPERTY OWNER:

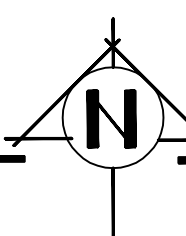
ALICIA CORTEZ  
10176 AVE 322  
VISALIA CA,  
559-909-0849

## APPLICANT:

STEVE SPARSHOTT  
559-679-7565  
FOURSHOTT2@YAHOO.COM



## VICINITY MAP



No Scale

- E. MAIN ST. -

## OPERATIONAL STATEMENT

-OUR FACILITY IS AN EXISTING RESTAURANT WITH AN EXISTING BAR WITH KARAOKE, D.J. & OCCAISIONAL LIVE ENTERTAINMENT & DANCING.

-OPERATING HOURS WILL BE: WEDNESDAY: 11:00 AM - 9:00 PM  
THURSDAY: 11:00 AM - 10:00 PM  
FRIDAY, SATURDAY: 9:00 AM - 2:00 AM  
SUNDAY: 9:00 AM - 9:00 PM

- FOOD SERVICE DURING OPERATING HOURS, LATE NIGHT TACOS

- LIVE MUSIC /DANCING FRIDAY-SUNDAY 10:00 CLOSING

- DELIVERIES WILL BE WEEKLY

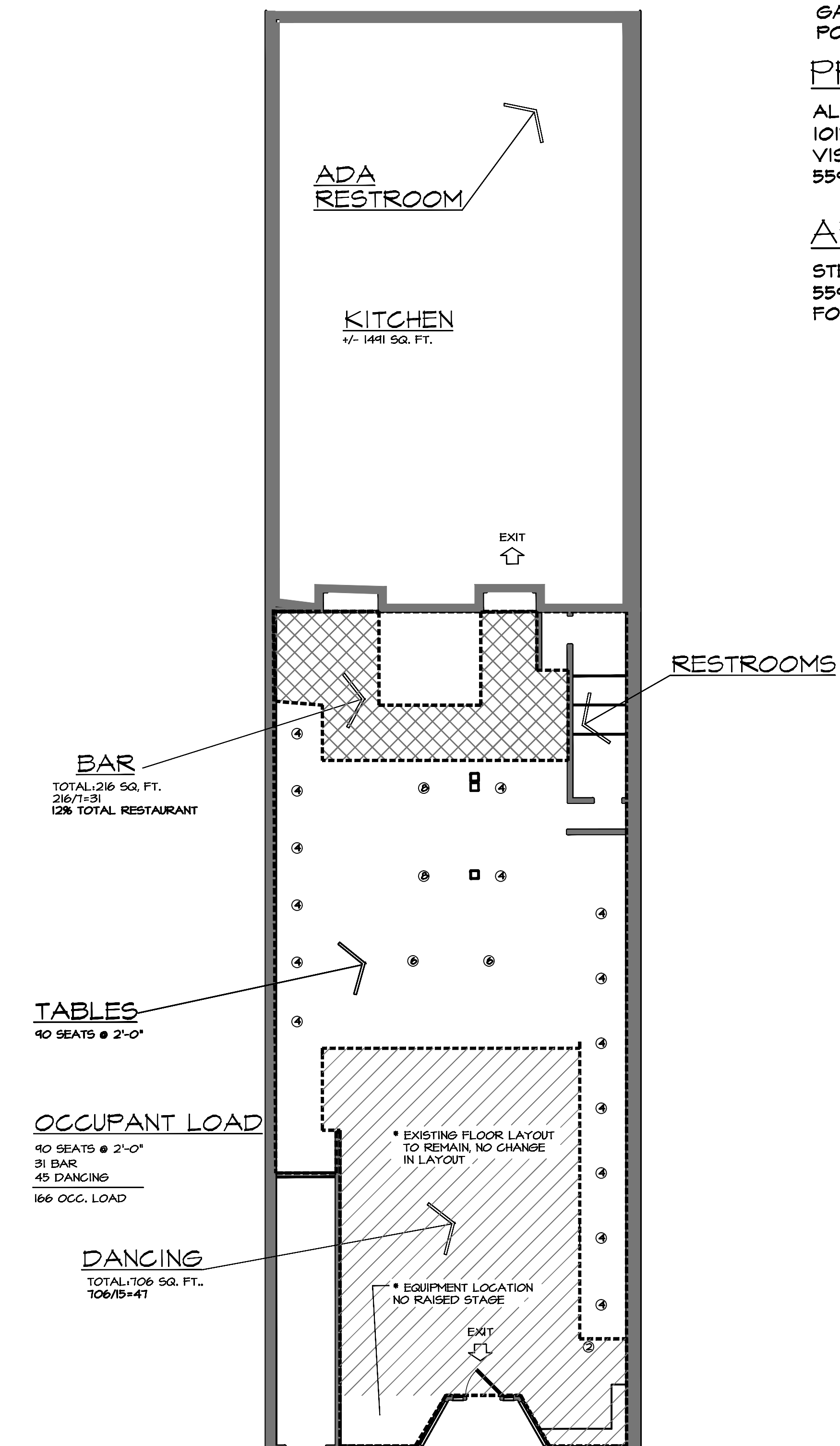
- UP TO 10 EMPLOYEES AT PEEK HOURS SECURITY STAFF DURING LIVE ENTERTAINMENT (SEE SAFETY SECURITY PLAN)

- IT IS LOS CULICHIS' INTENTION TO HAVE A FAMILY FRIENDLY RESTAURANT W/ EVENING HOURS LIVE ENTERTAINMENT & DANCING

- EXISTING OFF SITE CITY PARKING PROVIDED

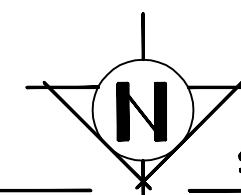
## SECURITY:

- SEE ATTACHED SAFETY/SECURITY PLAN

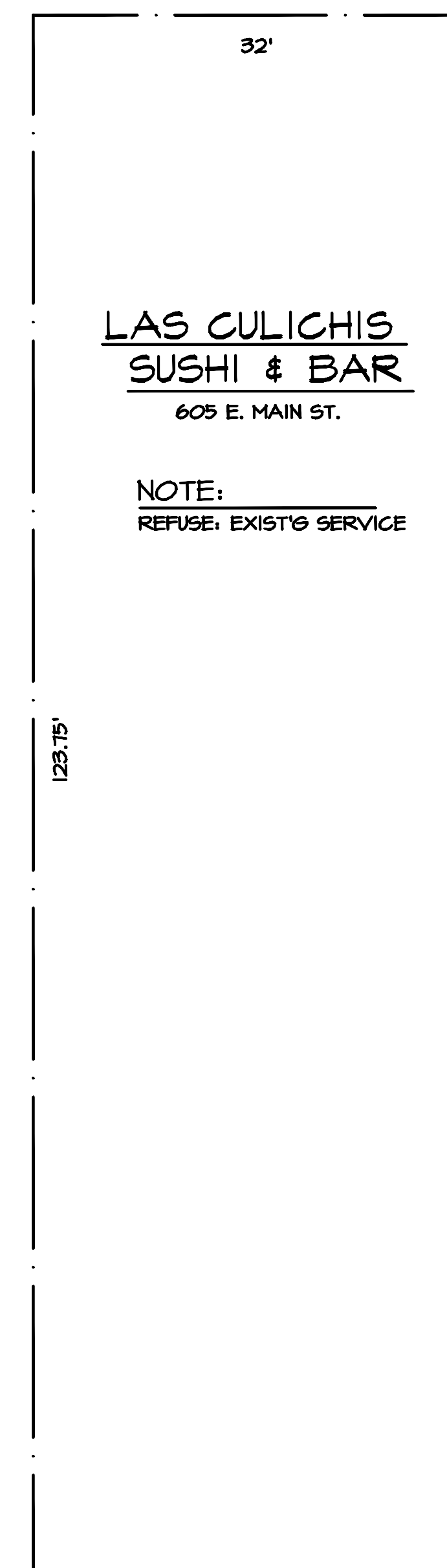


## FLOOR PLAN

BUILDING: +/-3072 SQ. FT.  
RESTAURANT: +/-1977 SQ. FT.

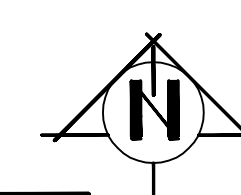


Scale: 1/8"=1'-0"



## SITE PLAN

APN 094-296-002  
309 E. MAIN STREET  
VISALIA, CA.



Scale: 1"= 10'-0"

STEPHEN O. SPARSHOTT  
1206 W. EVANS  
VISALIA, CALIF. 93277  
559-679-7565

restaurant plan for karaoke, d.j. & band entertainment for:  
**LAS CULICHIS SUSHI & BAR**  
309 E. MAIN ST. VISALIA CA.

SHEET  
OF

# Exhibit B

LAS CULICHES SUSHI & BAR  
309 E MAIN ST.  
VISALIA, CA.

## OPERATIONAL STATEMENT

- OUR FACILITY IS AN EXISTING RESTAURANT WITH AN EXISTING BAR WITH KARAOKE, D.J. & OCCASIONAL LIVE ENTERTAINMENT & DANCING.
- OPERATING HOURS WILL BE: WEDNESDAY: 11:00 AM - 9:00 PM  
THURSDAY: 11:00 AM - 10:00 PM  
FRIDAY, SATURDAY: 9:00 AM - 2:00 AM  
SUNDAY: 9:00 AM - 9:00 PM
- FOOD SERVICE DURING OPERATING HOURS, LATE NIGHT TACOS
- LIVE MUSIC /DANCING FRIDAY-SUNDAY 10:00 CLOSING
- DELIVERIES WILL BE WEEKLY
- UP TO 10 EMPLOYEES AT PEAK HOURS SECURITY STAFF DURING LIVE ENTERTAINMENT (SEE SAFETY SECURITY PLAN)
- IT IS LOS CULICHIS' INTENTION TO HAVE A FAMILY FRIENDLY RESTAURANT W/ EVENING HOURS LIVE ENTERTAINMENT & DANCING
- EXISTING OFF SITE CITY PARKING PROVIDED

# Exhibit C

## SAFETY / SECURITY PLAN

**Location:** Los Culichis (309 E Main St, Visalia, CA 93291)

**Contact Number:** 559-991-9289 (Jose Antonio Martínez)

**Law Enforcement Contact:** Visalia Police Department 559-734-8116 (Non-emergency)/ 9-1-1

Our goal for the "Security Protocol" is to comply with the City Law Enforcement and provide a safe and friendly environment for our patrons, employees and surrounding neighbors.

### **Security Goals:**

- ◆ To create a safe and secure environment within and immediately outside of the establishment for all patrons, guest, employees and surrounding neighbors
- ◆ To provide a high level of control, safety and quality experience for patrons.
- ◆ To mitigate any noise or inappropriate conduct directed at the immediate neighbors by patrons/guest upon entry or departure from the establishment.
- ◆ To defuse all situations as they occur but also establish preventative measures to minimize the number of potential situations. Security staff will provide a strong presence to detect and prevent any possible issues.
- ◆ To maintain trained staff responsible and accountable for looking after the security and well-being of guest and patrons and staff.

### **Introduction:**

A strategy of prevention will be adopted to minimize the impact of potential problems to the community while ensuring a peaceful enjoyable setting within the business. A zero tolerance policy will be enacted and enforced against narcotics and contraband prohibited by law. Further, establishment policy violations by guest or patrons will be enforced with this same policy. Business ownership and management will fully disclose and cooperate with law enforcement personnel and other city agencies as issues arise. In addition, we will cooperate and coordinate with neighboring businesses to act as a united force to provide an additional sense of security for immediate community, businesses, patrons and employees of the neighborhood.

## Security Staff

**Security Licensing** -- Security at location must be licensed to carry out their job. Everyone must have BSIS (Bureau of Security and Investigative Services) licensing to work their position (AKA a guard card). This card must be readily available for visual inspection upon request. This is standard operating procedure.

### **Task:**

- ◆ Directly coordinate with the establishment's owners about security issues as they arise and work on immediate resolution of said issues.
- ◆ Responsibility for all security and safety of the entire business premises and proper training of support security staff hired. Ensure proper compliance of all security staff with establishment policy, safety procedures and protocol for enforcement of said rules and procedures.

- ◆ Be a liaison between law enforcement personnel and city officials.
- ◆ Be the point person for venue events based on security needs and event requirements.
- ◆ Maintain a contract information list of all security personnel working each shift provide the list to any city entity, as requested. This list will be maintained in business records and electronic format for easy access by law enforcement personnel or other city entities.
- ◆ Schedule security camera monitoring by the security team as may be needed.
- ◆ Maintain security camera data and make sure these recordings and make these accessible to law enforcement personnel as requested.
- ◆ Undertake regular rigorous security and safety assessments and reviews and report to business owner.

### **Front of establishment/entrance**

**Security professionals:** During nights live events (1) one member of security team will be posted at each of the entry doors where patrons will/could enter/exit the premises with their main job being to check the identification of patrons and to ensure no alcohol/ weapons/ drugs enter the property. Metal detection will be used but it fails to pick up plastic bottles and narcotics. For this reason frisking shall be done regularly and women will be asked to show the of content purse. These members of the security team will make sure our house rules are clear. These members of the security team will be in radio contact with other security and management and they will help remove combatants inside when asked for help on the radio. In such an event parking lot security will move toward the building to prepare for removal, and to watch the cash register (which may be outside the door during events).

**Purpose:** Monitoring incoming patrons. This is an important component of the security program many problems can be avoided by diligent work at this point.

#### **Task:**

- ◆ Will be responsible for monitoring the entrance, metal detectors, dress code, rules of establishment, etc.

### **Bar, Lounge, Restaurant**

**Security professionals:** (2) two members of the security team will be posted and/or roaming inside, keeping an eye on patrons as they are eating, dancing and consuming alcohol. Problematic people will be removed quietly and with as little force as necessary. They will watch for suspicious behavior, standoffish behavior, signs of over-indulgence/over-intoxication, odd movement, etc. This is the primary "removal team" so they must have patience along with physical size and ability to remove someone without harming them. This team is the team that will need assistance most often, so the move to get inside must be quick but careful.

**Purpose:** Monitor bar, lounge and restaurant areas to ensure a quiet and peaceful atmosphere.

#### **Task:**

- ◆ Monitor bar flange and restaurant entrances and the area immediately adjacent to entrance.
- ◆ Enforce zero tolerance policy towards narcotics contraband and violations of policy slash procedures.
- ◆ Monitor patrons for proper conduct and prevent situations of public intoxicated belligerents.

- ◆ Monitor bathroom areas on a frequent basis as well as areas out of view of the normal establishment area.

### **Parking Lot and Surrounding Affected Areas**

**Security professionals (Not required/ To Be Determined):** The security team will patrol the parking lot (if applicable) or the street where customer vehicles are parked to deter drinking, use of narcotics or suspicious loitering. They will be watched by (1) one other security guard who operates the door and they will be in radio contact with Security and Management.

**Purpose:** Monitors parking lot and street. areas to ensure quiet and peaceful pedestrian and traffic flow.

#### **Task:**

- ◆ Monitor parking lot and street. areas for loitering and or illegal activity.
- ◆ Enforce zero tolerance policy towards narcotics, contraband and violations of policies/procedures.
- ◆ Monitor the ingress and egress of patrons for proper conduct and prevent situations of public intoxication in fighting.
- ◆ Monitor patrons for possession of open containers in areas outside of the establishment accepted areas of consumption.

**Special Note:** This position may be subjected to independent modification where one or more may be required based on Visalia Police Department's observations/recommendations.

## **STAFF TRAINING**

### **All Staff Will:**

- ◆ Receive regular training on comprehensive emergency response plans.
- ◆ Be knowledgeable of all security positions and their requirements each different position entails.
- ◆ Be trained to monitor noise levels and to make sure that there is no loud music or noises emanating from the business.
- ◆ Be trained to make sure people are not rowdy or obviously intoxicated and to maintain a secure and safe environment.
- ◆ Be required to obtain a certification of completion from the Alcoholic Beverage Control Department "LEAD Program".

### **All security staff will be trained to:**

- ◆ Maintain order within the restaurant lounge bar in immediate property surrounding and preventing any incident that might hinder the quiet environment enjoyed by nearby residents and businesses.
- ◆ Keep patrons and employees safe and take preventative steps to resolve issues in an efficient and secure manner.

### **Non-Event Nights and Security**

On any weeknight if no event, party or live music performances are scheduled the establishment is not required to have security team members working, especially when capacity is less than 100. On any Thursday, Friday, Saturday or Sunday night if no events, parties or live music performances are scheduled the establishment must have a minimum of (1) one security team member working on the premises. When occupancy reaches 100 patrons (1) one security member is required to be working on the premises. When occupancy reaches 200 patrons (2) two security members are required to be working on the premises. When occupancy reaches 250 patrons (3) three security team members are required to be working on the premises.

### Uniforms

Members of the security team must be visually obvious to clientele in any first responders (including law enforcement, EMTS, fire departments, etc.) For that reason, T-shirts or polo shirts that say security must be worn at all times (or if warranted security can wear BDU bombs security patches boots belt duty belts etc.) If you are the start of the security team that should be obvious due to your clothing.

### Security Awareness Regarding Gangs:

Because of the unfortunate plague of St. gangs in California security must be keenly aware of local St. gangs and organizations. The goal is to keep active gang members out of the building. The dress code will be enforced which will ban all sports attire, hats and excessive colors after 2100 hrs (9:00 PM PST). Anyone with visible gang tattoos will be denied entry and anyone discussing participation in any gang activity on the premises will be warned or possibly escorted out. While we cannot guarantee with certainty that gang members will not fraud crowd, we can make sure that they aren't dressed like gang members, talking like members and behaving like gang members. Anyone threatening other patrons will be escorted out and if necessary VPD will be contacted.

If any openly "gang related" conflicts occur in the parking lot or while escorting people out of the building VPD will be contacted. Even if a fight is quickly broken up, we can contact VPD to share intelligence and explain the incident (if requested by a Sgt or Lt. of the Visalia Police Department.)

### Dealing with Intoxicated Customers

Our main priority when identifying an intoxicated customer is the safety of that person, other customers and staff. **For that reason, anyone deemed intoxicated shall not be served any more alcohol and asked to pay their tab.** If they become belligerent, they will be escorted outside. If they disturb the overall piece of the establishment after removal or create a scene VPD may be contacted to deal with them. If someone is unconscious for any reason, VPD will be contacted so that the person may be evaluated on a case-to-case basis. If the servers, take the LEAD Program training and avoid over serving, this should not happen very often.

### Fires, Earthquakes etc.:

Security and Management will address our evacuation plans for situations like structure fires, earthquakes etc. The method of escape and which doors are still accessible shape or movements in the event of a fire or something similar. The security team will use flashlights to help the customer to nearby exits and should anything like this occur.

### Videotapes, Footage and Surveillance Recordings:

If any VPD contact is necessary after an incident, management will be happy to turn over the footage. The surveillance system at Los Culichis will reveal the last 10 days of footage.

**Public Nuisance:**

If Los Culichis located at 309 E. Main, Visalia, CA 93291 is deemed a public nuisance as outlined in Visalia Municipal Code 8.40.030 the Visalia Police Department may initiate proceedings to amend the se conditions to require additional state license uniformed security and/or to recommend suspension or revocation proceedings. In the event the physical security plan is withdrawn or revoked, no live or recorded entertainment shall occur until such times as a security plan which has been approved by the Visalia Police Department and the City Planner is in effect.

**Persons over under 21 years:**

Persons under 21 years of age will be permitted on the premises as long as they are accompanied and supervised by someone over the age of 21 during the hours of operation of 11 AM till 10 PM. Persons over 21 will provide their ID to the bartender/server when requested. No person under 21 years of age will be permitted after 10:00 PM.

\_\_\_\_\_  
Visalia Police Department

\_\_\_\_\_  
Date

Jose Matus ME  
\_\_\_\_\_  
Business Owner

020/02/23  
\_\_\_\_\_  
Date



June 16, 2023

**Site Plan Review No. 2022-193-B:**

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **May 17, 2023**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

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

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

**Attachment(s):**

- Site Plan Review Comments





MEETING DATE May 17, 2023  
 SITE PLAN NO. 2022-193  
 PARCEL MAP NO.  
 SUBDIVISION  
 LOT LINE ADJUSTMENT NO.

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

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

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

- Planning       Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste       Parks and Recreation       Fire Dept.

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

- CITY COUNCIL       REDEVELOPMENT
- PLANNING COMMISSION       PARK/RECREATION
- CUP
- HISTORIC PRESERVATION       OTHER – Lot Line Adjustment
- ADDITIONAL COMMNTS:**

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

# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4443

Date: May 17, 2022

SITE PLAN NO: 2022-193 – B  
PROJECT TITLE: Los Culichis Sushi & Bar  
DESCRIPTION: Family Restaurant  
APPLICANT: Jose Antonio Martinez  
PROP. OWNER: Gilberto & Alicia Cortes (TRS)  
LOCATION TITLE: 309 E. Main Street  
APN TITLE: 094-296-002  
GENERAL PLAN: Downtown Mixed Use  
EXISTING ZONING: D-MU (Mixed-Use Downtown Zone)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit

### **PROJECT SPECIFIC INFORMATION:** May 17, 2023

1. VMC Use Table 17.25.030 lists the follow as needing a conditional use permit:
  - a. Line E12, Live Entertainment.
  - b. Line E14, Sit-down restaurant /café – with full bar using greater than 25% of public area, Conditionally permitted in the D-MU Zone.
  - c. Line E11, Night Clubs/Discotheques
2. A Conditional Use Permit (CUP) submittal will require detailed exhibits of the following:
  - a. Security Plan (to be reviewed by the Visalia Police Department).
  - b. Operational Statement (describe daily use and the live entertainment and dancing).
  - c. Floor Plan (showing layout and proposed layout for live entertainment).
3. The request will be conditioned to provide food service during bar service, dancing, and live entertainment.
4. A Building Permit shall be required for all interior improvements proposed.
5. Comply with all requirements from the Building Division and Visalia Fire Department.

### **PROJECT SPECIFIC INFORMATION:** December 14, 2022

1. The existing restaurant use is permitted by right in the D-MU Zone.
2. A Conditional Use Permit is required to conduct live entertainment in the D-MU Zone, per Line E12 of Visalia Municipal Code Chapter 17.25. Activities such as a DJ playing music, karaoke, live performances by groups, is considered live entertainment.
3. If dancing is proposed at the restaurant, a Conditional use Permit shall also be required, per Line E11 of Visalia Municipal Code Chapter 17.25.
4. Detailed exhibits of the following will be required:
  - a. Security Plan (to be reviewed by the Visalia Police Department). Note that a sample Security Plan and Operational Statement from Simply Brewing Company are provided below for your review.
  - b. Operational Statement (describing day-to-day use and the proposed live

- entertainment/dancing uses).
- c. Floor Plan (showing the typical layout, and proposed layout for live entertainment).
- d. Site Plan (showing the entire property and all buildings onsite).
- 5. A Building Permit shall be required for all interior improvements proposed.
- 6. Comply with all requirements from the Building Division and Visalia Fire Department.


**Note:**

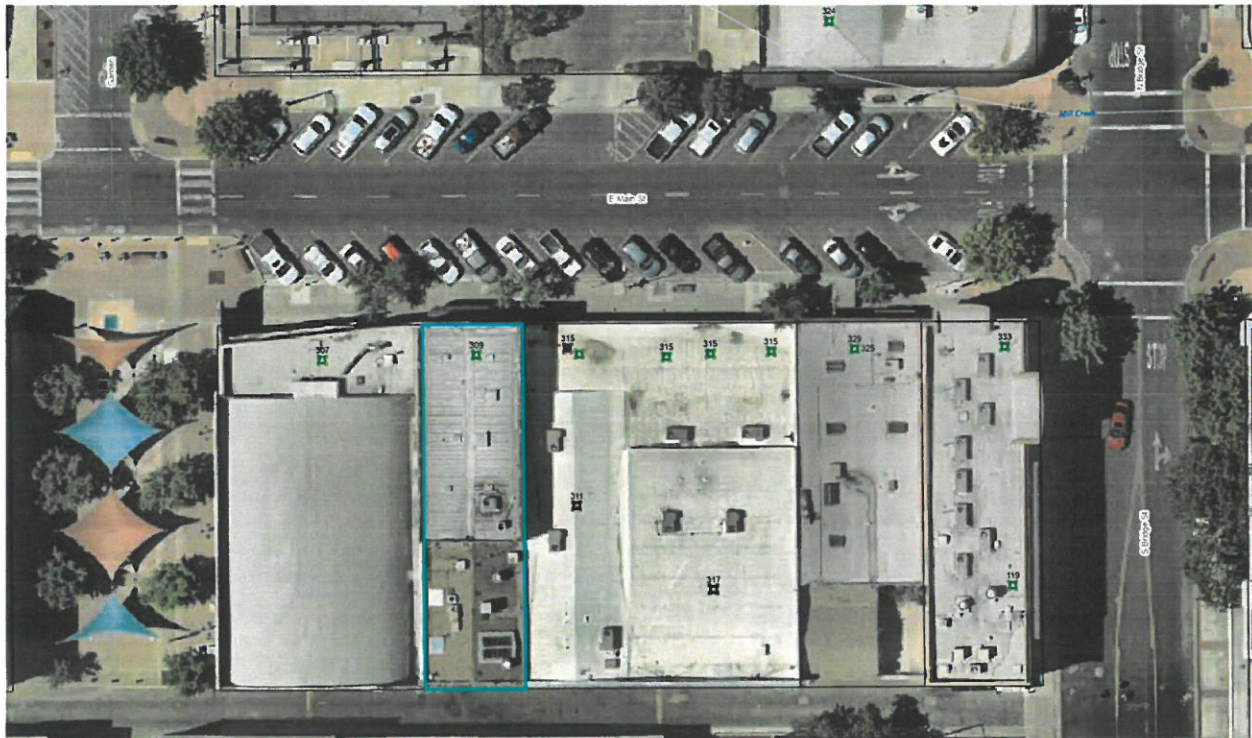
1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

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

- 17.19.070 Development standards in the D-MU zone
- 17.30 Development Standards [17.30.015(H) Lighting]
- 17.34.020 Off-street parking 17.34.020(B)
- 17.58 Downtown Retail Overlay District

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**

Signature: 



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Edelma Gonzalez 713-4364

**ITEM NO: 1 DATE: MAY 17<sup>TH</sup>, 2023**

SITE PLAN NO.: 22-193 RESUBMITTAL  
 PROJECT TITLE: LOS CULICHIS SUSHI & BAR  
 DESCRIPTION: FAMILY RESTAURANT  
 APPLICANT: JOSE ANTHONIO MARTINEZ  
 PROP OWNER: CORTES GILBERTO & ALICIA (TRS)  
 LOCATION: 309 E MAIN ST  
 APN: 094-296-002

**SITE PLAN REVIEW COMMENTS**

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

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

**Additional Comments:**

**1. No comments as submitted.**

**2. If any improvements to existing structure is required by Building and Fire Dept. 20% of improvement cost will need to go towards "Path Of Travel" upgrades.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-193R**  
Date: **05/17/2023**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:  
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**8/20/22**)  
(Project type for fee rates:**N/A**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

  
\_\_\_\_\_  
**Edelma Gonzalez**

SPR 22193  
LOS CULICHIS SUSHI BAR  
309 E MAIN ST

City of Visalia  
Building: Site Plan  
Review Comments

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

- A building permit will be required. **FOR ANY IMPROVEMENTS** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone **AE** \*  Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS FOR ANY IMPROVEMENTS.** For information call (559) 713-4444
- Arrange for an on-site inspection. (Fee for inspection \$157.00)
- School Development fees.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **CALCULATE OCCUPANT LOAD OF DANCE FLOOR AT (1) PERSON FOR EVERY (7) SQ. FT. OF DANCE FLOOR AREA. RESTAURANTS WITH OCCUPANT LOAD OF 100 OR MORE REQUIRES FIRE SPRINKLER PROTECTION. ALL EXT DOORS SHALL SWING IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH PANIC HARDWARE. ASSEMBLY OCCUPANCIES WITH OCCUPANT LOAD OF 51 TO 150 REQUIRES (3) PLUMBING FIXTURES IN BOTH MALE AND FEMALE RESTROOMS.**

VAL GARCIA 5/16/23



**Site Plan Comments**

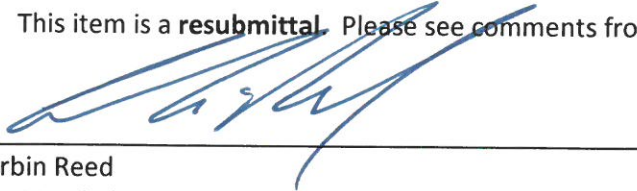
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date	May 16, 2023
Item #	1
Site Plan #	22193
APN:	094296002

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2022 CFC 904.12 & 609.2



- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1
- This item is a **resubmittal**. Please see comments from previous submittals.



---

Corbin Reed  
Fire Marshal



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

Date: 05/16/23  
 Item: 1  
 Site Plan: SPR22193  
 Name: Agt. R. Avalos

**Site Plan Review Comments**

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled/ Restricted etc.  
\_\_\_\_\_
- lighting Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 17, 2023

**ITEM NO: 1**      **Resubmit**  
SITE PLAN NO: **SPR22193**  
PROJECT TITLE: Los Culichis Sushi & Bar  
DESCRIPTION: Family Restaurant  
APPLICANT: Jose Antonio Martinez  
OWNER: CORTES GILBERTO & ALICIA (TRS)  
APN: 094296002  
LOCATION: 309 E MAIN ST

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

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

**Additional Comments:**

*Leslie Blair*

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



## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

**Site Plan Review Comments From:**  
California Water Service  
Scott McNamara, Superintendent  
216 N Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1622 Office  
[smcnamara@calwater.com](mailto:smcnamara@calwater.com)

Date: 05/17/2023  
Item # 1  
Site Plan # 22-193  
Project: Los Culichis Sushi & Bar  
Description: Restaurant  
Location: 309 E Main St  
APN: 094-296-002

The following comments are applicable when checked:

- Re-submitted**
- No Comments at this time**

- 
- Fire Hydrants:**
  - Services:** Existing domestic/commercial service, if this service is not sufficient in size, the customer will need to pay for an upsize in service or any additional services that may be needed.
  - Mains:**
  - Backflow Requirements:** Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or [visaliabackfow@calwater.com](mailto:visaliabackfow@calwater.com) for a backflow install packet.

Additional Comments:

- Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or [ssanchez@calwater.com](mailto:ssanchez@calwater.com) to start your project with Cal Water.



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

22193

May 17, 2023

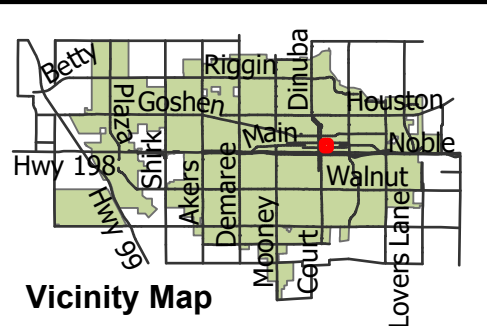
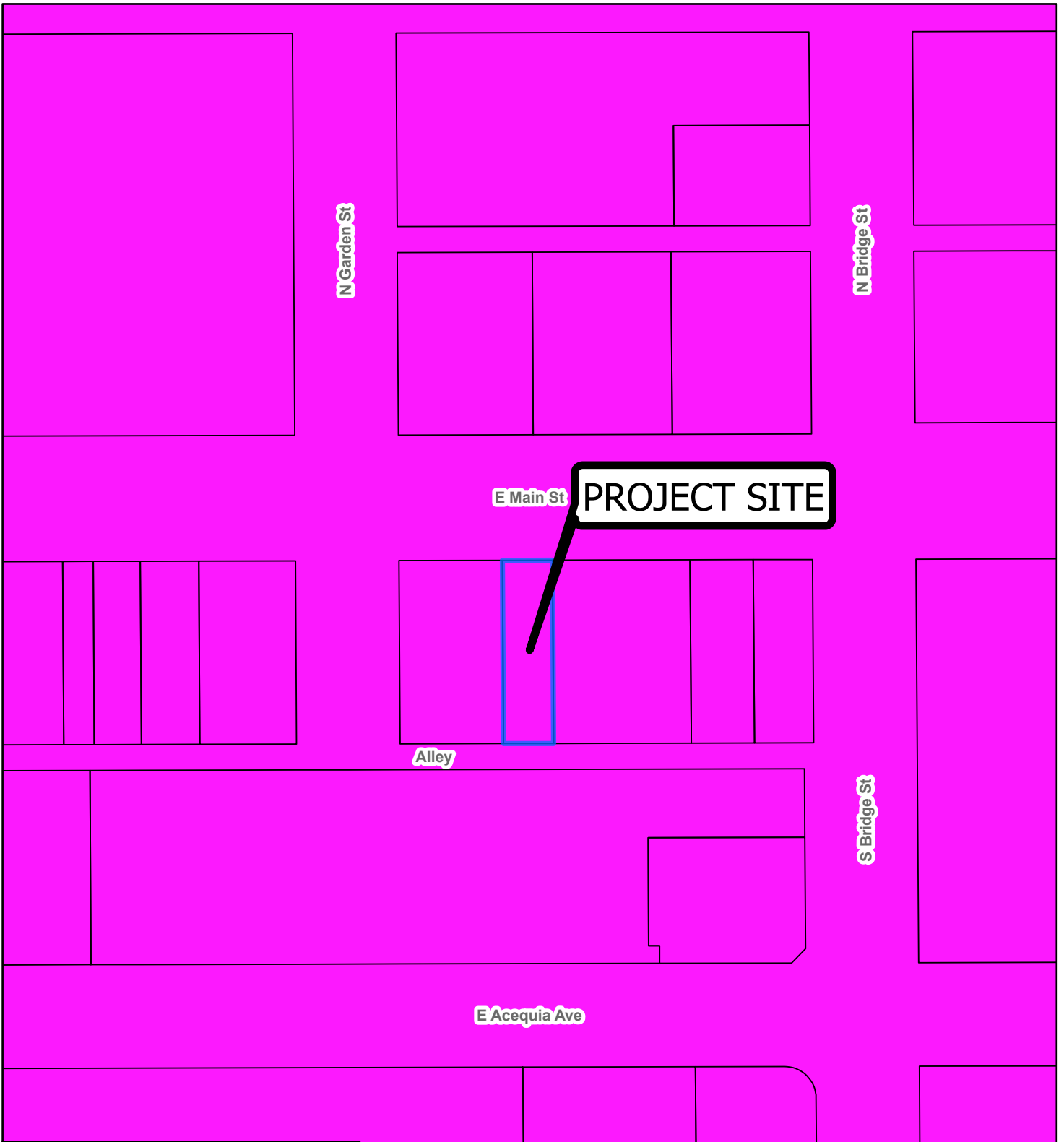
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Existing solid waste services onsite. Customers is encouraged to contact Solid Waste at 559-713-4499 if adjustments to existing services are required.**

Comment

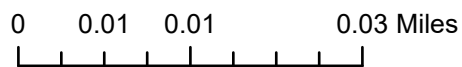
Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniqa, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



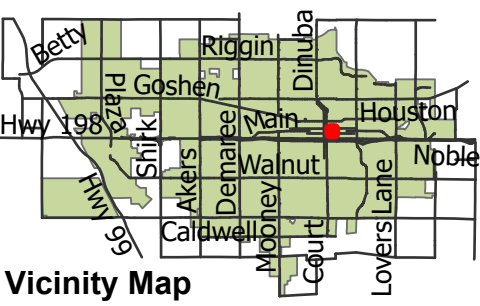
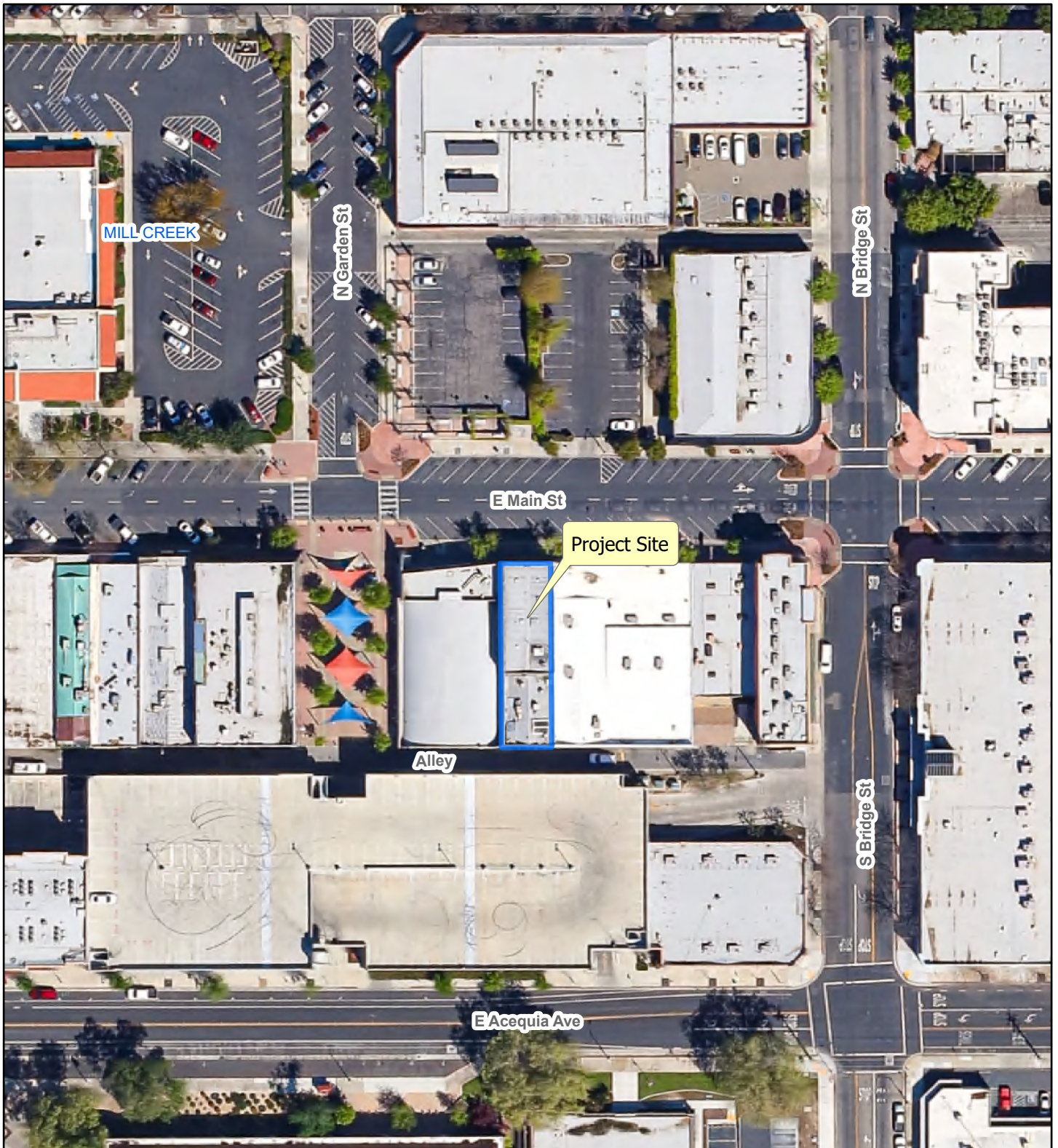


## General Plan Land Use Map

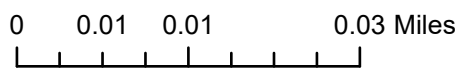


Downtown Mixed Use

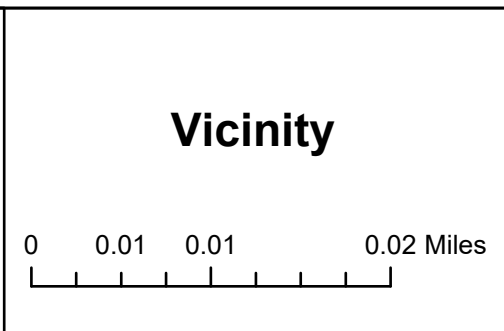
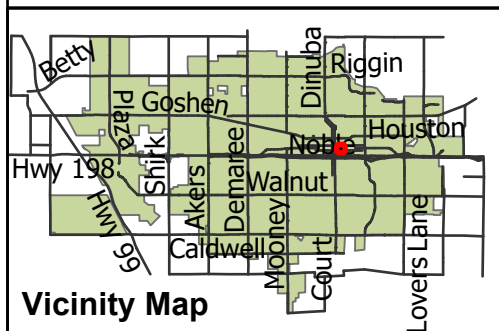
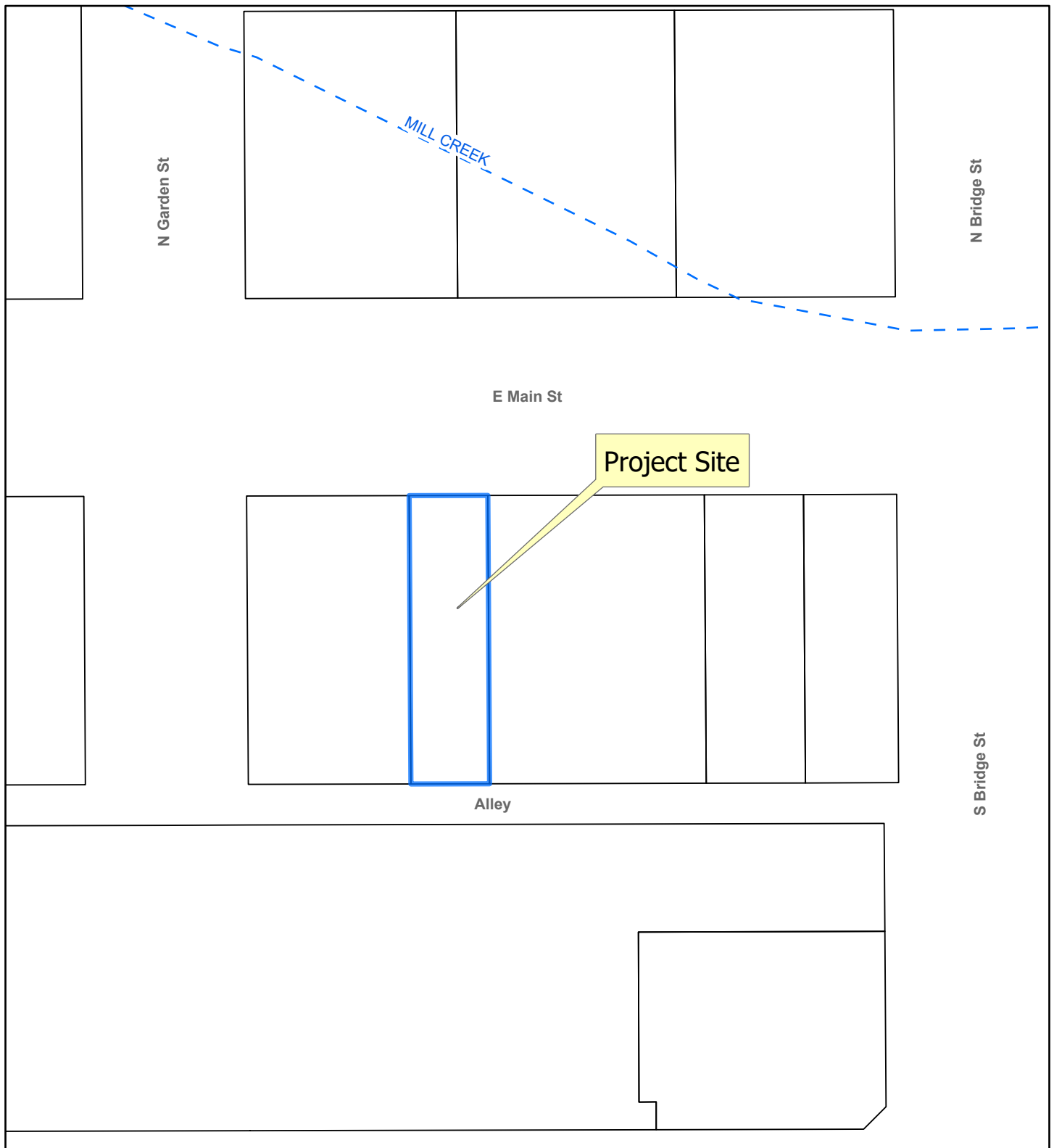




## Aerial Map









# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 22, 2024

**PROJECT PLANNER:** Colleen A. Moreno, Assistant Planner  
Phone No.: (559) 713-4031  
E-mail: [colleen.moreno@visalia.city](mailto:colleen.moreno@visalia.city)

**SUBJECT: Conditional Use Permit No. 2023-35:** A request by Kaweah Health to establish a community based mental health crisis service facility for children and youth within an existing 18,295 square foot facility. The project site is located at 230 Northwest 3<sup>rd</sup> Avenue in the QP (Quasi-Public) zone (APN: 094-053-027).

## STAFF RECOMMENDATION

Staff recommend approval of Conditional Use Permit No. 2023-35 based on the findings and conditions in Resolution No. 2023-61. Staff's recommendation is based on the project's consistency with the City of Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2023-35 based on the findings and conditions in Resolution No. 2023-61.

## PROJECT DESCRIPTION

Conditional Use Permit No. 2023-35 is a request by Kaweah Health to convert an approximately 18,295 square foot facility into a new mental health Crisis and Stabilization Unit (CSU) for children and youth. The building was previously owned and occupied by the Boy Scouts of America Visalia and is located at 230 northwest 3<sup>rd</sup> Ave.



The Floor Plan (Exhibit "B") details the proposed improvements to the facility which will include the demolition of the existing interior of the building to create specialized rooms required for the treatment and stabilization of the patients. This includes: a front desk area, intake office area, lobby, large room with eight (8) recliners for patients and a nursing station, four (4) private rooms, courtyard area, several restrooms throughout the facility, shower area, conference room, general offices, case manager office, manager office, crisis office, psychiatry office, therapy office, staff break room, kitchen area, linen and storage area.

Per the Operational Statement (Exhibit "C") the CSU will be a twelve (12) bed unit that includes the recliners and private rooms that will serve acutely agitated youth, severely mentally ill youth, or very young children. The patient age of the CSU will be children and youth aged twenty-one (21) years old or younger and would be a new service option not only in Visalia, but in Tulare

County. The location is deemed ideal, as it is within proximity to Kaweah Health Emergency Department and allows for short-term intensive services. The CSU will operate twenty-four (24) hours per day seven (7) days a week and will include at the minimum staffing standards outlined in “Crisis Stabilization” staffing requirements Title 9 of the California Code of Regulations:

1840.348. Crisis Stabilization Staffing Requirements

- (a) A physician shall be on call at all times for the provision of those Crisis Stabilization Services that may only be provided by a physician.
- (b) There shall be a minimum of one (1) Registered Nurse, Psychiatric Technician, or Licensed Vocational Nurse on site at all times beneficiaries are present.
- (c) At a minimum there shall be a ration of at least one licensed mental health or waived/registered professional on site for each four beneficiaries or other patients receiving Crisis Stabilization at any time.
- (d) If the beneficiary is evaluated as needing service activities that can only be provided by a specific type of licensed professional, such persons shall be available.
- (e) Other persons may be utilized by the program, according to need.
- (f) If the Crisis Stabilization services are co-located with other specialty mental health services, persons providing Crisis Stabilization must be separate and distinct from persons providing other services.
- (g) Persons included in required Crisis Stabilization ratios and minimums may not be counted toward meeting ratios and minimums for other services.

The services provided by the CSU are Crisis Evaluation, Crisis Intervention and Stabilization, Psychiatric Services, and Discharge Care. All children and youth served at the CSU will receive a crisis evaluation, and substance use disorder evaluation. Interventions including safety planning and referral and linkage to services and resources will be provided. When children and youth need higher levels of care, for further stabilization, placement services will be provided to connect to designated facilities, psychiatric evaluations and medication support are also provided.

**BACKGROUND INFORMATION**

General Plan Land Use Designation:	Public/Institutional
Zoning:	QP (Quasi-Public Zone)
Surrounding Zoning and Land Use:	North: R-1-5 (Single-Family Residential) South: QP (Quasi-Public) East: R-M-3 (Multi-Family Residential) West: QP (Quasi-Public)
Environmental Document	Categorical Exemption No. 2023-53
Site Plan:	2023-148

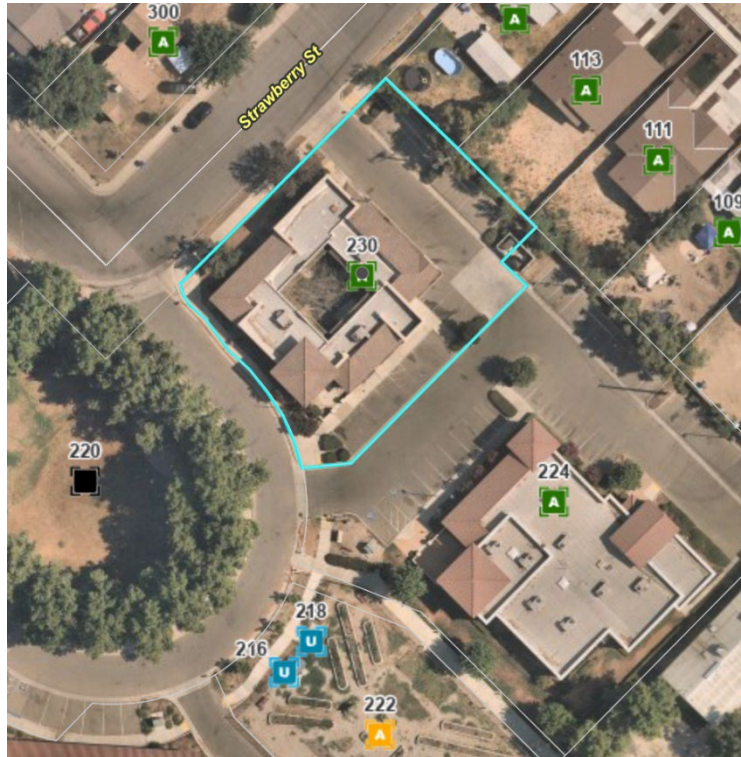
## PROJECT EVALUATION

Staff recommends approval of the Conditional Use Permit No. 2023-35, as conditioned, based on the project's consistency with the General Plan Land Use and the Zoning Ordinance.

### Land Use Compatibility

The City of Visalia General Plan Land Use Policies have always identified public and quasi-public facilities, such as hospitals, as important elements of community-building. The Land Use Element Public/Institutions land use classification applies to lands owned by public entities, including City Hall and other city buildings, County buildings, schools, the Municipal Airport, and hospitals.

Land Use Objective (LP-O-37) states that the City should facilitate a continued high level of healthcare services in the community; the proposed Crisis Stabilization Unit (CSU) for children and youth would be a new service option in Tulare County and geographically close service to those in need. Land Use Policy (LU-P-112) states that the City should continue to work with Kaweah Delta Health Care District to facilitate expansion of its downtown facility and master planning for additional facilities, the proposed CSU is approximately 1.1 miles from Kaweah Delta Hospital.



Staff concludes that the proposed use will not have a negative impact on the project site and surrounding area, based on the operational requirements being implemented by the applicant as required by state regulations.

### Impact to the Community and Emergency Departments

Currently there are no mental health services available for children and youth in crisis needing higher levels of care in our community other than emergency departments. Emergency departments are usually very busy and result in long wait times which is detrimental to the child/youth needing care. The CSU will fill a substantial hole in the overall health of children/youth by increasing access to psychiatry care, provide staff that are specifically trained to take care of children/youth with a mental health crisis, create a better referral network to expediate placement at hospitals, access to case management and increased coordination with mobile crisis teams.

Tulare County Health and Human Services Agency, Mental Health Branch (TCMH) has an existing Psychiatric Emergency Team that responds to crisis calls for both children and adults. The Psychiatric Emergency Team provides community based mobile crisis services, responds to calls at hospital settings, and responds to calls with law enforcement. However, for the children and youth populations, most of the youth are brought to local emergency departments for additional crisis services when needed, which not only can result in further traumatization for children and youth or family but also exacerbates emergency department staff as emergency department staff are not typically prepared or equipped to work with children and youth. A CSU

will ensure timelier, and age-appropriate care in a safe setting when field crisis response was not possible or for continued crisis services following a field response.

### **Parking**

The proposed site currently provides seventeen (17) parking spaces on site. The parking requirement for group care facilities is one parking space for each three beds. The proposed use will have twelve (12) beds on site, thus requiring four (4) parking spaces; therefore, the seventeen parking spaces provide ample parking.

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-53). Projects determined to meet this classification consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized in the Class 1 are not intended to be all-inclusive of the types of projects.

## **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 Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2023-53).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-148, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits "A", "B", and "C". Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. All new building signage shall require a separate building permit and shall be designated consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
4. That all other federal, state and city laws, 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution No. 2023-61
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Exhibit "D" – Kaweah Health Crisis Stabilization Progress Set
- Site Plan Review Item No. 2023-148-1
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Vicinity Map

**NOTICE OF EXEMPTION**

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

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

Conditional Use Permit No. 2023-35

**PROJECT TITLE**

230 Northwest 3<sup>rd</sup> Avenue (APN: 094-053-027)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by Kaweah Health to establish a community based mental health crisis service facility for children and youth within an existing ~18,295 square foot facility.

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

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Eric McConnaughey, 4412 W. Ferguson Ave., Visalia, CA 93291, 559-732-9236

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

Same as above

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15268
- Emergency Project - Section 15269
- Categorical Exemption - State type and Section number: **Section 15301**
- Statutory Exemptions- State code number:

A request to re-use an existing building. Additionally, there are no proposed alterations or changes to the site or building.

**REASON FOR PROJECT EXEMPTION**

Colleen A. Moreno, Assistant Planner

(559) 713-4031

**CONTACT PERSON**

**AREA CODE/PHONE**

January 4, 2024

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Brandon Smith, AICP

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. 2023-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-35, A REQUEST BY KAWEAH HEALTH TO ESTABLISH A COMMUNITY BASED MENTAL HEALTH CRISIS SERVICE FACILITY FOR CHILDREN AND YOUTH WITHIN AN EXISTING 18,295 SQUARE FOOT FACILITY. THE PROJECT SITE IS LOCATED AT 230 NORTHWEST 3<sup>RD</sup> AVENUE IN THE QP (QUASI-PUBLIC) ZONE (APN: 094-053-027).

**WHEREAS**, Conditional Use Permit No. 2023-35 is a request to establish a community based mental health crisis service facility for children and youth within an existing 18,295 square foot facility within the QP (Quasi-Public) zone. The site is located at 230 Northwest 3<sup>rd</sup> Avenue (APN: 094-053-027); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 22, 2024; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

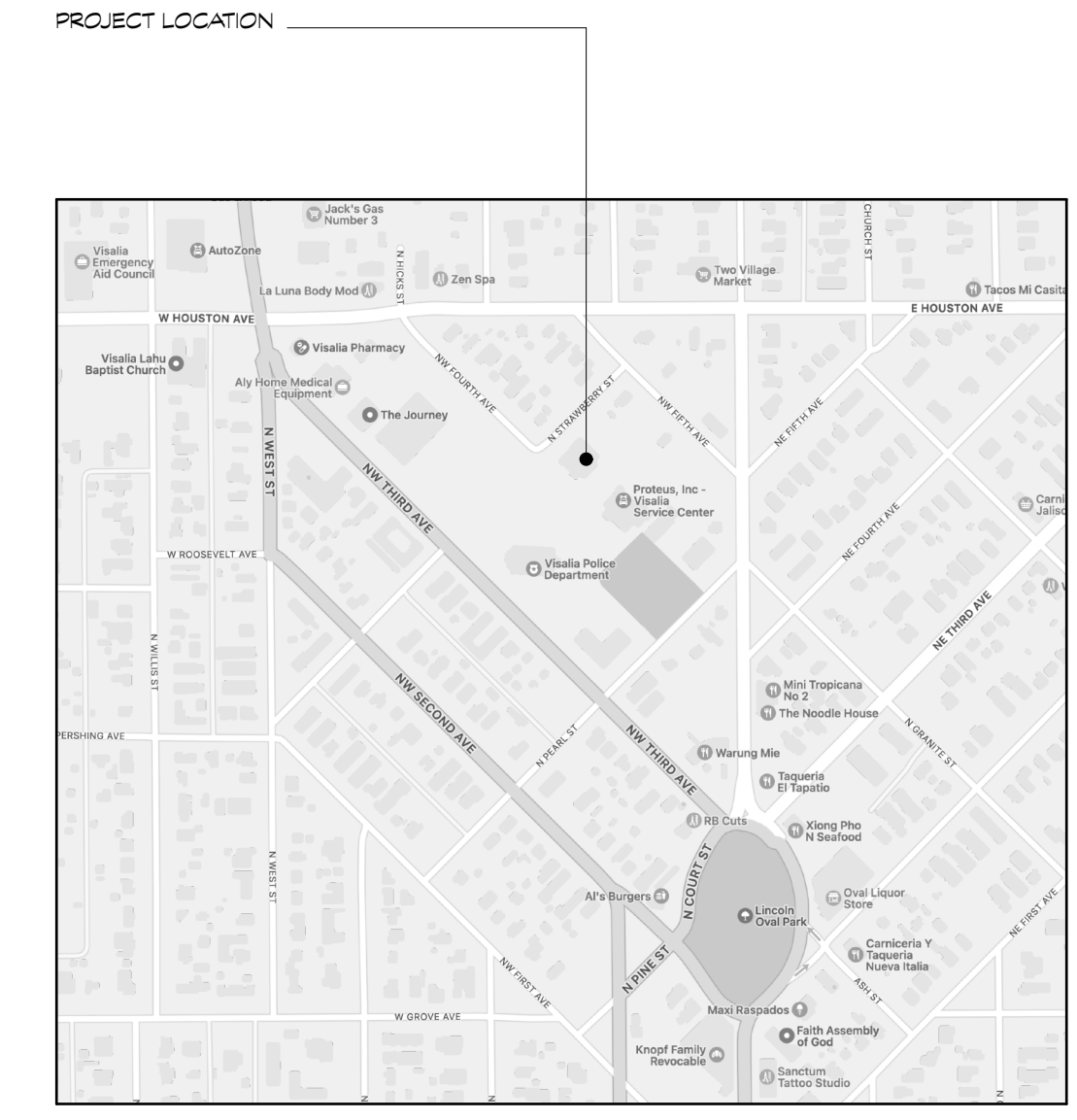
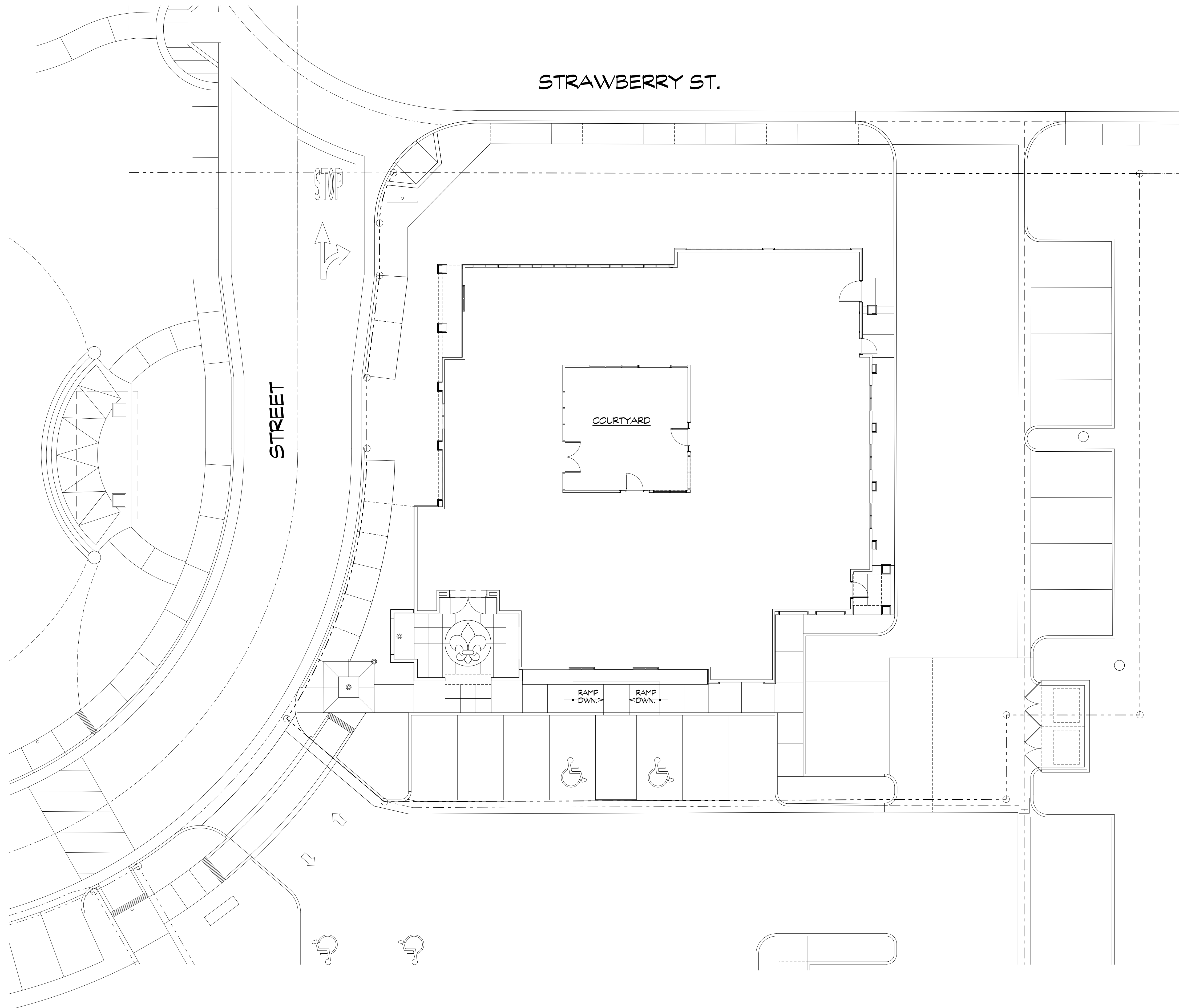
**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15301.

**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 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2023-53).

**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 Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-148, incorporated herein by reference.
2. That the use shall be operated in substantial compliance with the site plan, floor plan, and operational statement, in Exhibits "A", "B", and "C". Any changes or intensification of the use are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
3. All new building signage shall require a separate building permit and shall be designated consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
4. That all other federal, state and city laws, codes and ordinances be complied with.



**VICINITY MAP**  
NOT TO SCALE

**PROJECT INFORMATION:**

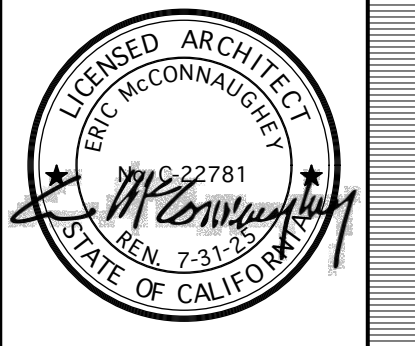
ADDRESS: 230 NW 3rd AVE., VISALIA CA, 93291  
 APN: 094-083-027  
 OCCUPANCY: RC  
 CONSTRUCTION TYPE: V-S  
 ZONING: GP  
 FLOOD ZONE: X02  
 GROSS ACREAGE: 0.42 ACRES  
 BUILDING AREA: 5,582 S.F.

**SITE PLAN**  
SCALE: 1" = 10'-0"



**DESIGN GROUP**  
INCORPORATED

ARCHITECTS



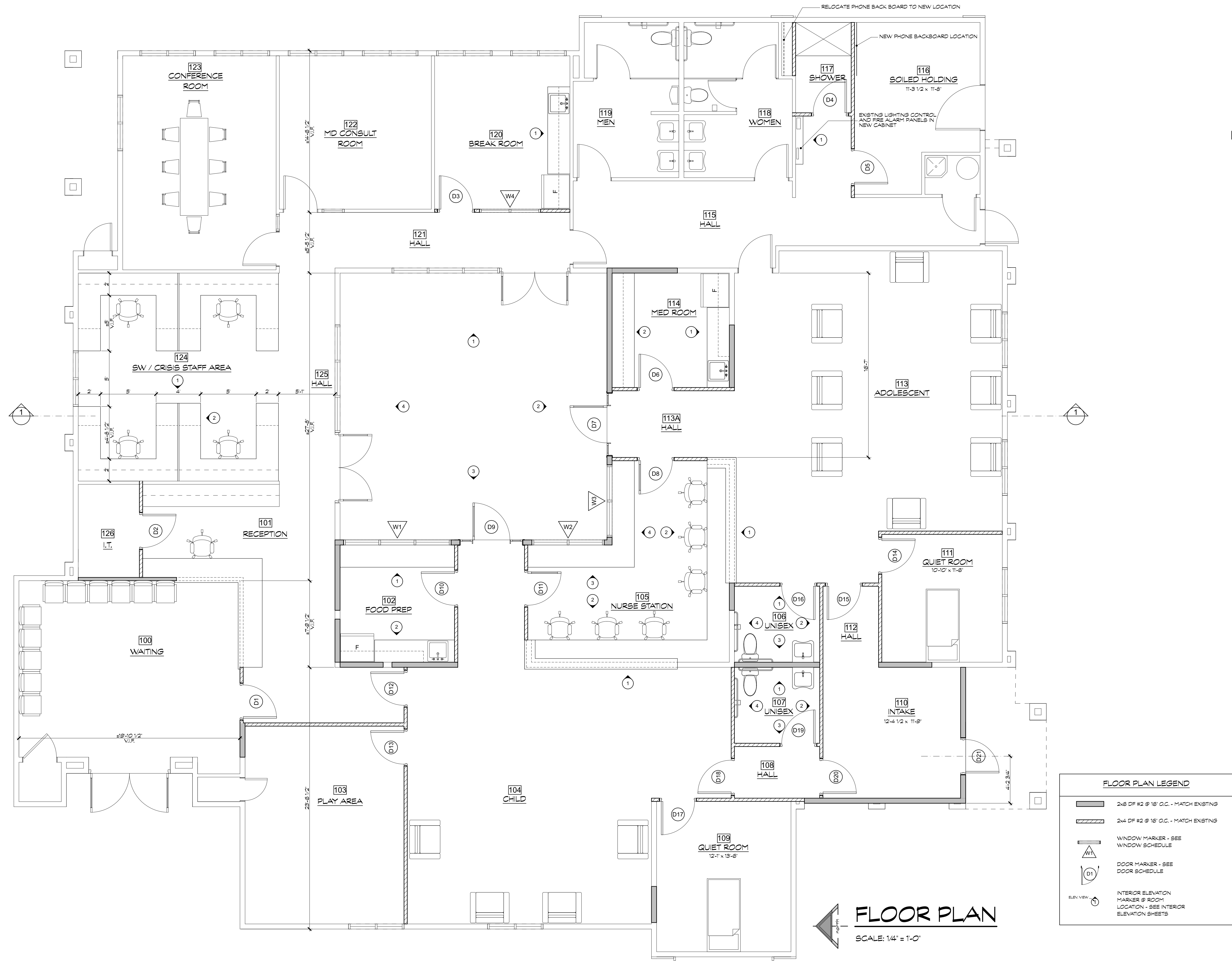
4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED  
JOB #: 23-006

A NEW TENANT IMPROVEMENT FOR  
**KAWEAH HEALTH**  
230 N.W. 3RD AVE. #3625, VISALIA CA 93291

DATE:	10-2-23
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

Sheet:  
**A-1**



**FLOOR PLAN LEGEND**

	2x6 DF #2 @ 16" O.C. - MATCH EXISTING
	2x4 DF #2 @ 16" O.C. - MATCH EXISTING
	WINDOW MARKER - SEE WINDOW SCHEDULE
	DOOR MARKER - SEE DOOR SCHEDULE
	INTERIOR ELEVATION MARKER @ ROOM LOCATION - SEE INTERIOR ELEVATION SHEETS

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



**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED  
JOB #: 23-006

A NEW TENANT IMPROVEMENT FOR  
**KAWEAH HEALTH**  
230 N.W. 3RD AVE. #3625, VISALIA CA 93291

DATE: 10-2-23  
 △ REVISED:  
 △ REVISED:  
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Sheet:  
**A-2**

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**INVESTMENT IN MENTAL HEALTH WELLNESS GRANT  
PROGRAM  
for Children and Youth****1. Project expands access to and capacity for community-based Mental Health Crisis Services that offer relevant alternatives to hospitalization and detainment by law enforcement. New Crisis Stabilization Unit**

The CSU will be a twelve (12) bed unit that includes eight (8) recliners, and four (4) private rooms for acutely agitated children and youth, severely mentally ill children and youth, or very young children to separate them for safety. The proposed floor plan for this new CSU would include an estimated front desk area, intake office area, lobby, large room with eight (8) recliners for patients and a nursing station, four (4) private rooms, courtyard area, several restrooms throughout the facility, shower area, conference room, general offices, case manager office, manager office, crisis office, psychiatry office, therapy office, staff break room, kitchen area, linen and storage area. Our goal is to find a location within proximity to the Kaweah Health Emergency Department. The CSU will provide twenty-four (24) hours a day and seven (7) days per week crisis intervention services, to children and youth twenty-one (21) years old or younger. Consumers served by the CSU will be provided up to twenty-three (23) hours and fifty-nine (59) minutes (hereafter 23:59 hours) of intensive crisis assistance onsite and are offered an array of other services depending on their specific needs. The CSU will have a variety of professionals to assist in the comprehensive needs of the targeted population to include crisis evaluation and stabilization, social work, case management, counseling, psychiatry, substance use in youth treatment, and discharge triage.

**Services**

**Crisis Evaluation:** All individuals served at the CSU will receive a crisis evaluation, and substance use disorder evaluation.

**Crisis Intervention and Stabilization:** Interventions including safety planning and referral and linkage to services and resources will be provided. When children and youth need higher levels of care for further stabilization, placement services will be provided to connect consumers to available Lanterman Petris Short (LPS) designated facilities such as psychiatric health facilities and inpatient psychiatric hospitals.

**Psychiatric Services:** Psychiatric residents will be on site to provide psychiatric evaluation and medication support for further stabilization support.

**Discharge Care:** With a whole person care philosophy, each child and youth will be provided with referrals and linkage to all needed services upon discharge. As part of safety planning and to further promote wellness and recovery, youth and families will receive linkage and referral to outpatient mental health services or substance use disorders treatment along with other safety net services and resources to address social determinants of health.

**Target Population**

The target population for the CSU will be children and youth twenty-one (21) years of age and under with a mental health crisis or illness to include substance use disorders. The target population demographic information will vary in age, gender identity, race, ethnicity, sexual orientation, and language. Tulare County provides services to many of the incorporated and unincorporated areas within the County. Tulare County is designated as an urban area although

15.5% is considered rural. Tulare County is ranked among the lowest in California in several key socioeconomic areas. Tulare County has the highest poverty rate within the State of California at 18.9% which is greater than the National median poverty rate of 11.4%. The median family income is \$49,687 which is \$13,156 below the average in California. Nationally, approximately 12.2% of the population aged twelve (12) and older needed substance abuse treatment however only approximately 1.5% of the population aged twelve (12) and older received treatment, according to the 2019 National Survey on Drug Use and Health (NSDUH) Annual National Report.

- a. Describe the community need existing within the current continuum, address who does and does not receive services now, and how the Project is designed to address the weaknesses of the current system and build on its strengths. Please include any available data that reflects community need. (Maximum 3 points)

Tulare County Health and Human Services Agency, Mental Health Branch (TCMH) has an existing Psychiatric Emergency Team. Currently the Psychiatric Emergency Team responds to crisis calls for both children and adults. This service is provided twenty-four (24) hours a day, seven (7) days a week by the Psychiatric Emergency Team paraprofessional staff. The Psychiatric Emergency Team staff will respond to the calls in-person, and then consult with a designated Clinical Supervisor or Manager. The Psychiatric Emergency Team provides community based mobile crisis services, responses to calls at hospital settings, and responds to calls with law enforcement. The Psychiatric Emergency Team provides immediate crisis evaluation and/or de-escalation support for both mental health and substance use disorder crisis needs. Triage and linkage to necessary community supports are then provided by the Psychiatric Emergency Team. For the children and youth populations, the youth contracted providers provide crisis services to already open consumers during regular business hours. While this team provides field services, most of the youth are brought to local emergency departments for additional crisis services when needed. This can result in further traumatization for the children and youth or family during such a challenging time. A Crisis Stabilization Unit (CSU) will ensure timelier, and age-appropriate care in a safe setting when field crisis response was not possible or for continued crisis services following a field response.

Currently there are no mental health services available for children and youth in crisis needing higher levels of care in our community other than the emergency departments. Emergency departments are busy and result in long wait times for children and youth in crisis. Emergency department staff are not typically prepared or equipped to work with children and youth in crisis. The emergency departments do not have a children and youth psychiatrist on staff to take care of urgent crisis issues in the emergency departments or anywhere else in the community. At times children and youth can go days without seeing a psychiatrist while waiting for placement. Additionally, social services in the hospital are not equipped or trained to care for children and youth with mental health issues, children and youth case management is not provided in the emergency departments, and wellness and recovery modalities are not currently utilized in the emergency department. At Kaweah Health the number of children and youth boarding in the emergency department at any given time fluctuates between one (1) and twelve (12). On average there are two (2) to three (3) children boarding at any given time. Therefore, this grant funding opportunity for a CSU that has twelve (12) beds with eight (8) recliners, and four (4) private rooms is needed, and it is anticipated there will be an increase in children and youth needing services that are currently going to Fresno for CSU level of care needs.

Our community would benefit from having a CSU as an alternative to children crisis



services being provided in emergency departments. The vision of this CSU and partnership with Kaweah Health is to provide immediate mental health evaluation, stabilization, and supports in the least restrictive setting via a CSU. This CSU will be an important piece of our local crisis continuum of services that is currently missing. The hope is to decrease the number of children and youth being seen in emergency departments or detainment by law enforcement for services that can be provided at the CSU. Additionally, the CSU will be staffed with a professional team specialized in meeting the needs of the target populations.

The table below provides TCMH data for Code 50 which are crisis intervention services, and Code 51 which is a hospitalization code. The goal through this grant funding opportunity is to reduce the number of Code 51 hospitalizations, by increasing Code 50 crisis services and supports via the CSU.

<b>Count of Crisis Interventions Provided in an Emergency Room (Ages 0-21)</b>			
<b>Fiscal Year</b>	50	51	Grand Total
2018/2019	202	40	242
2019/2020	307	111	418
2020/2021	267	123	390
<b>Grand Total</b>	<b>776</b>	<b>274</b>	<b>1050</b>

- b. Quantify and describe how the Project will increase capacity for community-based Mental Health Crisis Services. (Maximum 6 points)
  - i. Describe how the number of Crisis Stabilization and Crisis Residential Treatment beds; and/or the number of Mobile Crisis Support Teams including the number of Mobile Crisis Support Team vehicles and staff impact the Target Population(s) and translates into a number of additional Children and Youth that can be served in the community?

**Crisis Stabilization Unit**

The Crisis Stabilization Unit (CSU) will be a twelve (12) bed unit that includes eight (8) recliners, and four (4) private rooms for acutely agitated youth, severely mentally ill youth, or very young children to separate them for safety. Our goal is to find a location within proximity to the Kaweah Health Emergency Department. The new CSU for children and youth aged twenty-one (21) years old or younger would be a new service option in Tulare County. This short-term intensive services option would allow for immediate intensive interventions, and geographically close service to those in need. It is anticipated that the number of beds for this CSU is sufficient to meet the needs in the community. Currently there are no mental health services available for children and youth in crisis needing higher levels of care in our community other than the emergency departments. Emergency departments are busy and result in long wait times for children and youth in crisis. The CSU will increase access to children and youth psychiatry twenty-four (24) hours per day seven (7) days per week, expand and improve timely access, provide staff that are trained specifically to take care of children and youth with a mental health crisis, create a better referral network that specializes in children and youth to expediate placement at hospitals when necessary, access to case management twenty-four (24) hours a day seven (7) days a week, and increased coordination with mobile crisis teams.

**Staffing**

In partnership with Kaweah Health the CSU would be staffed with a range of professionals available to meet the needs of the target population. The staffing would include at minimum the

follow staffing standards as outlined in “Crisis Stabilization” staffing requirements Title 9 of the California Code of Regulations:

1840.348. Crisis Stabilization Staffing Requirements.

- (a) A physician shall be on call at all times for the provision of those Crisis Stabilization Services that may only be provided by a physician.
- (b) There shall be a minimum of one Registered Nurse, Psychiatric Technician, or Licensed Vocational Nurse on site at all times beneficiaries are present.
- (c) At a minimum there shall be a ratio of at least one licensed mental health or waived/registered professional on site for each four beneficiaries or other patients receiving Crisis Stabilization at any given time.
- (d) If the beneficiary is evaluated as needing service activities that can only be provided by a specific type of licensed professional, such persons shall be available.
- (e) Other persons may be utilized by the program, according to need.
- (f) If Crisis Stabilization services are co-located with other specialty mental health services, persons providing Crisis Stabilization must be separate and distinct from persons providing other services.
- (g) Persons included in required Crisis Stabilization ratios and minimums may not be counted toward meeting ratios and minimums for other services.

Additionally, staffing and recruitment will be focused on creating an environment that is wellness and recovery oriented. This will include the development of an interdisciplinary team that includes case managers, therapists, nurses, and psychiatric providers. The facility will be a core training site for the child and adolescent psychiatry fellowship program and fellows will be an integral part of the patient care team. Their presence will elevate the patient care at the facility and the experience will encourage the fellows to hopefully remain in the community after they graduate and continue to provide services in our severely underserved area.

# EXHIBIT D

## AN REMODEL FOR:

# KAWEAH HEALTH

### ABBREVIATIONS:

ABBREVIATIONS WHEN USED IN THESE DOCUMENTS SHALL CONFORM TO THE FOLLOWING LIST UNLESS OTHERWISE NOTED. INDIVIDUAL DRAWINGS (SUCH AS CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL) MAY CONTAIN SPECIFIC REFERENCES AND LEGENDS WITH INTERPRETATIONS INTENDED ONLY FOR THOSE DRAWINGS.

∅	AND	FIN.	FINISH	PLY.WD.	PLYWOOD
L	ANGLE	FL.	FLOOR	FL.	FLOOR
∠	AT	FLASH.	FLASHING	PR.	POINT OF CONNECTION PAIR
C	CENTERLINE	F.O.C.	FACE OF CONCRETE	PR.CST.	PRECAST
∅	DIAMETER OR ROUND	F.O.F.	FACE OF FINISH	PR.FIN.	PREFINISHED
#	ROUND OR NUMBER	F.O.M.	FACE OF MASONRY	PR.J.	PROJECT
(E)	EXISTING	F.O.P.	FACE OF PLYWOOD	PT.	POINT
(N)	NEW	F.O.S.	FACE OF STUDS	P.T.D.	PAPER TOWEL DISPENSER
A.B.	ANCHOR BOLT	FR.P.	FIRE PROOF	P.T.D.	PAPER TOWEL DISPENSER
A.C.	AIR CONDITIONING	FR.P.	FIBER REINFORCED PANEL	R.D.T.R.	COMBINATION PAPER TOWEL DISPENSER AND RECEPTACLE
A.C.	ASPHALT CONCRETE	FR.T.	FIRE RETARDANT TREATED	PTN.	PARTITION
ACGUST.	ACOUSTICAL	FT.	FOOT OR FEET	P.T.R.	PAPER TOWEL RECEPTACLE
A.D.	AREA DRAIN	FTG.	FOOTING	Q.T.	QUARRY TILE
A.J.	ADJUSTABLE	FURR.	FURRING	R.	RADIUS
ALUM.	ALUMINUM	FUT.	FUTURE	R.A.	RETURN AIR
ALT.	ALTERNATE	GA.	GAGE	R.B.	RUBBER BASE
APPROX.	APPROXIMATE	GALV.	GALVANIZED	R.D.	ROOF DRAIN
ARCH.	ARCHITECTURAL (OR ARCHITECT)	G.B.	GRAB BAR	REF.	REFRIGERATOR
ASPH.	ASPHALT	G.I.	GALVANIZED IRON	REN.F.	REINFORCED
AUTO.	AUTOMATIC	GND.	GROUND	REQ.	REQUIRED
BE.	BELOW	GR.	GRADE	RESIL.	RESILIENT
BET.	BETWEEN	GYR.	GYPSUM	RM.	ROOM
B.G.	BOARD	H.	HIGH	R.O.	ROUGH OPENING
B.L.D.G.	BUILDING	H.B.	HOSE BIBB	R.O.W.	RIGHT-OF-WAY
BLK.	BLOCKING	H.C.	HANDICAPPED	R.D.W.D.	REDWOOD
BM.	BEAM	H.C.	HOLLOW CORE	R.W.L.	RAIN WATER LEADER
B.O.	BOTTOM OF	H.D.	HEAD	S.	SOUTH
BOT.	BOTTOM	H.D.W.D.	HARDWOOD	S.C.	SOLID CORE
B.U.R.	BUILT-UP ROOF	HGT.	HEIGHT	S.C.D.	SEAT COVER DISPENSER
CAB.	CABINET	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
C.B.	CATCH BASIN	HOR.Z.	HORIZONTAL	S.D.	STORM DRAIN
C.G.	CORNER GUARD	H.V.A.C.	HEATING, VENTILATING, AND AIR CONDITIONING	S.D.S.P.	SOAP DISPENSER
C.I.	CAST IRON	H.W.H.	HOT WATER HEATER	SECT.	SECTION
C.J.	CONTROL JOINT	I.D.	INSIDE DIAMETER (DIM.)	S.F.	SQUARE FOOT (FEET)
C.L.G.	CEILING	I.	INCHES	SH.	SHelf
C.L.O.	CLOSET	I.N.C.L.	INCLUDING, INCLUDES	SHR.	SHOWER
CL.R.	CLEAR	I.N.C.L.	INCLUDING, INCLUDES	SHT.	SHEET
CNTR.	COUNTER	INSUL.	INSULATION	SHTG.	SHEATHING
CNL.	COLUMN	I.N.T.	INTERIOR	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	I.N.V.	INVERT	S.M.S.	SHEET METAL SCREW
CONC.	CONCRETE	I.P.S.	IRON PIPE SIZE	S.N.D.	SANITARY NAPKIN DISPENSER
CONN.	CONNECTION	JAN.	JANITOR	S.N.R.	SANITARY NAPKIN RECEPTACLE
CONSTR.	CONSTRUCTION	J.B.	JAMB	S.O.V.	SHUT OFF VALVE
CONT.	CONTINUOUS	J.T.	JOINT	SPEC.	SPECIFICATIONS
CONTR.	CONTRACTOR	JST.	JOIST	SQ.	SQUARE
CNTR.	COUNTER	K.	KITCHEN	S.S.T.L.	STAINLESS STEEL
CORR.	CORRIDOR	L.	LONG	S.S.	SERVICE SINK
CTR.	CENTER	L.A.B.	LABORATORY	STA.	STATION
CTSK.	COUNTERSUNK	L.A.M.	LAMINATE	STD.	STANDARD
C.Y.	CUBIC YARD	L.A.V.	LAVATORY	STL.	STEEL
DBL.	DOUBLE	L.K.R.	LOCKER	STOR.	STORAGE
DEPT.	DEPARTMENT	L.T.	LIGHT	STRUCT.	STRUCTURAL
D.F.	DETAL	M.A.X.	MAXIMUM	SUSP.	SUSPENDED
D.F.T.	DRINKING FOUNTAIN	M.B.	MACHINE BOLT	S.Y.	SQUARE YARD
DI.	DROP INLET	M.C.	MEDICINE CABINET	SYM.	SYMMETRICAL
DIA.	DIAMETER	MATL.	MATERIAL	T.B.	TOWEL BAR
DIAG.	DIAGONAL	MECH.	MECHANICAL	T.C.	TERMINAL CABINET (ELECTRICAL)
DIM.	DIMENSION	MET.	METAL	T.E.L.	TELEPHONE
DISP.	DISPENSER	MFR.	MANUFACTURER	TEMP.	TEMPERED
DN.	DOWN	M.H.	MANHOLE	TERR.	TERRAZO
D.O.	DOOR OPENING	M.I.N.	MINIMUM	TES.	TONGUE AND GROOVE
DR.	DEEP	MISC.	MISCELLANEOUS	THK.	THICK
DWR.	DRAWER	M.O.	MASONRY OPENING	T.R.D.	TOILET PAPER DISPENSER
DR.	DOOR	MOD.	MODULE, MODULAR	T.O.M.	TOP OF MASONRY
DWG.	DRAWING	MTD.	MOUNTED	T.O.P.L.	TOP OF PLATE
E.	EAST	MUL.	MULLION	T.O.S.	TOP OF STEEL
E.A.	EACH	N.	NORTH	T.R.D.	TREAD
E.J.	EXPANSION JOINT	N.C.	NOT IN CONTRACT	T.V.	TELEVISION
ELEV.	ELEVATION	N.C. OR #	NOT IN CONTRACT NUMBER	T.W.	TOP OF WALL
ELEC.	ELECTRICAL	N.M.	NOMINAL	TYP.	TYPICAL
EMBED.	EMBEDMENT	N.T.S.	NOT TO SCALE	V.B.	VINYL BASE
ENCL.	ENCLOSURE	O.	OVER	V.W.C.	VINYL WALLCOVERING
ENGR.	ENGINEER	O.A.	OVERALL	VERT.	VERTICAL
E.P.B.	ELECTRICAL PANEL BOARD	O.B.B.	OVERALL	VEST.	VESTIBULE
EQ.	EQUAL	O.C.	ON CENTER	W.	WEST
EQUIP.	EQUIPMENT	O.D.	OUTSIDE DIAMETER	W.	WITH
E.W.C.	ELECTRIC WATER COOLER	O.P.	OPPOSITE	W.C.	WATER CLOSET
ENG.	EXPANSION	O.P.H.	OPPOSITE HAND	W.W.F.	WELODED WIRE FABRIC
EXST.	EXISTING	O.H.M.S.	OVAL HEAD MACHINE SCREW	W.D.	WOOD
EXT.	EXTERIOR	O.H.W.S.	OVAL HEAD WOOD SCREW	WO	WITHOUT
FA.	FLAT ALARM	OPNG.	OPENING	WR.	WATERPROOF
FB.	FLAT BAR	OPR.	OPPOSITE	W.R.	WATER RESISTANT
FD.	FLOOR DRAIN	PEN.	PLYWOOD EDGE NAILING	W.S.	WOOD SCREW
F.O.	FLOOR FINISH	PL.	PLATE	WSCT.	WAINSCOT
FDN.	FOUNDATION	PLAM.	PLASTIC LAMINATE	WT.	WEIGHT
FE.	FIRE EXTINGUISHER	PLUMB.	PLUMBING		
F.E.C.	FIRE EXTINGUISHER AND CABINET	PLAS.	PLASTER		
F.H.C.	FIRE HOSE CABINET				
F.H.M.S.	FLAT HEAD MACHINE SCREW				
F.H.W.S.	FLAT HEAD WOOD SCREW				

### APPLICABLE CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND THE FOLLOWING REGULATIONS:

CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1	2022 CALIFORNIA ADMINISTRATIVE CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2	2022 CALIFORNIA BUILDING CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 3	2022 CALIFORNIA ELECTRICAL CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 4	2022 CALIFORNIA MECHANICAL CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5	2022 CALIFORNIA PLUMBING CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6	2022 CALIFORNIA ENERGY CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 8	2022 CALIFORNIA FIRE CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12	2022 CALIFORNIA REFERENCED STANDARDS CODE.

### CALIFORNIA GREEN CODE:

MANDATORY REQUIREMENTS - NON RESIDENTIAL THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE PROJECT.

#### SITE DEVELOPMENT

1. Implement all requirements of the Storm Water Pollution Prevention Plan (SWPPP) and comply with all applicable provisions of the NPDES Construction Permit.

#### BICYCLE AND CLEAN AIR VEHICLE PARKING

1. Short-Term Bicycle Parking  
 a) Permanently anchored bicycle racks shall be provided within 200 feet of the visitor entrance. The minimum number of bicycle parking racks shall be 5% of the number of vehicle parking spaces provided for visitors. Visitor parking shall be defined as the following percentages of the total number of parking spaces:  
 Visitor parking for Office use = 25% of total spaces. Industrial use = 5%... All other uses = 75%...  
 This project requires a total of 0 permanently anchored bicycle racks.

2. Long-Term Bicycle Parking  
 a) Buildings with more than 10 employees shall provide secure bicycle parking in lockable rooms or enclosures with permanently anchored racks at a rate of 5% of the total vehicle parking capacity for the building. This project requires lockable rooms or enclosures with a capacity for 0 bicycles.

3. Clean Air Vehicle Parking  
 a) Designated parking for Clean Air Vehicles shall be provided in accordance with Table 5.106.5.2 of the California Green Code. Said parking spaces shall be identified with paint at the end of the stall stating, "CLEAN AIR VEHICLE". This project requires that 0 clean air vehicle spaces are provided.

#### LIGHT POLLUTION REDUCTION

1. Zero direct beam illumination shall leave the site.

#### INDOOR WATER EFFICIENCY

1. All plumbing fixtures identified in the following schedule will comply with the maximum flow rates shown, or a calculation demonstrating a 20% reduction in water use shall be provided and approved by the Building and Safety Division.

Fixture Type	Maximum Flow Rate
Shower Head	2.0 gpm per shower stall @ 80 psi
Kitchen Faucet	1.5 gpm @ 60 psi
Lavatory Faucet	1.5 gpm @ 60 psi
Wash Fountain	1.5 rim space (in.) 20 gpm @ 60 psi
Metering Faucet	0.2 gallons per cycle
Metering Faucet for Wash Fountain	0.2 rim space (in.) 20 gpm @ 60 psi
Water Closet	1.28 gallons per flush
Urinal	0.5 gallons per flush

2. Buildings in excess of 50,000 square feet that house more than 1 tenant shall be provided with separate water submeters when any individual tenant will consume more than 100 gallons of water per day. The following tenant space(s) shall require water submeter(s): **NOT REQUIRED - NO TENANT SPACES**

3. Any building which will consume more than 1000 gallons of water per day and is NOT served by an individual master water meter shall be provided with a submeter.

#### OUTDOOR WATER EFFICIENCY

1. When total landscaped areas are in excess of 999 square feet, separate water meters or submeters shall be installed for indoor and outdoor water use.

2. When total landscaped areas are in excess of 999 square feet, automatic irrigation system controllers which are either soil moisture or weather based shall be installed.

3. Landscape irrigation systems shall be designed to prevent spray on buildings.

#### RECYCLING BY OCCUPANTS

1. Recycling areas for paper, corrugated cardboard, glass, plastic and metals shall be made available to building occupants. If outdoors, the area shall be protected from rain.

#### COMMISSIONING, PLAN OR TESTING AND ADJUSTING PLAN

1. Buildings 10,000 square feet or larger shall require a Commissioning Plan in accordance with Section 5.410.2 of the California Green Code. Buildings less than 10,000 square feet shall require a Testing and Adjusting Plan in accordance with Section 5.410.4 of the California Green Code.

#### ENVIRONMENTAL QUALITY

1. During construction, all duct and other air distribution component openings shall be covered with tape, plastic or other acceptable material to reduce the amount of dust or debris which may collect in the system.

2. All adhesives, sealants, caulks, paints and coatings shall comply with the applicable SCAQMD VOC rules and verification of compliance shall be provided at the request of the Building Inspector.

3. All carpet and carpet cushion installed in the building interior shall meet one of the following standards:  
 a) Carpet and Rug Institute's Green Label Plus Program  
 b) California Dept of Public Health Standard Practice for testing of VOCs (Spec 01350)  
 c) NSF/ANSI 140 at the Gold level  
 d) Scientific Certifications Systems Sustainable Choice

4. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.).

5. HVAC system outside and return air filters to be MERV 8 or higher.

6. Outdoor smoking areas shall be provided and signage shall be posted prohibiting smoking within 25 feet of building openings.

#### NOISE POLLUTION CONTROL

1. If the building is within 1,000 feet of freeway or in an area designated to be in excess of 65 decibels, then exterior walls and roof ratings to be STC 50 or higher, windows to be STC 30 or higher. Warehouse or storage buildings exempt - but not the office areas. Tenant separation walls to be STC 40 or higher.

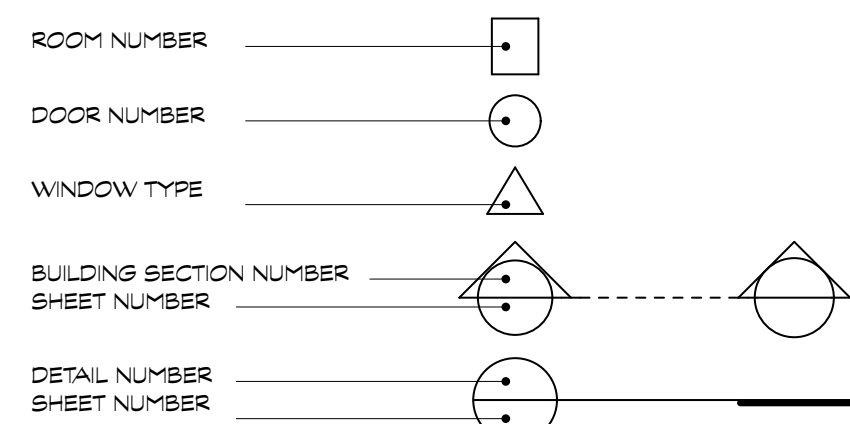
#### MATERIAL CONSERVATION

1. The Construction Waste Management Plan shall require that at least 50% of all nonhazardous construction waste generated by this project as identified in the following table is recycled and/or salvaged.

Waste Material Type	(A) Estimated weight of waste before any recycling or salvage (in tons)	(B) Estimated weight of recycled or salvaged waste (in tons)	(C) Projected Diversion Rate (in Percent)
Asphalt			Calculate the Projected Diversion Rate Percentage by using the following formula: $(B) \div (A) \times 100 = (C)$ NOTE: Total diversion rate shall not be less than 50%
Concrete			
Metal			
Wood			
Insulation			
Drywall			
Carpet and pad			
Cardboard and paper			
Plastics			
Glass			
Other:			
TOTAL FOR ALL MATERIALS			

a) All subcontractors shall comply with the project's Construction Waste Management Plan.  
 b) This project shall generate the least amount of waste possible by planning and ordering carefully, following all proper storage and handling procedures to reduce broken and damaged materials and reusing materials whenever possible. Waste materials shall be sorted on site prior to removal.  
 c) All construction waste removed from the site shall be documented and said documentation shall be provided in an organized format to the enforcement agency in order to verify compliance with the Construction Waste Management Plan.  
 d) NOTE: 100% of excavated soil and land clearing debris shall be reused or recycled.

### SYMBOLS LEGEND:



### SITE INFORMATION

APN: 094-042-010  
 OWNER: KAWEAH HEALTH  
 400 W. MINERAL KING AVE  
 VISALIA, CA 93291  
 PHONE: (559) 624-2385  
 PROJECT ADDRESS: 230 NW 3RD AVE  
 VISALIA, CA 93277  
 OCCUPANCY: B  
 CONSTRUCTION TYPE: TYPE V.A.N. SPRINKLERED  
 ZONE: Q.2  
 AREA: 4,976 S.F.

### GENERAL NOTES

1. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL ONLY BE MADE BY AN ADDENDA OR CHANGE ORDER APPROVED BY THE ARCHITECT

### DEFERRED APPROVALS

### VICINITY MAP:



SCALE: N.T.S.

### DESIGN TEAM:

ARCHITECT & PROJECT REPRESENTATIVE:	MECHANICAL ENGINEER:
ERIC MCCONNAUGHEY ARCHITECT E.B.M. DESIGN GROUP INC. 4412 W. FERGUSON AVE., VISALIA, CA 93291 PHONE: (559) 732-9236 FAX: (559) 732-5836	SCOTT BOYLE MECHANICAL ENGINEER CALBER MECHANICAL DESIGN 3128 BUENA VISTA AVE., VISALIA, CA 93291 PHONE: (559) 972-3299
STRUCTURAL ENGINEER:	ELECTRICAL ENGINEER:
BENTON COLLINS STRUCTURAL ENGINEER COLLINS ENGINEERING P.O. BOX 391, VISALIA, CA 93279 PHONE: (559) 734-4060	RICHARD CHEN ELECTRICAL ENGINEER CHEN ENGINEERS, INC. 729 W. ENTERPRISE AVE., CLOVIS, CA 93269 PHONE: (559) 578-6049

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SCALE: AS NOTED

JOB #: 23-006

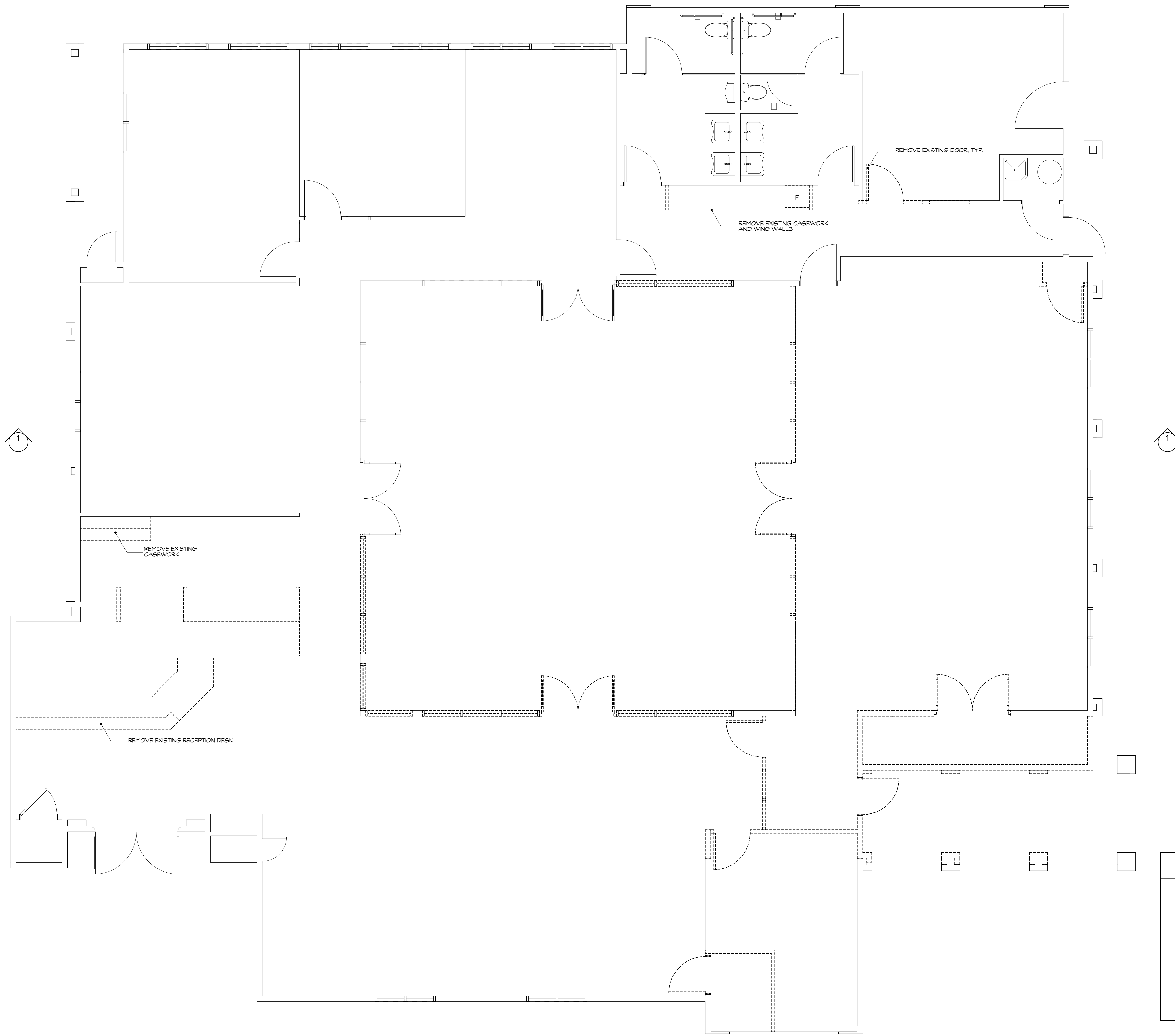
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**KAWEAH HEALTH**  
 230 N.W. 3RD AVE. #3628, VISALIA CA 93291

DATE: 10-2-23

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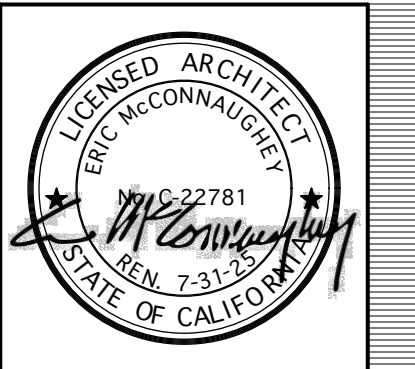


LEGEND	
	EXISTING STUD WALLS- TO REMAIN
	EXISTING STUD WALLS- TO BE REMOVED
	EXISTING WINDOWS- TO BE REMOVED
	EXISTING DOORS- TO BE REMOVED

**DEMOLITION PLAN**  
SCALE: 1/4" = 1'-0"



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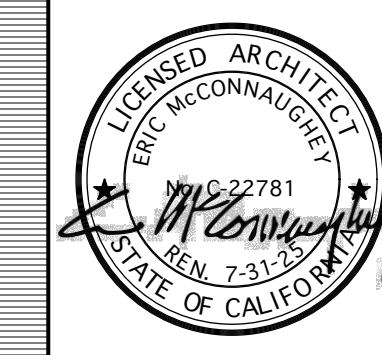
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DATE: 10-2-23  
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**D-1**



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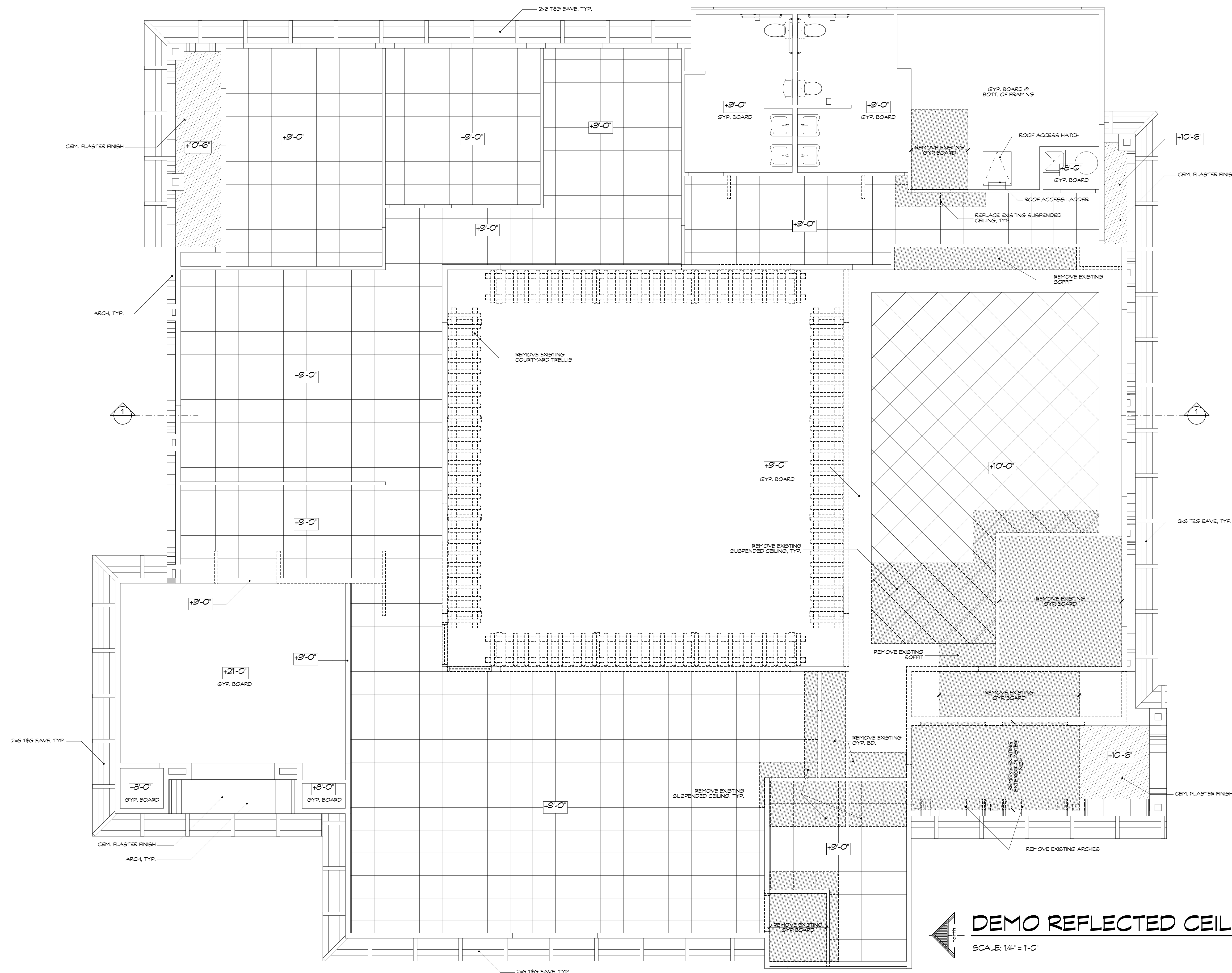
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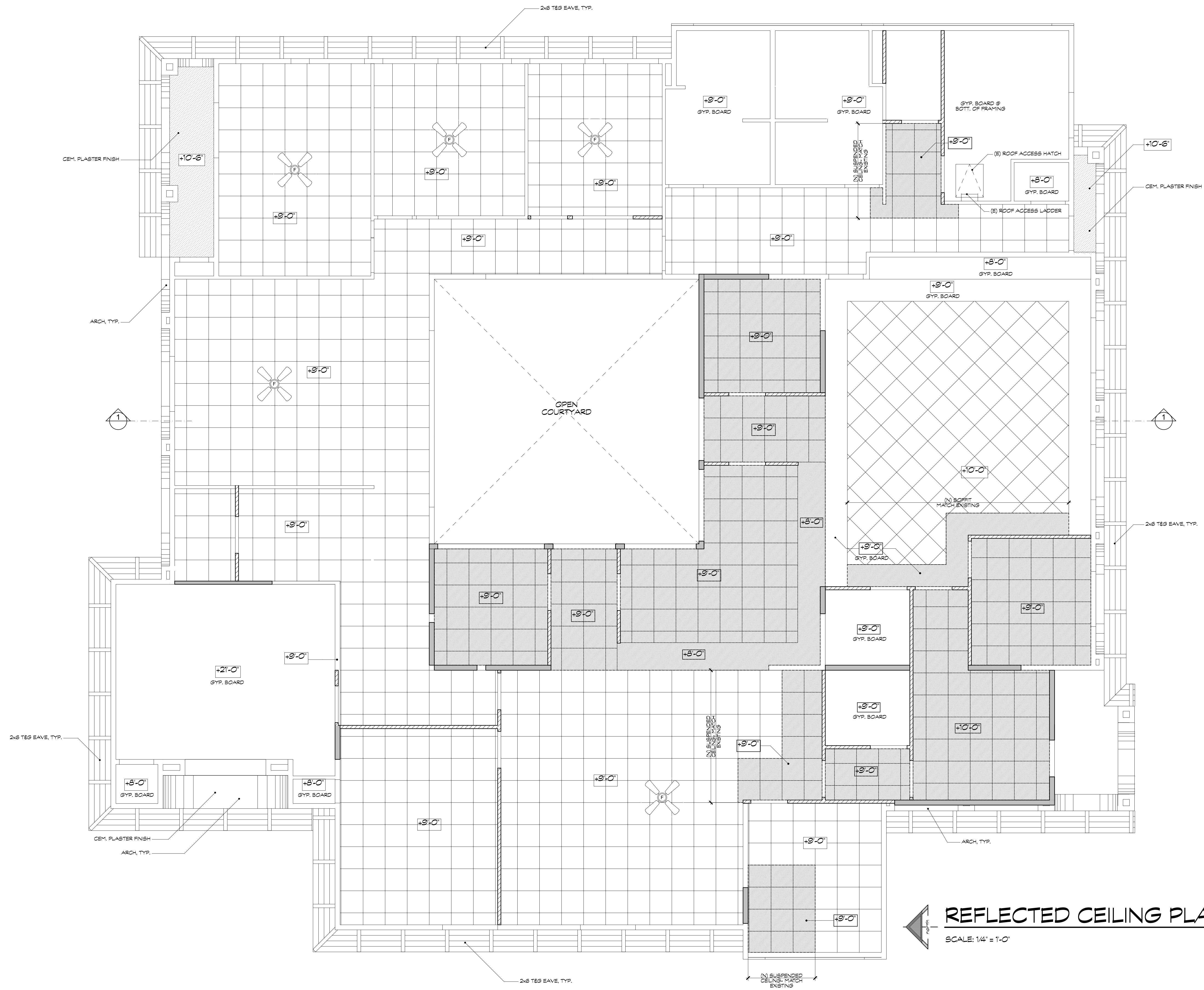
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**D-2**

01/23



**DEMO REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



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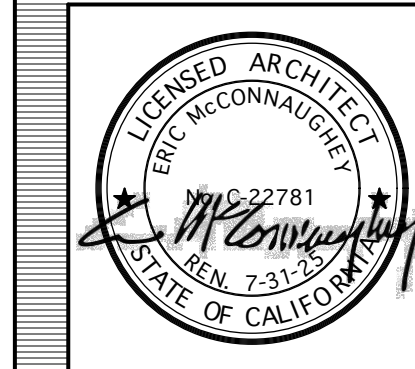
A NEW TENANT IMPROVEMENT FOR  
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**A-3**



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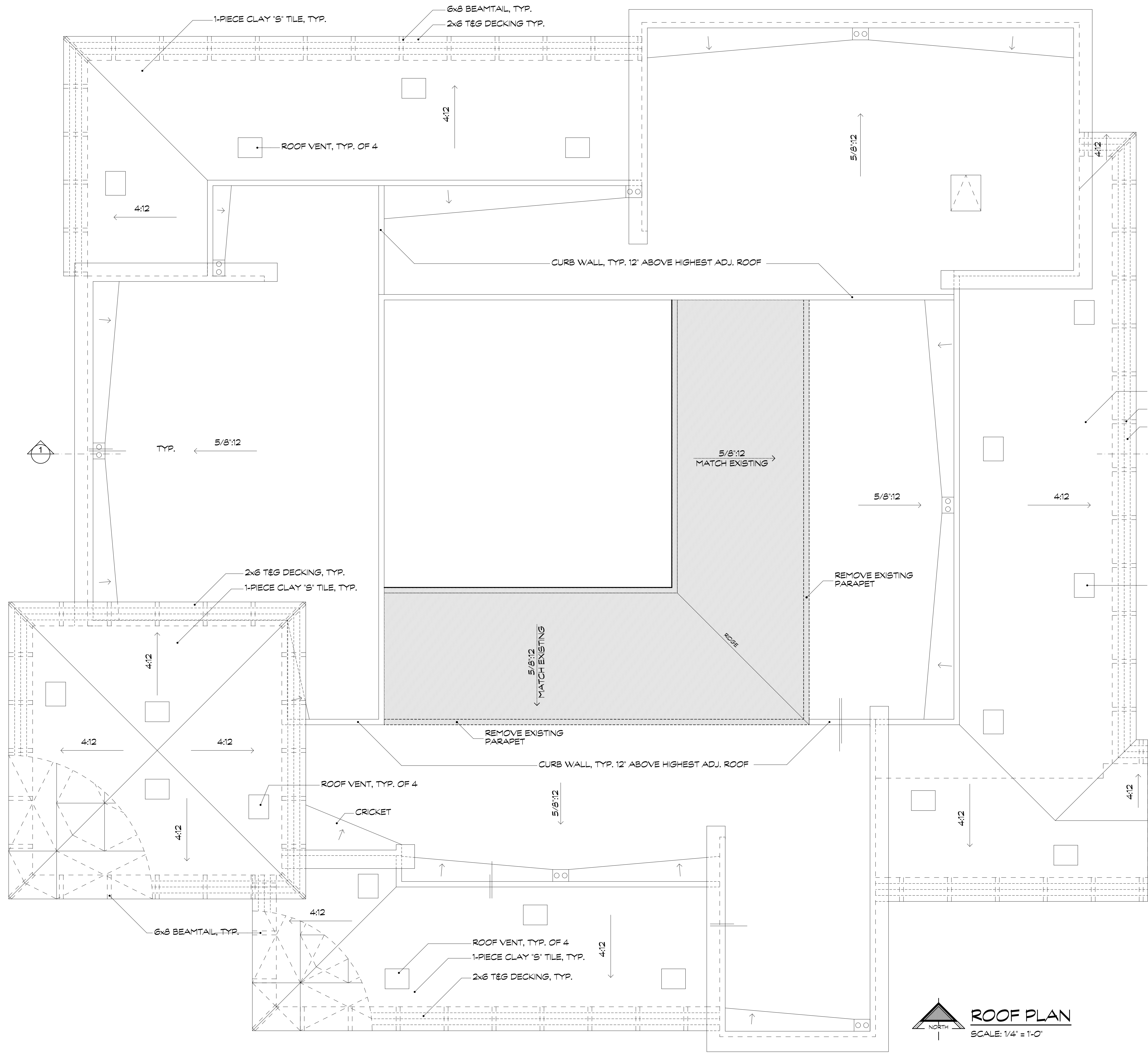
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**A-4**



**ATTIC VENTILATION CALC.**  
USE CHAGINS, INC. MODEL 'S' VENTILATION SYSTEM  
NET FREE VENTILATION AREA = 571.5 sq. ft. req. = 0.67 s.f.

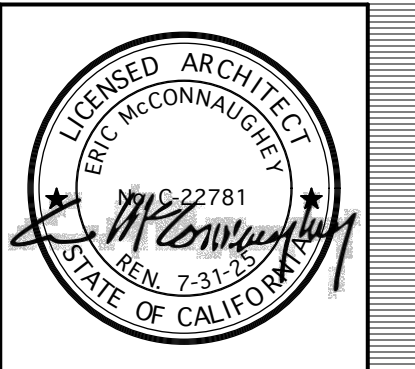
AREA = 543 S.F.	REQD VENT. (1/300) = 1.81 S.F.	VENT. PROVIDED = 4 x 0.67 S.F. = 2.68 S.F.
AREA = 593 S.F.	REQD VENT. (1/300) = 1.97 S.F.	VENT. PROVIDED = 4 x 0.67 S.F. = 2.68 S.F.
AREA = 193 S.F.	REQD VENT. (1/300) = 0.64 S.F.	VENT. PROVIDED = 2 x 0.67 S.F. = 1.34 S.F.
AREA = 391 S.F.	REQD VENT. (1/300) = 1.30 S.F.	VENT. PROVIDED = 4 x 0.67 S.F. = 2.68 S.F.
AREA = 433 S.F.	REQD VENT. (1/300) = 1.44 S.F.	VENT. PROVIDED = 4 x 0.67 S.F. = 2.68 S.F.

**NOTE**  
1. AT LEAST 50% OF REQD VENTILATION TO BE LOCATED 3'-0" MIN. ABOVE EAVE VENTS  
2. PROVIDE A MINIMUM OF 1" OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING  
3. COVER VENTILATION OPENINGS W/ CORROSION-RESISTANT METAL MESH W/ MESH OPENINGS OF 1/4" IN DIMENSION

**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



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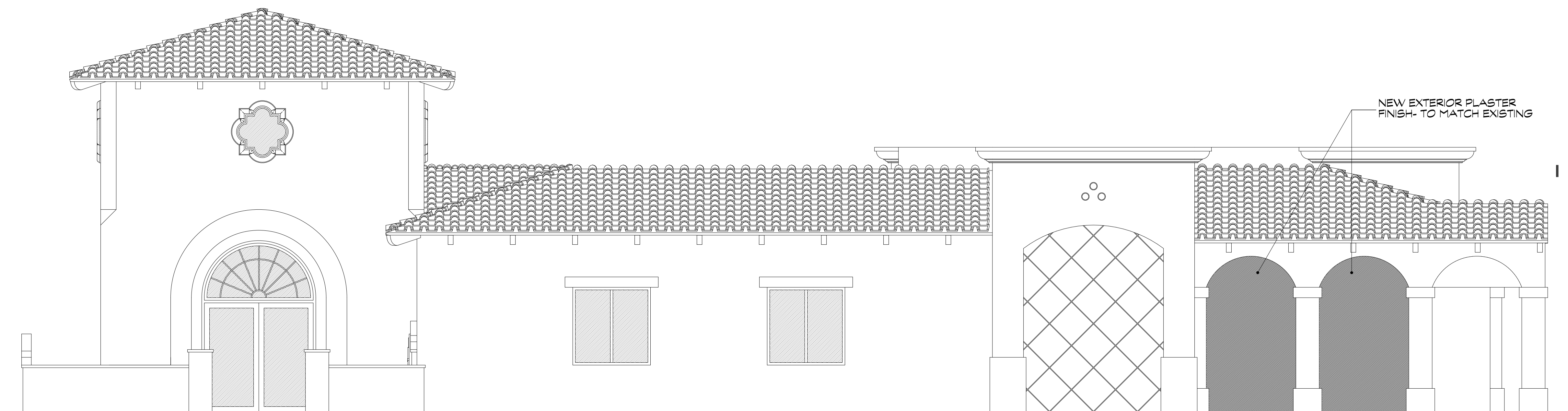
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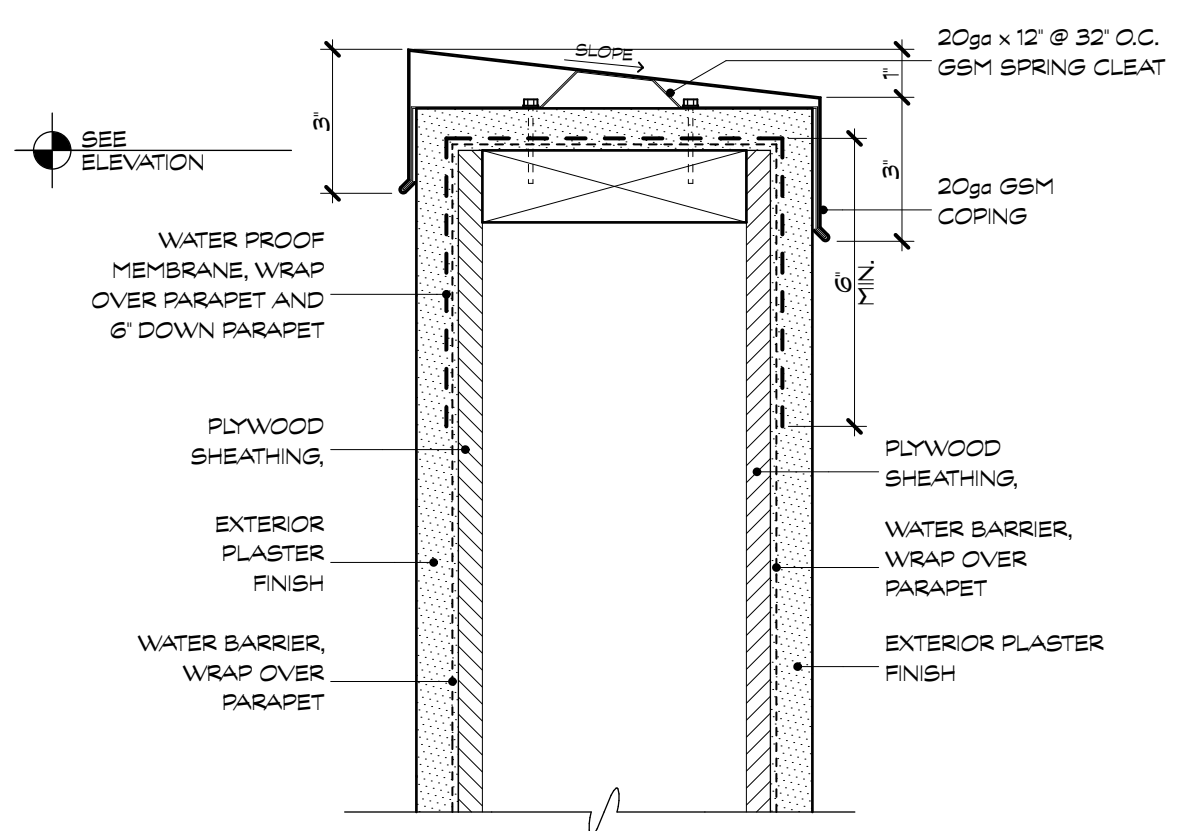
A NEW TENANT IMPROVEMENT FOR  
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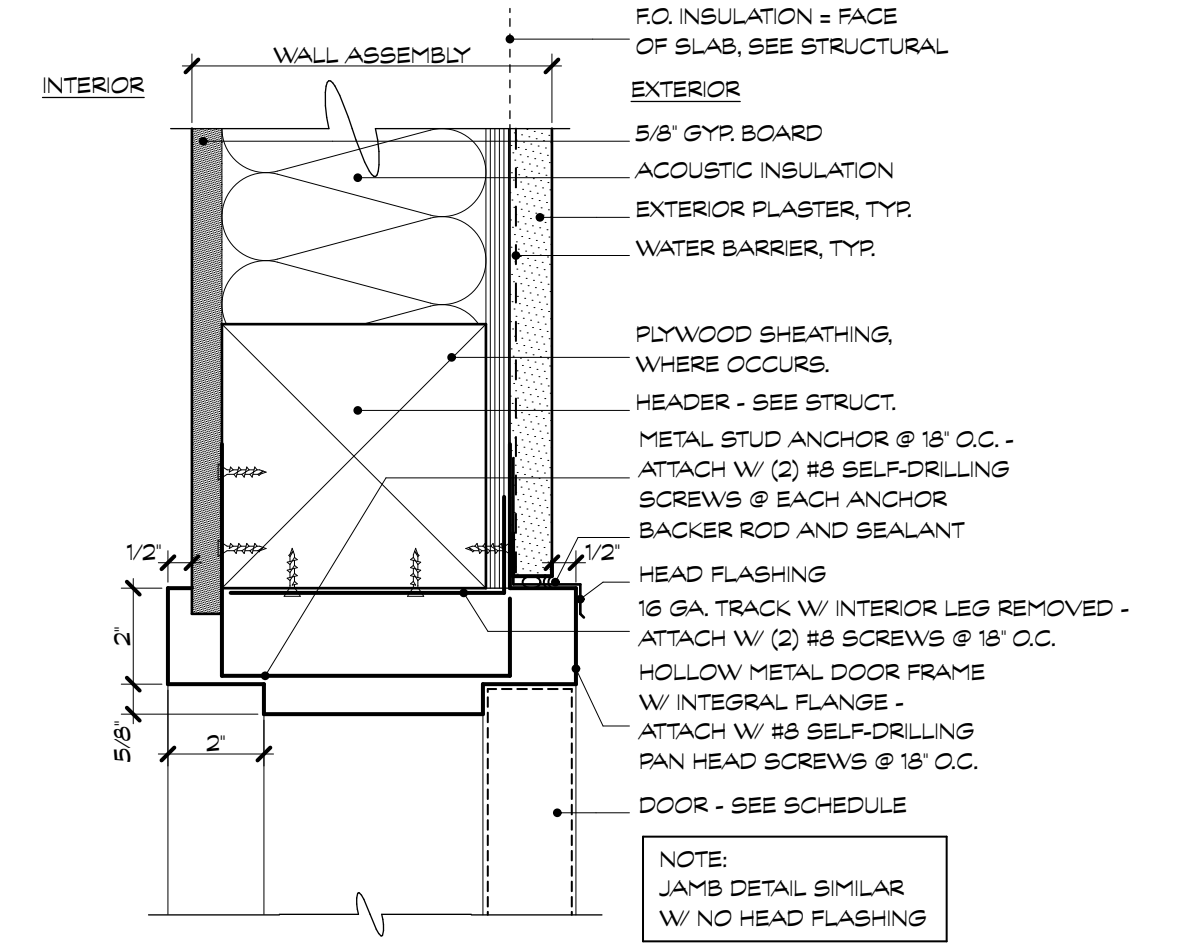
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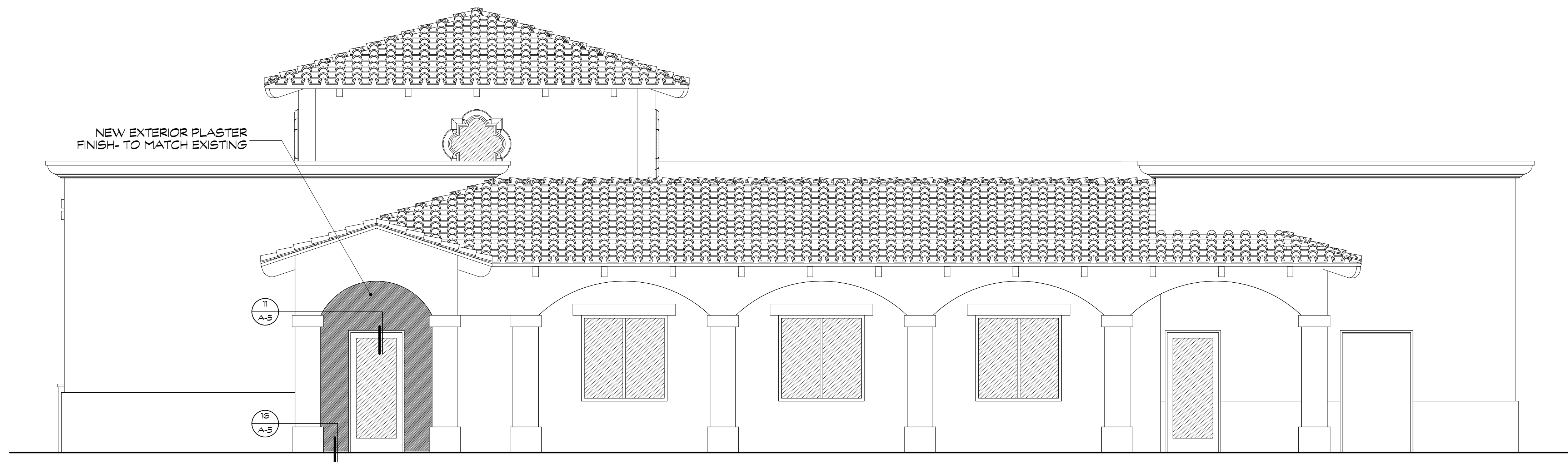
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



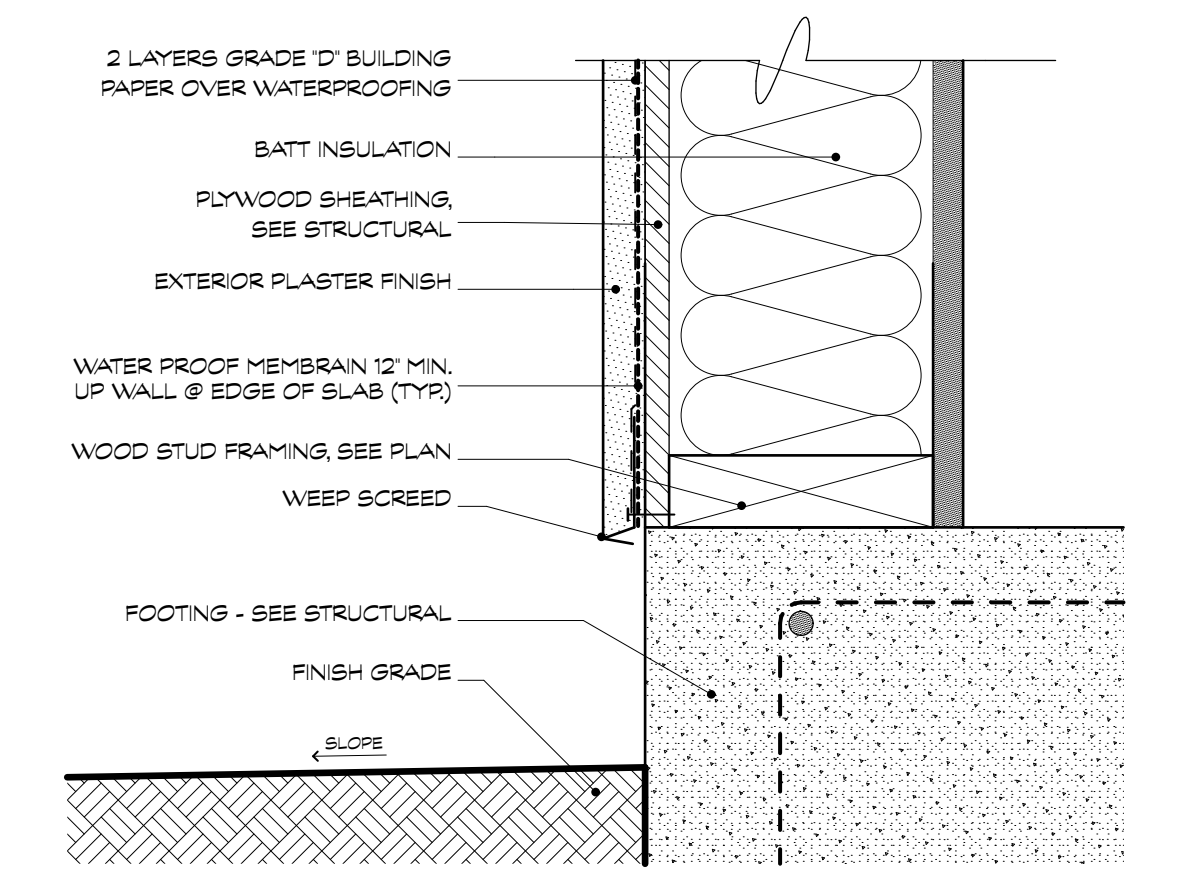
**6 PARAPET DETAIL**  
SCALE: 3" = 1'-0"



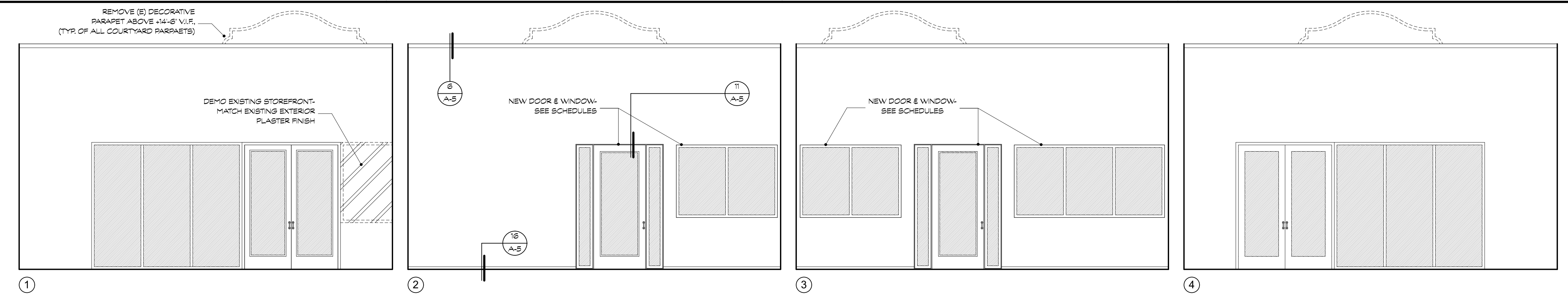
**11 EXT. DOOR HEAD**  
SCALE: 3" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

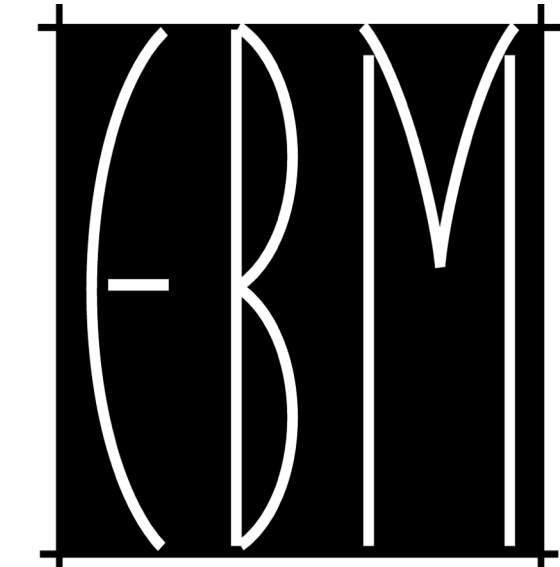


**16 WEEP SCREED**  
SCALE: 3" = 1'-0"

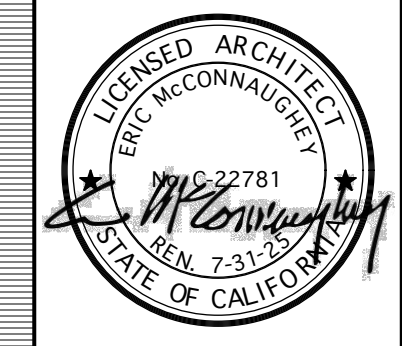


**COURTYARD ELEVATIONS**  
SCALE: 1/4" = 1'-0"





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**KAWEAH HEALTH**  
230 N.W. 3RD AVE. #3625, VISALIA CA 93291

DATE: 10-2-23

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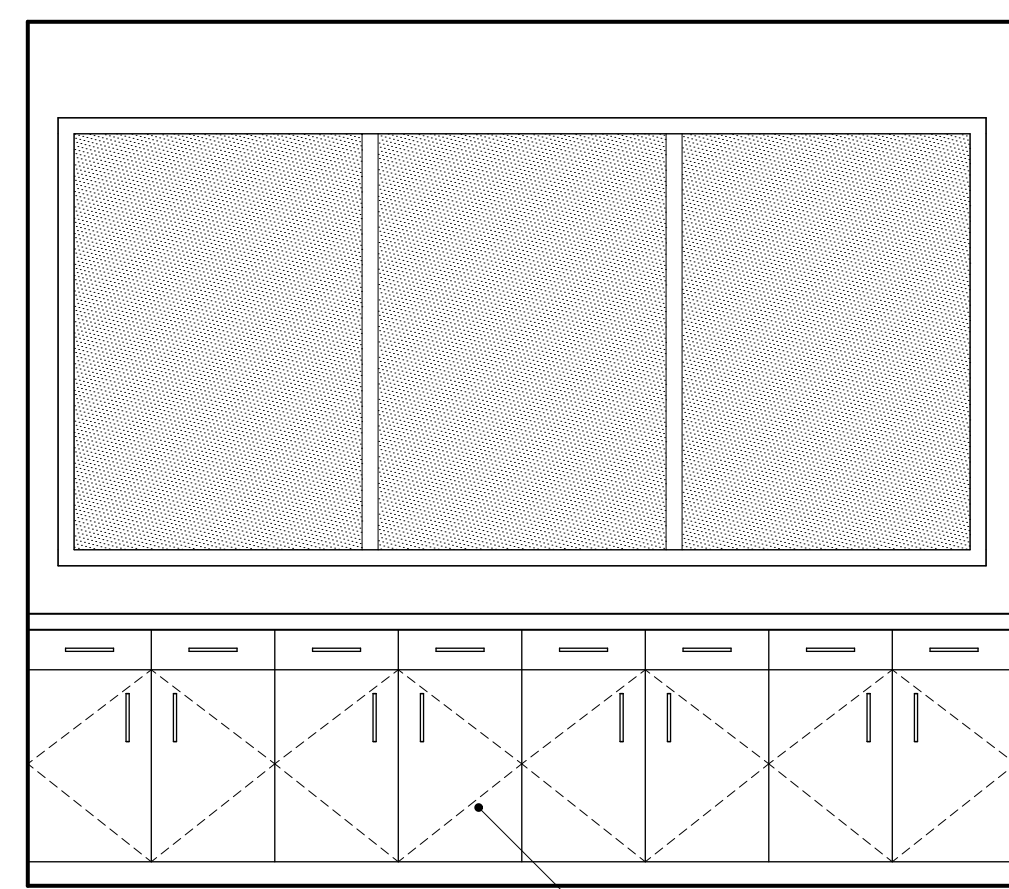
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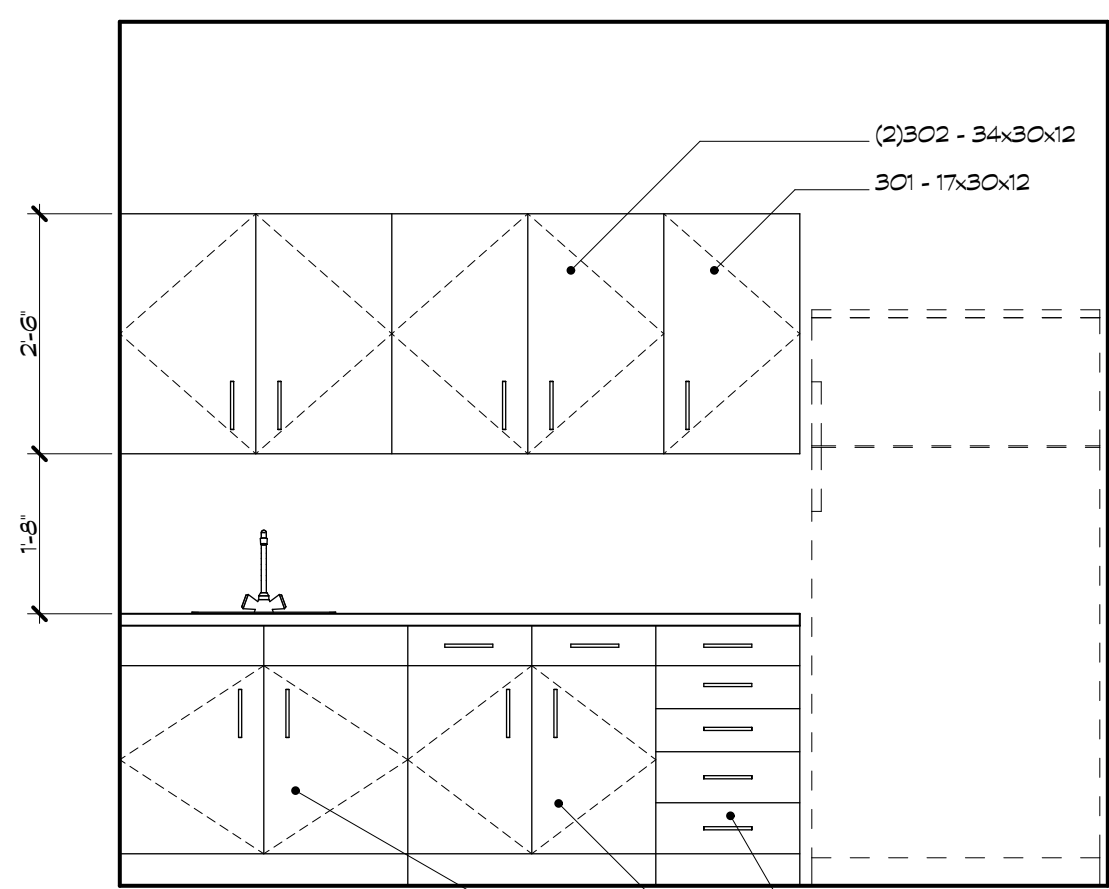
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01/23

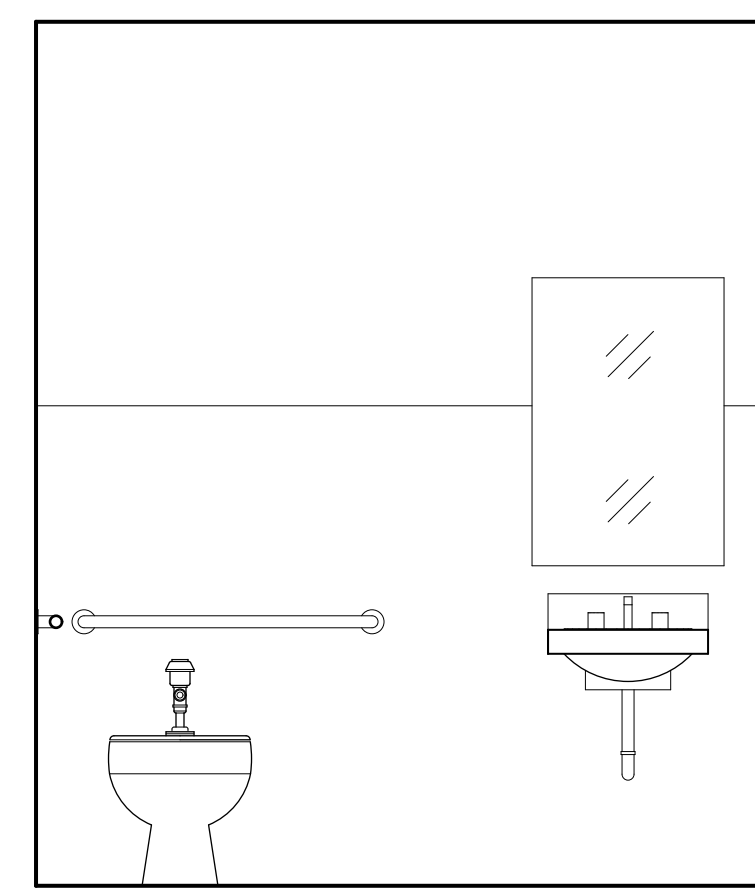


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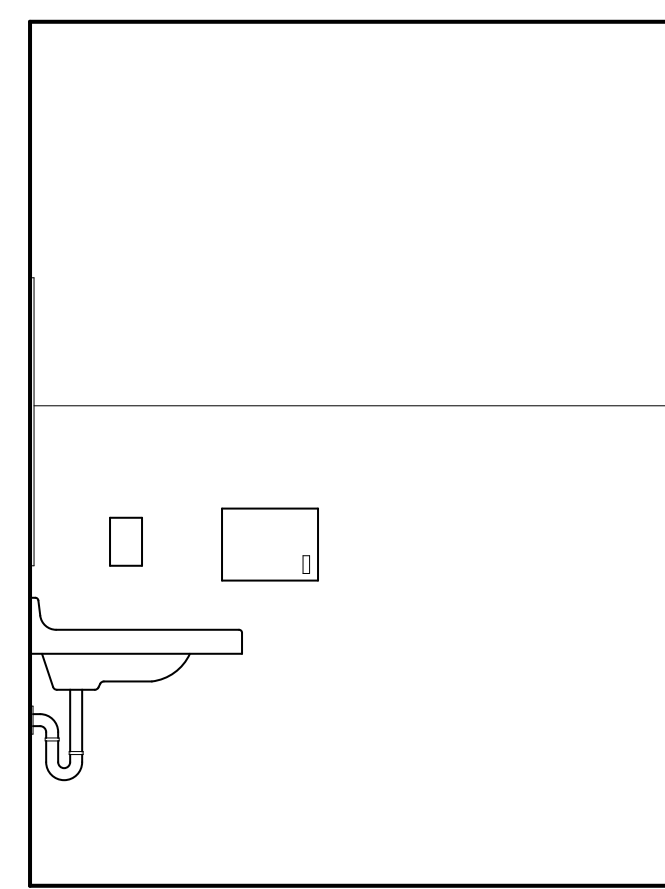
**102 FOOD PREP**  
SCALE: 1/4" = 1'-0"



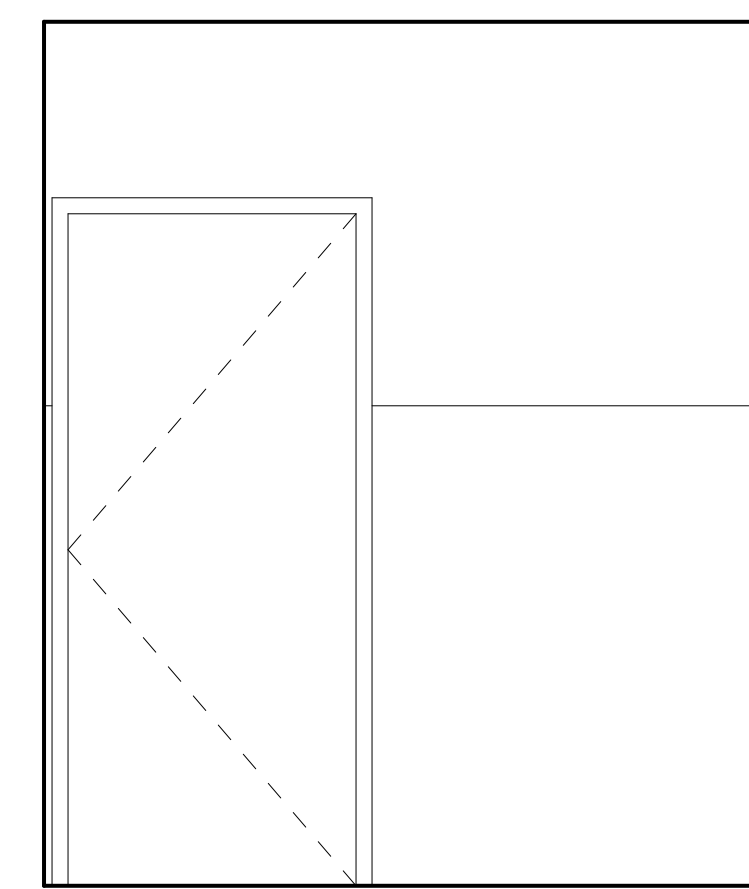
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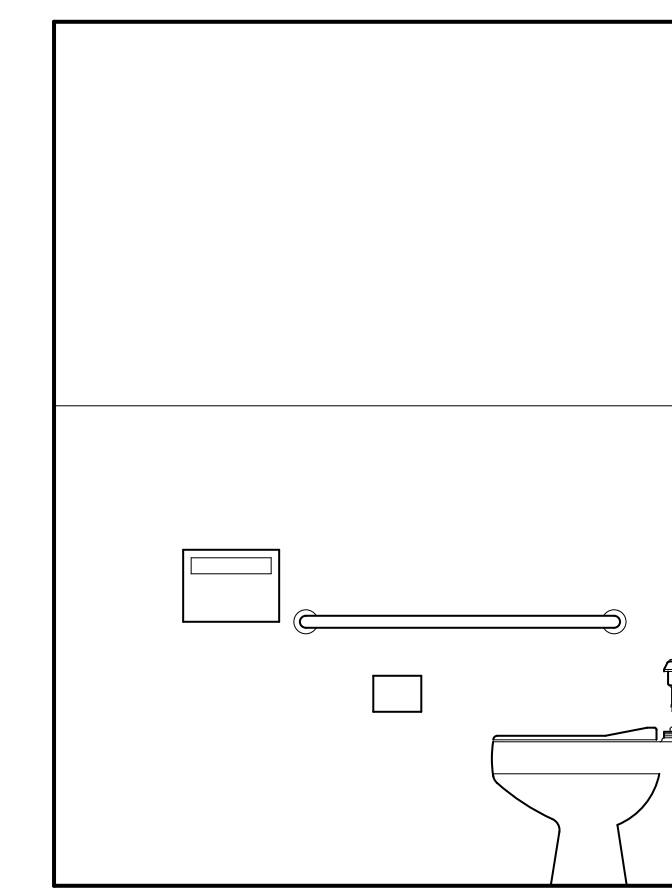
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②

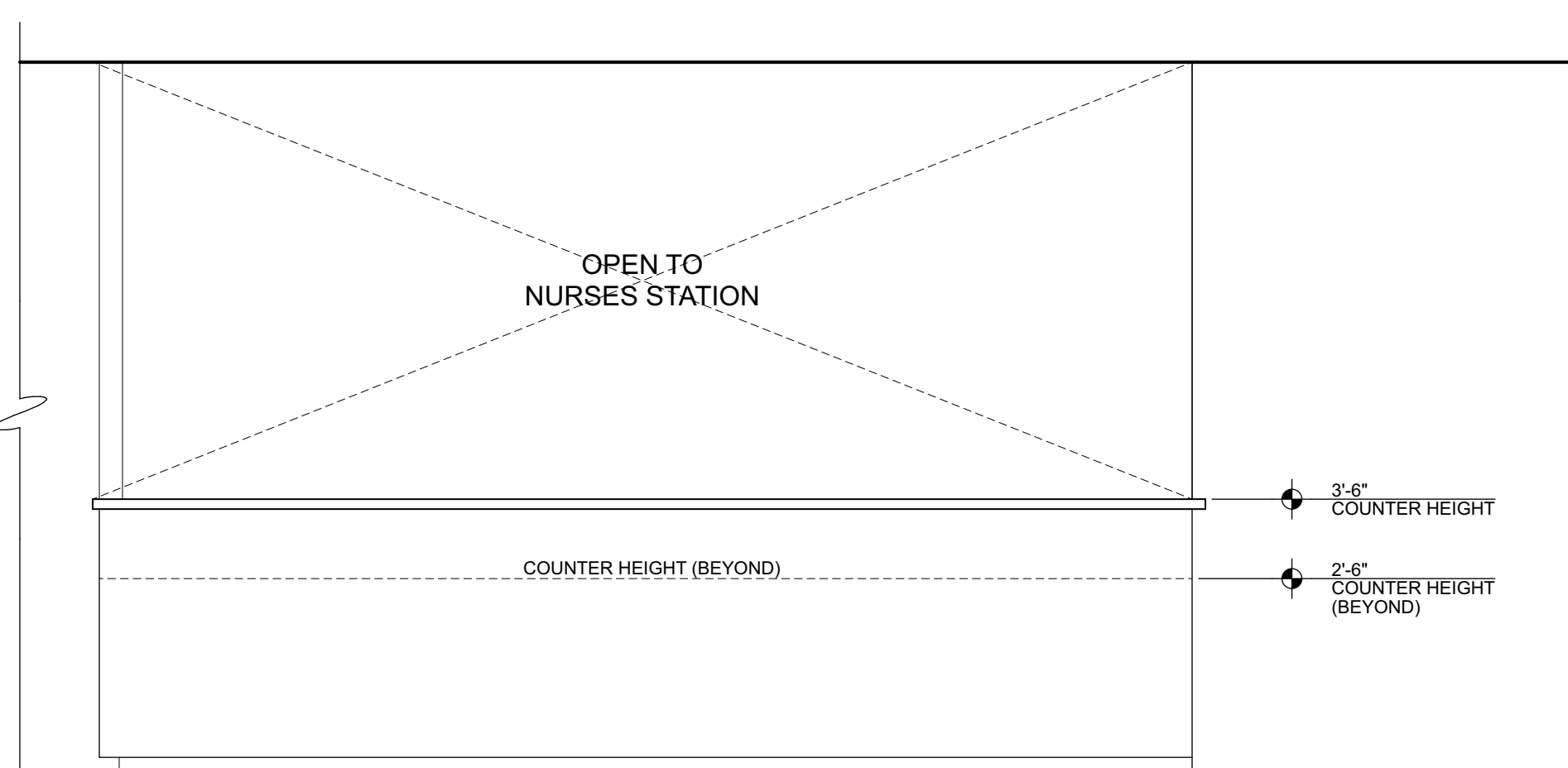


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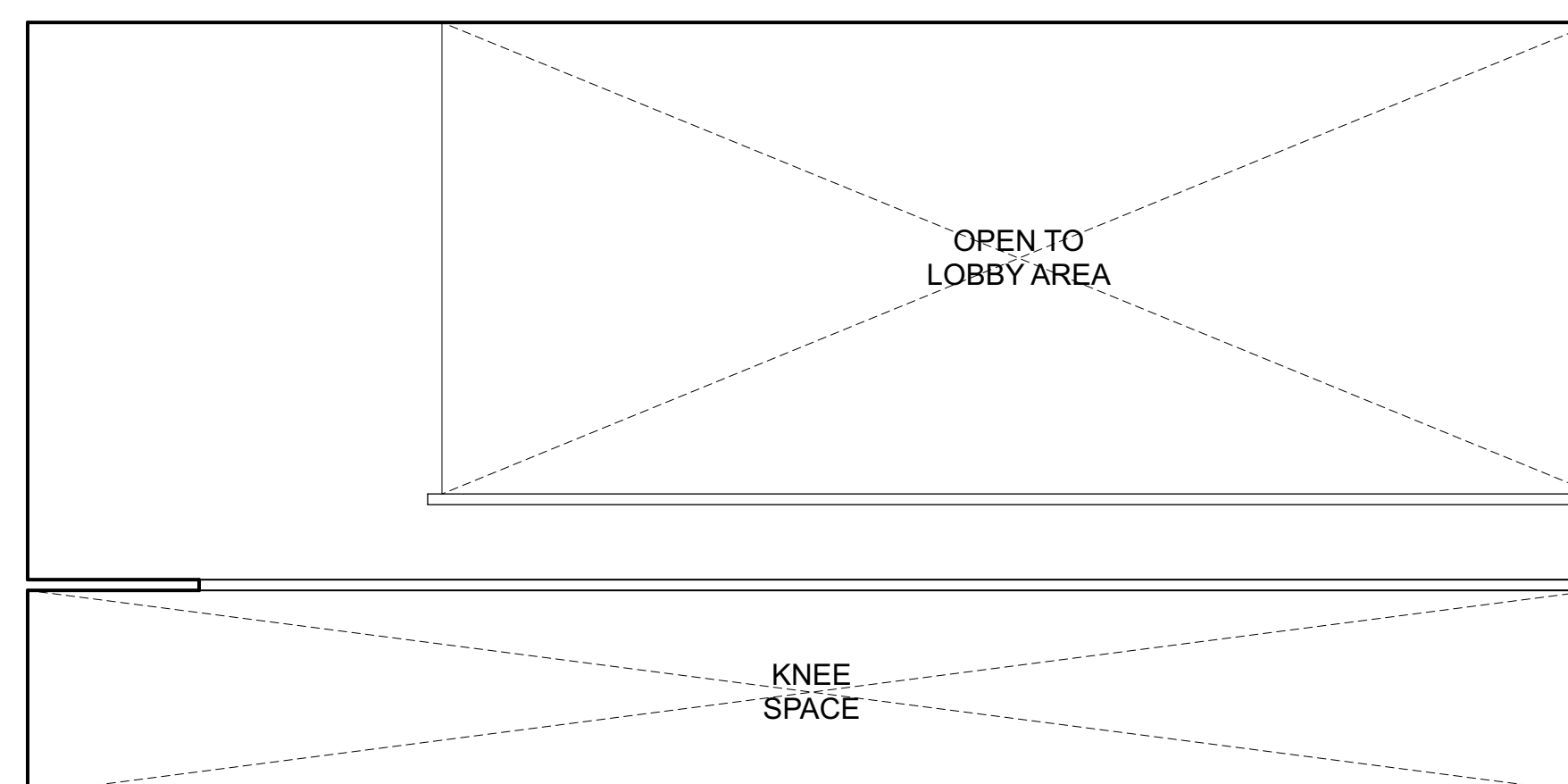
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**106 107 UNISEX RESTROOM**  
SCALE: 1/4" = 1'-0"

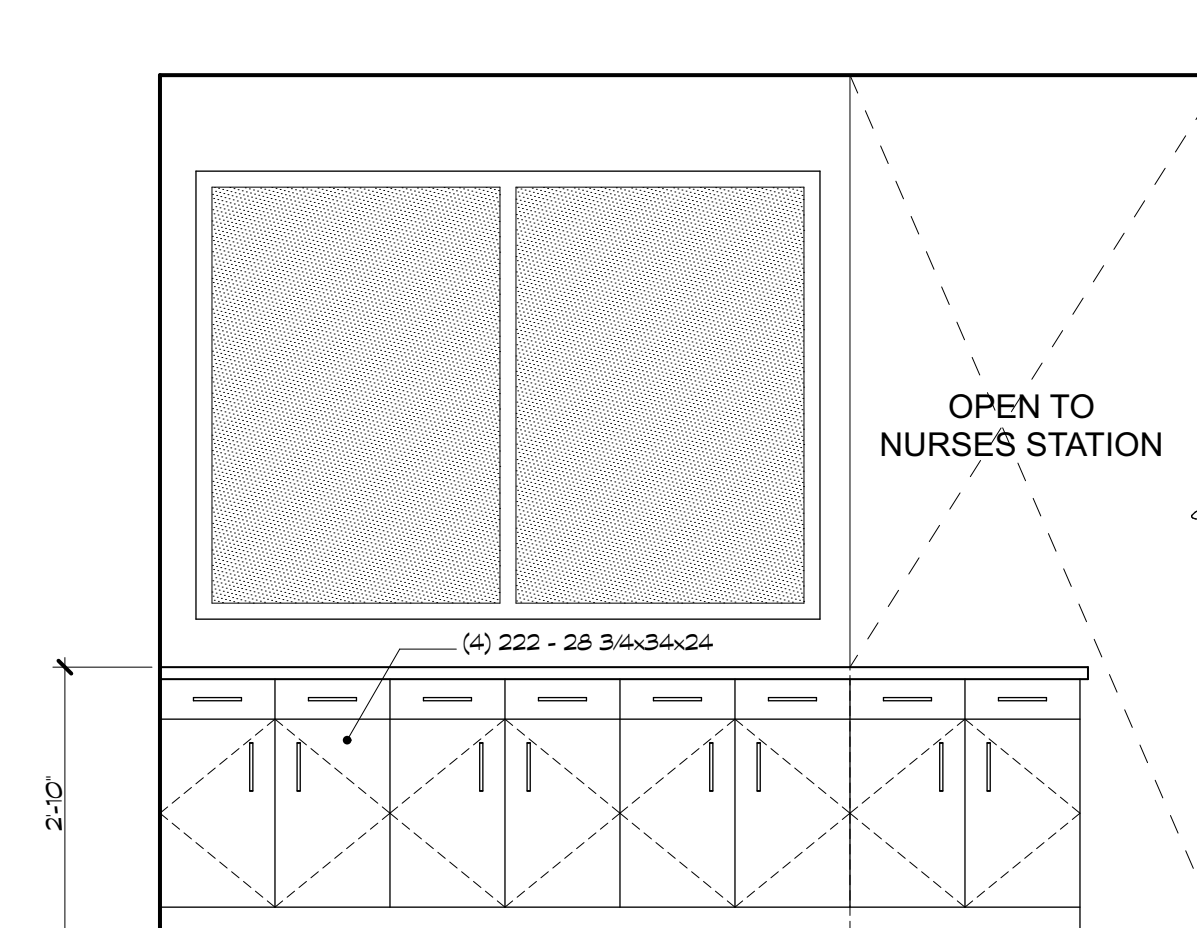


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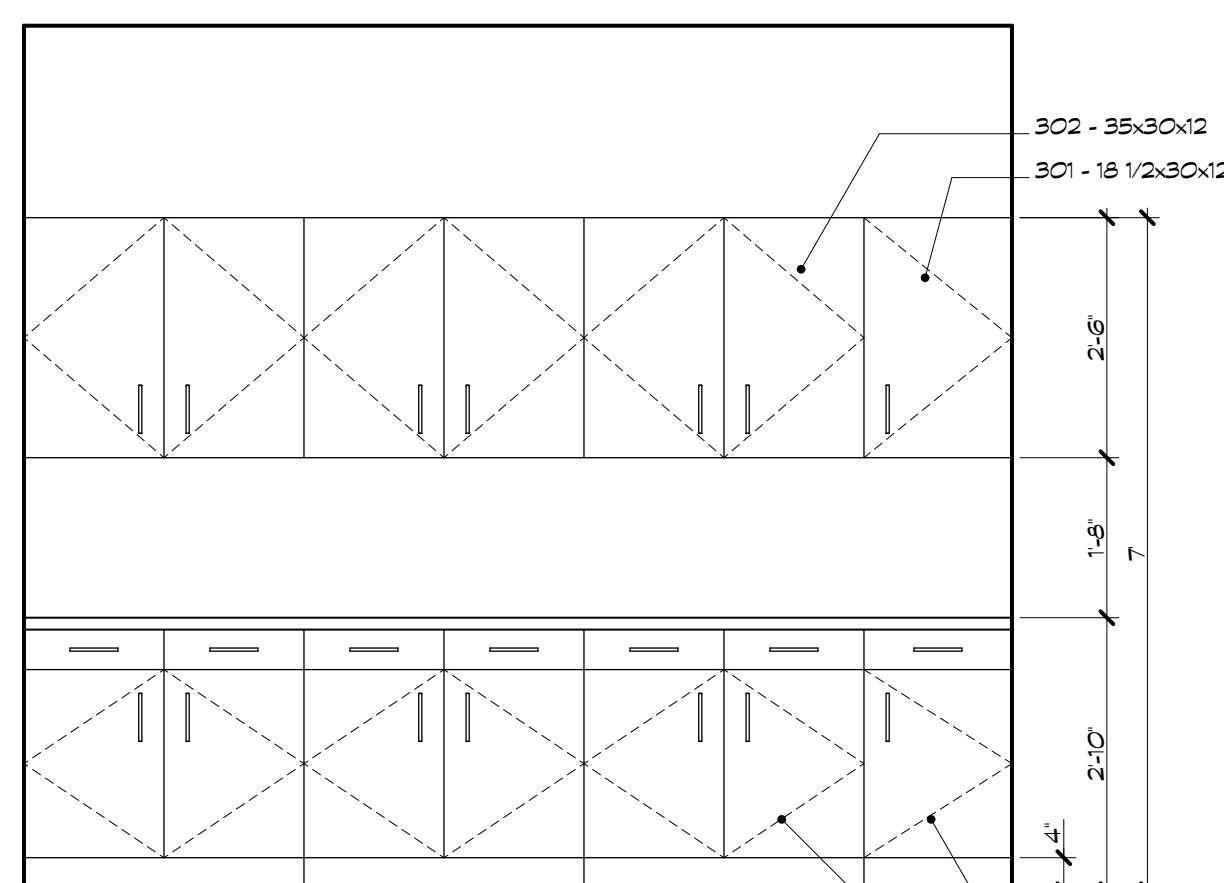
**105 NURSES STATION**  
SCALE: 1/4" = 1'-0"



②

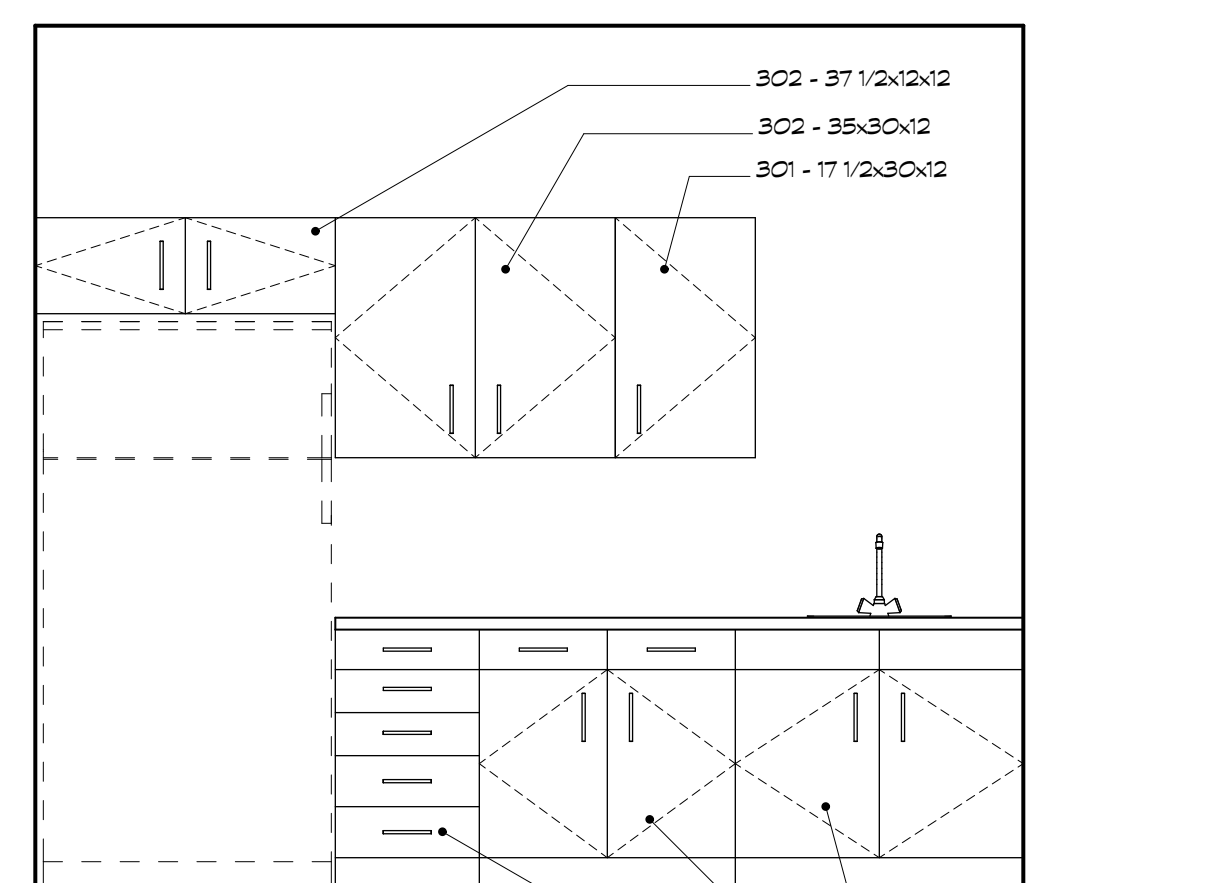


③ & ④

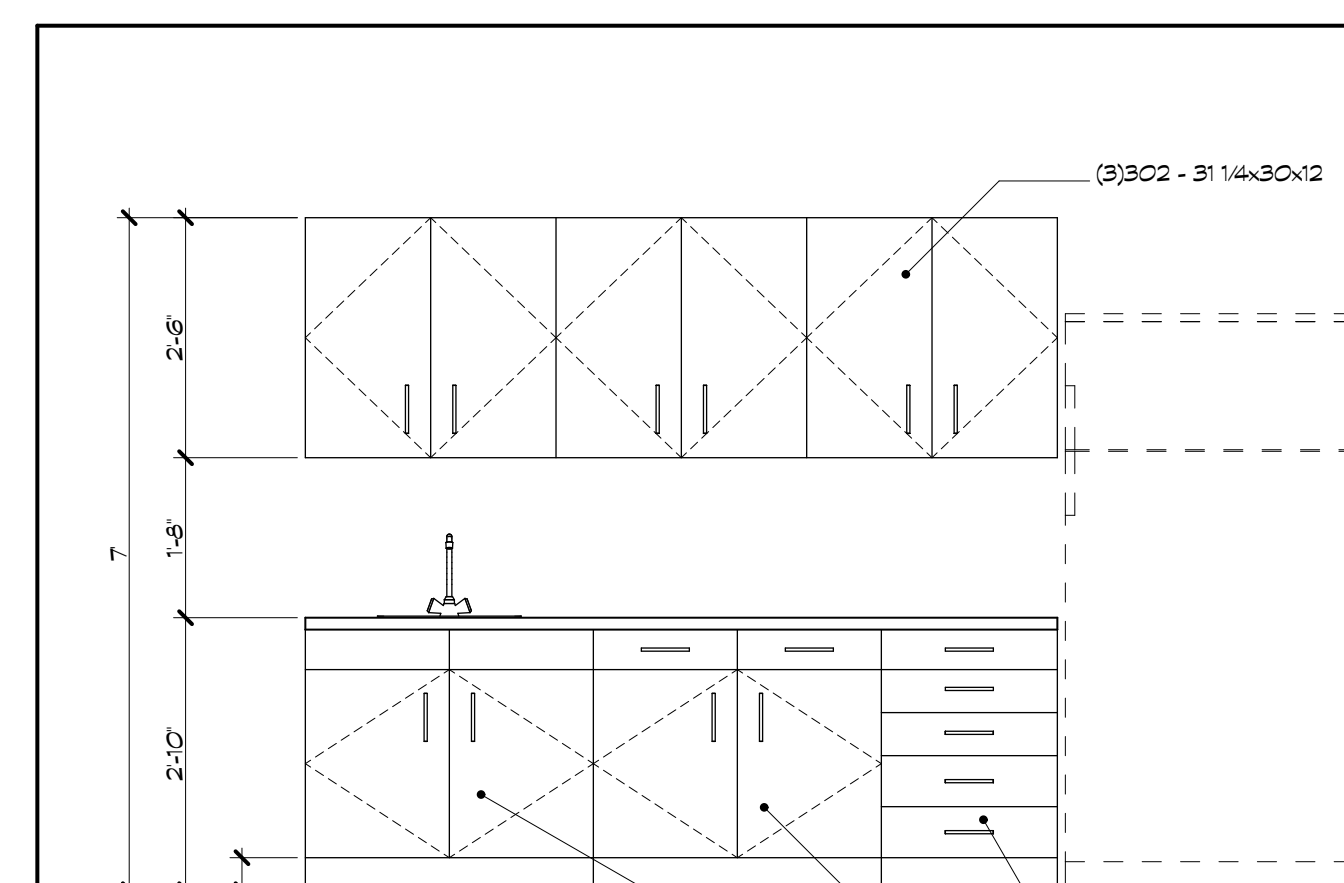


①

**114 MED ROOM**  
SCALE: 1/4" = 1'-0"



②



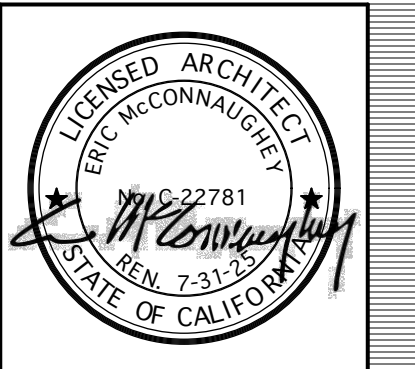
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**120 BREAKROOM**  
SCALE: 1/4" = 1'-0"



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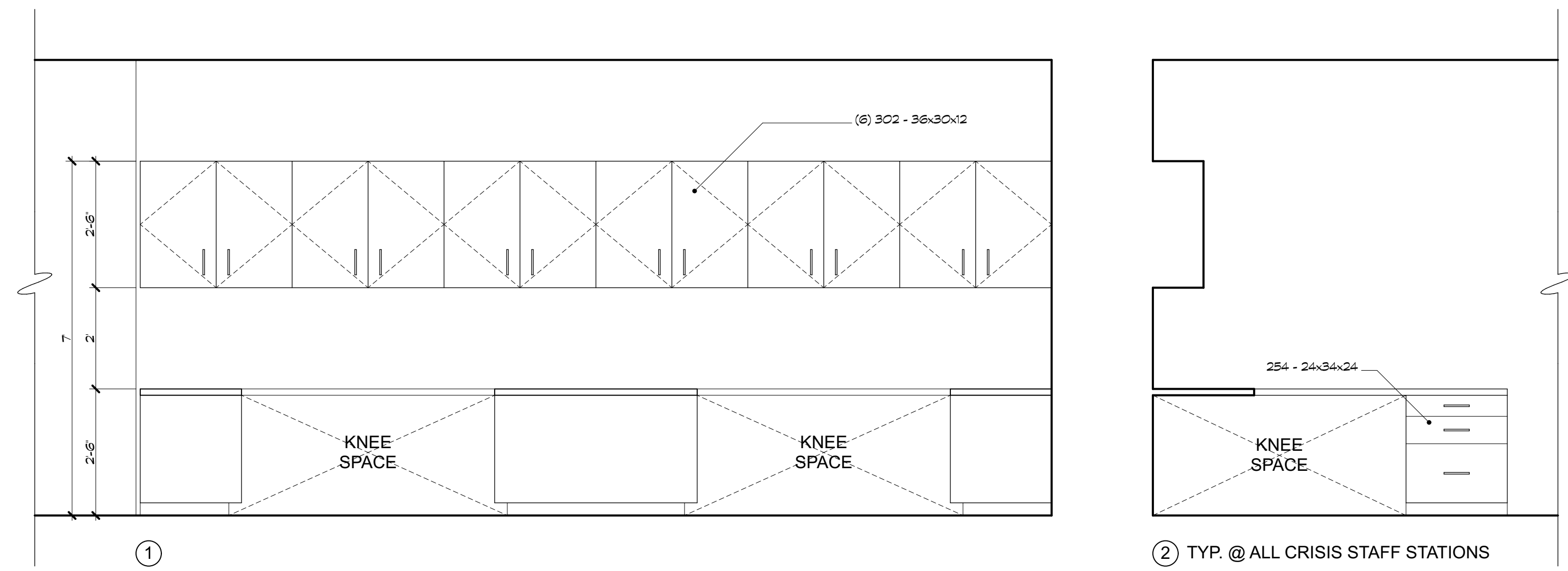
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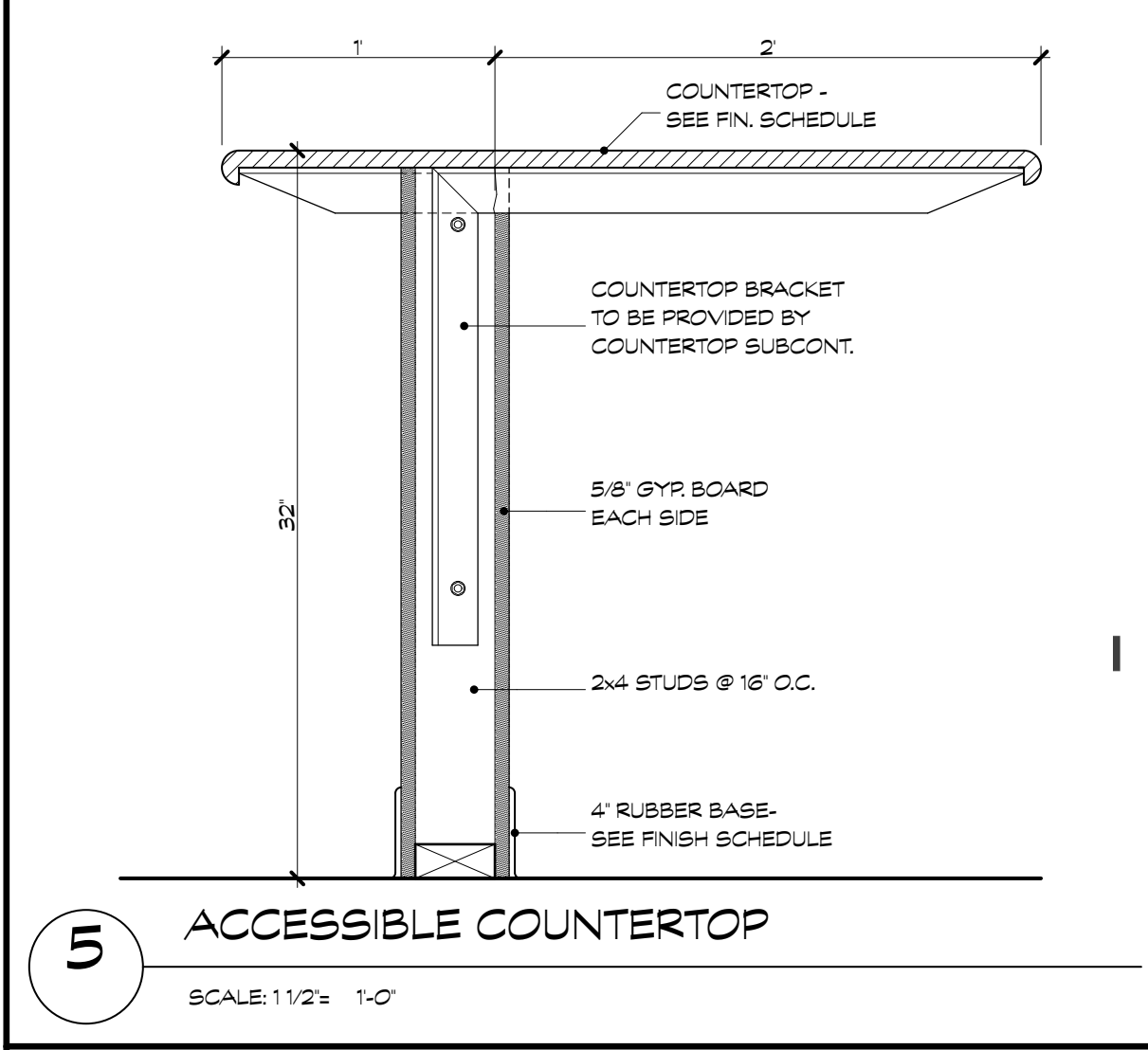
A NEW TENANT IMPROVEMENT FOR  
**KAWEAH HEALTH**  
230 N.W. 3RD AVE. #3625, VISALIA CA 93291

DATE: 10-2-23  
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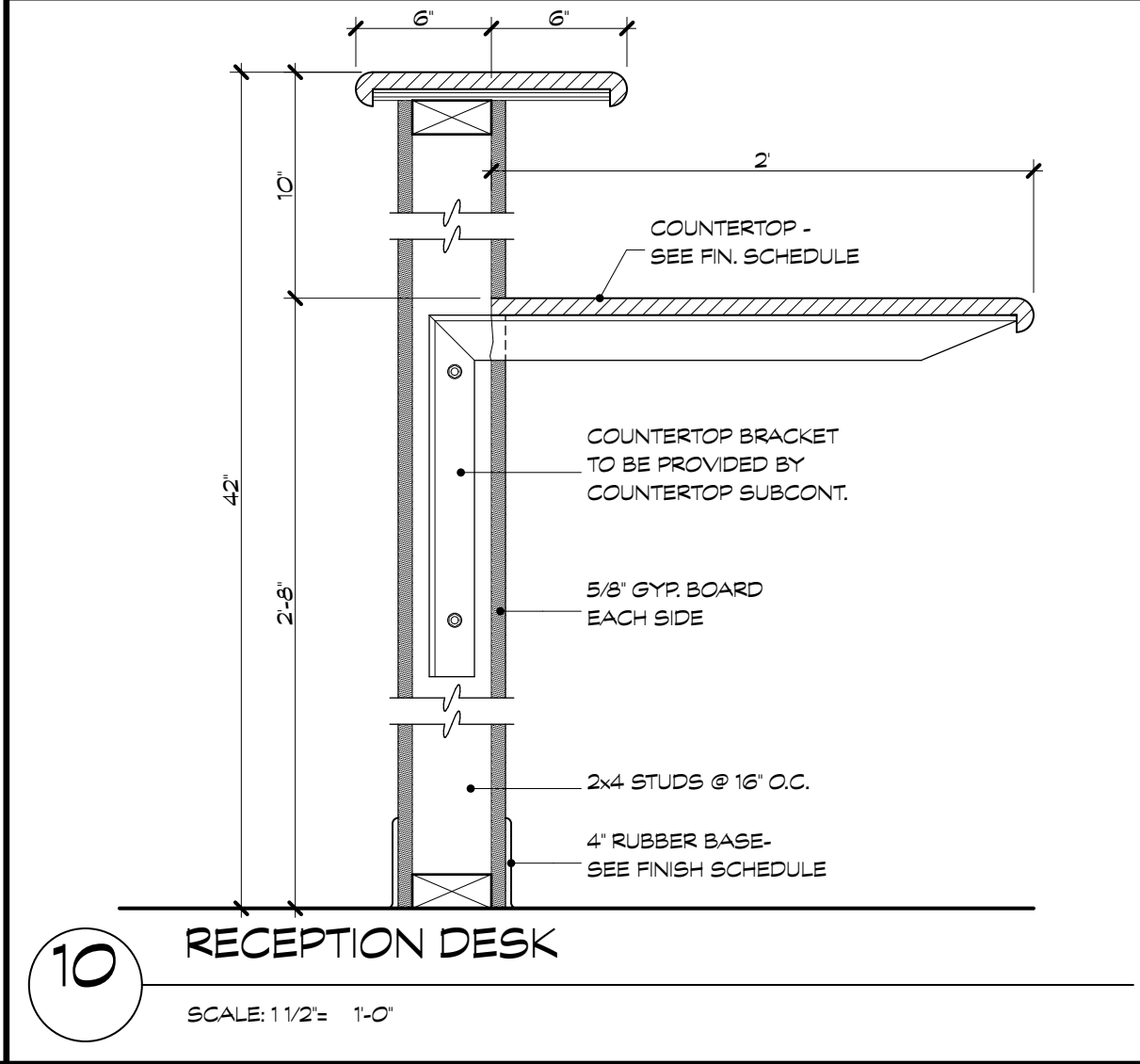
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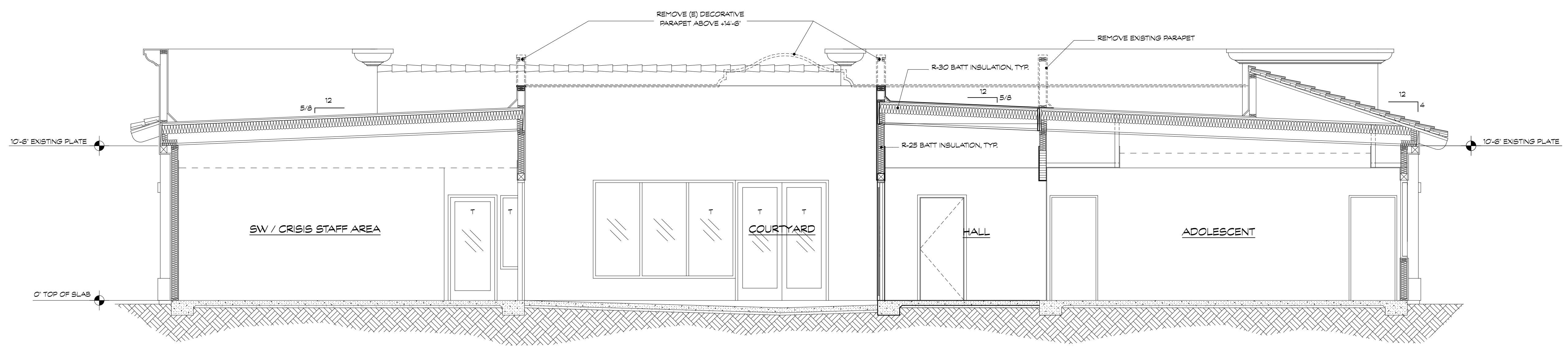
**124 CRISIS STAFF**  
SCALE: 1/4" = 1'-0"



**5 ACCESSIBLE COUNTERTOP**  
SCALE: 1 1/2" = 1'-0"



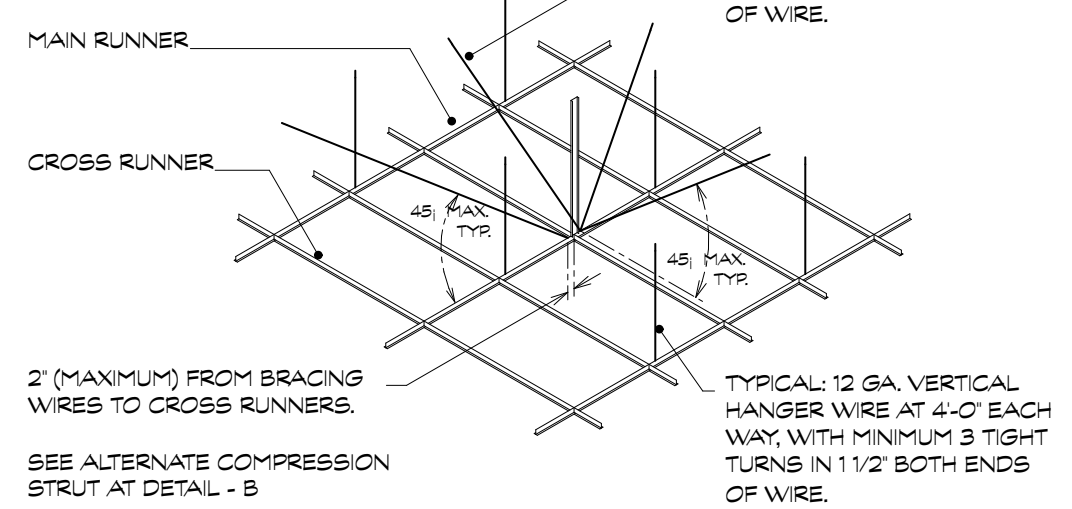
**10 RECEPTION DESK**  
SCALE: 1 1/2" = 1'-0"



**SECTION 1**  
SCALE: 1/4" = 1'-0"

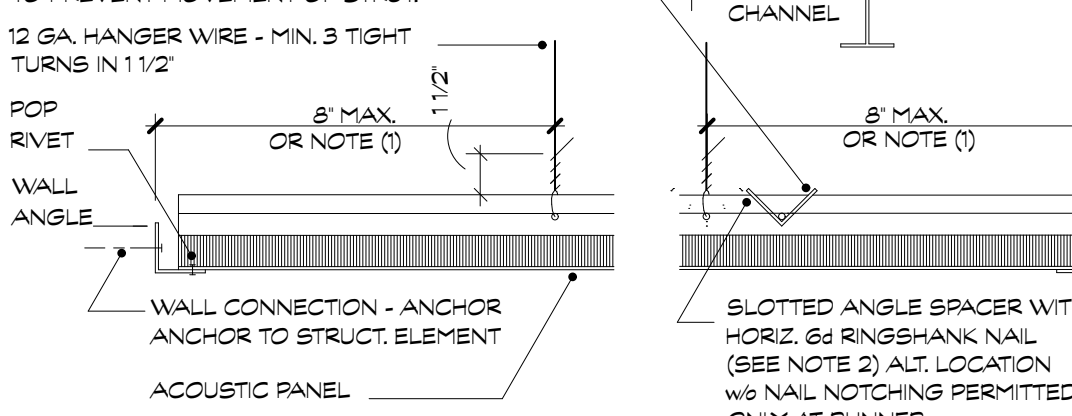
COMPRESSION STRUT: MINIMUM 16 GA. X 4" STEEL C STUD STARTING NOT MORE THAN 48" FROM TWO ADJACENT WALLS AND 72" FROM TWO OTHER ADJACENT WALLS TO SUPPORT A TRIANGULAR AREA OF 144 SQUARE FEET MAXIMUM. ATTACH TO MAIN RUNNERS WITH 1/4" X 1/8" AND TO TRUSS JOISTS BLOCKING (OR 4x4 BLOCKING AT NONTRUSS FRAMING WITH 2 - #12 WOOD SCREWS. COMPRESSION STRUT SHALL NOT REPLACE HANGER WIRE.

NOTE: SEE DETAILS BELOW FOR CONNECTIONS OF BRACING AND HANGER WIRES TO THE STRUCTURE ABOVE.



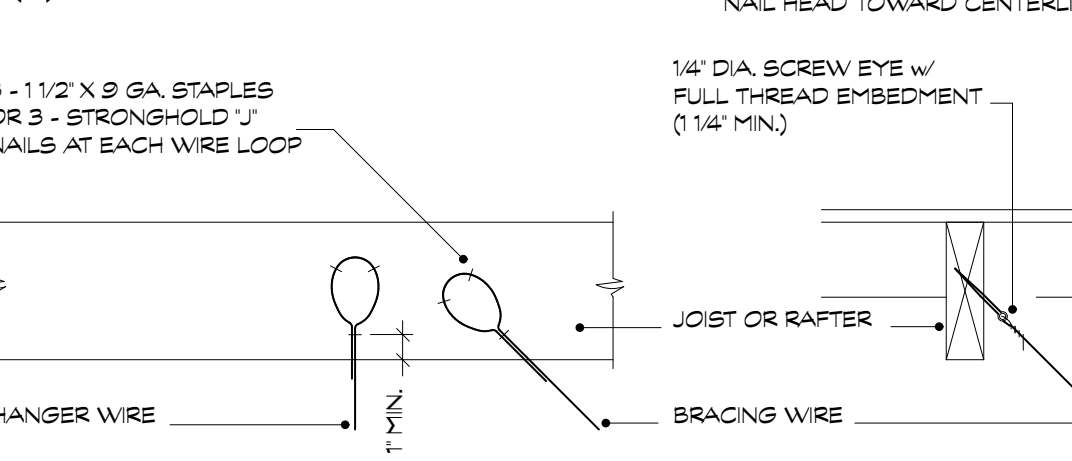
(A) ACOUSTICAL CEILING GRID ATTACHMENT

SPACERS MAY BE SLOTTED ANGLES OR CHANNELS WITH DIAMOND POINTS OR SPRING STEEL WHICH SNAP TIGHT TO PREVENT MOVEMENT OF STRUT. TO PREVENT MOVEMENT OF STRUT.



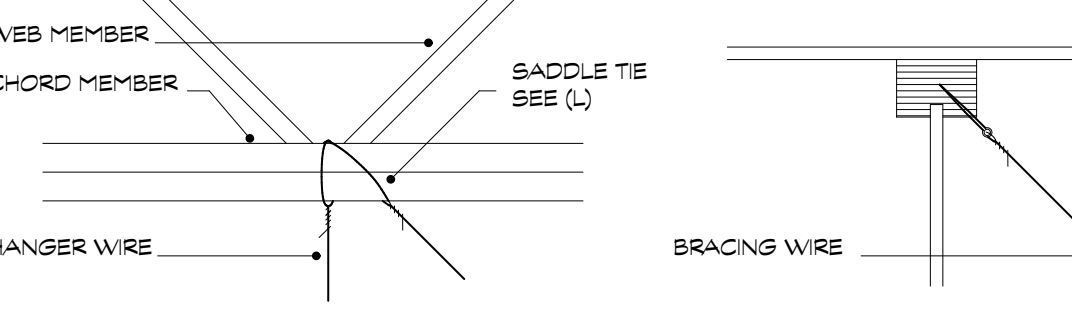
(B) ALTERNATE COMPRESSION STRUT

12 GA. HANGER WIRE - MIN. 3 TIGHT TURNS IN 1 1/2"



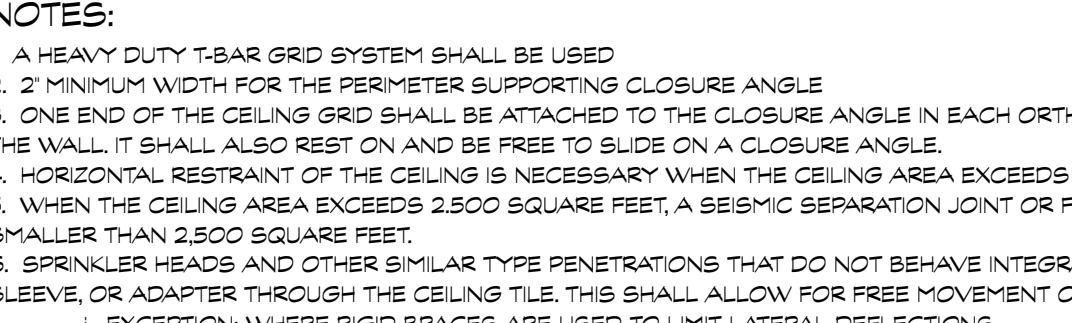
(C) HORIZONTAL STRUT

NOTES: (1) 1/4 OF THE LENGTH OF THE END RUNNER, WHICHEVER IS LESS. (2) NAILS AT ENDS OF HORIZONTAL STRUTS ARE TO BE PLACED W/ NAIL HEAD TOWARD CENTERLINE OF SPAN OF STRUT.



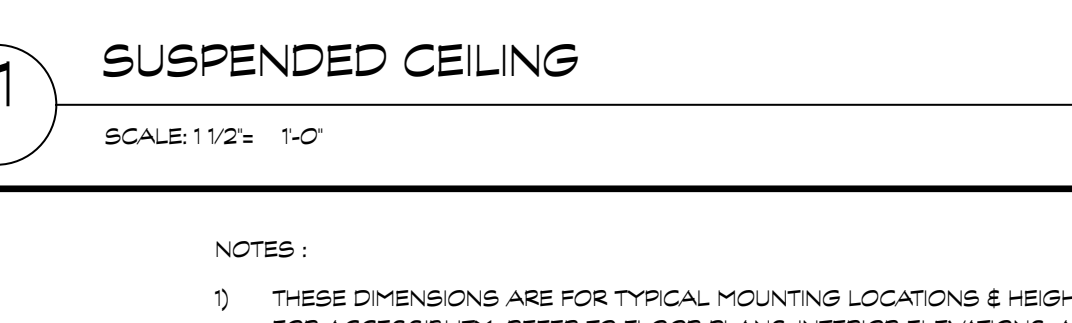
(E) WOOD JOIST OR RAFTER

14" DIA. SCREW EYE W/ FULL THREAD EMBEDMENT (1 1/4" MIN.)



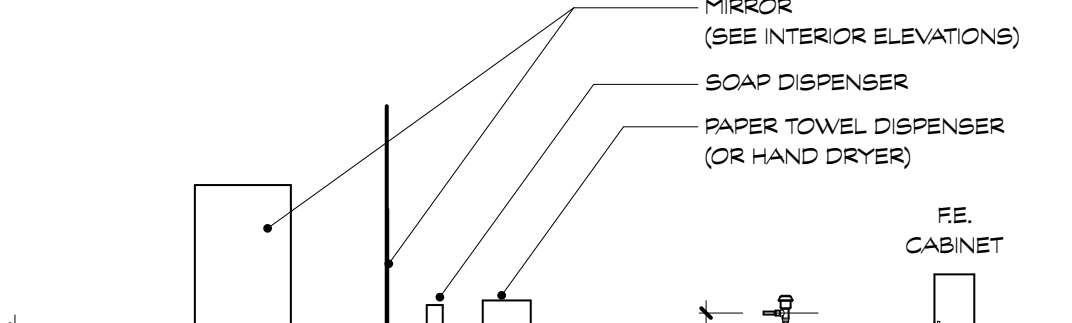
(F) WOOD JOIST OR RAFTER

FOR BRACING WIRES - FULLY EMBED SCREW EYE THREADS IN DIRECTION OF WIRES



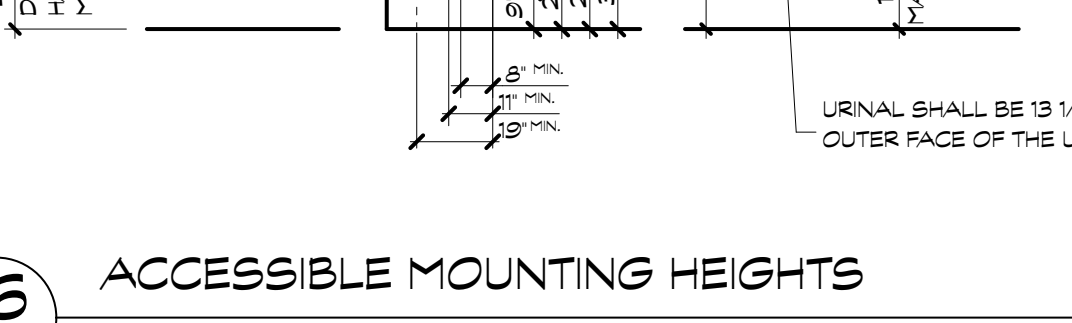
(G) AT WOOD BLOCK

2 X BLOCKING W/ 2 1/4 COMMON NAILS EA. END BRACING WIRE



(H) TO BOTTOM OF BLOCK

SOLID BLOCKING REQUIRED FOR EITHER TYPE OF BRACING WIRE



(I) MICRO-LAM UPPER FLANGE

NOTE: DO NOT INSERT SCREW EYES PARALLEL TO LAMINATIONS (SEE E) (DETAIL MAY ALSO BE USED AT TOP CHORD).



(J) BRACING WIRE PARALLEL TO WOOD TRUSS

DO NOT INSERT SCREW EYES INTO SIDE OF MICRO-LAM FLANGE



(K) MICRO-LAM LOWER FLANGE

HANGER WIRES - 3 TIGHT TURNS AND BRACING WIRES 4 TIGHT TURNS



(L) TYPICAL SADDLE TIE

14" DIA. SCREW WITH 1 1/4" MIN. PENETRATION



(M) MICRO-LAM LOWER FLANGE

NOTE: DO NOT INSERT SCREW EYES PARALLEL TO LAMINATIONS (SEE E) (DETAIL MAY ALSO BE USED AT TOP CHORD).

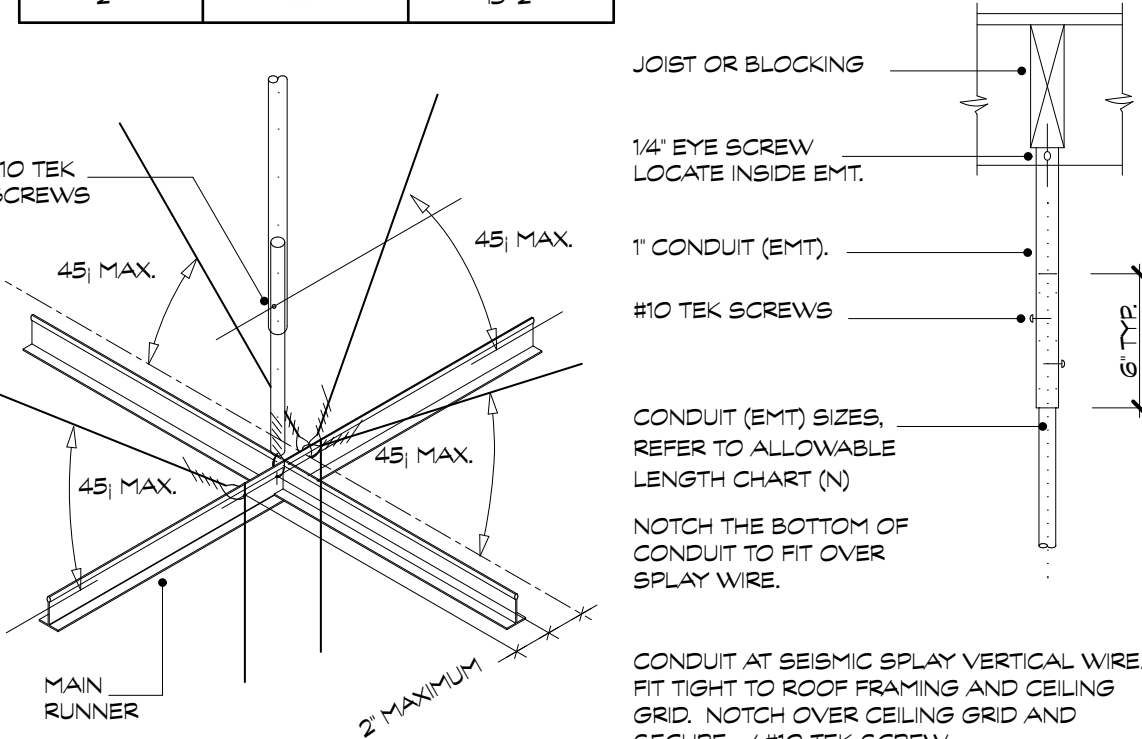


(N) TYPICAL SADDLE TIE

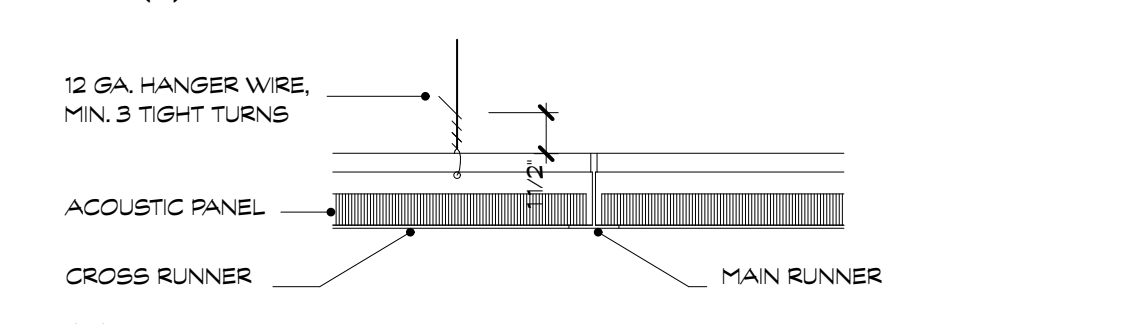
14" DIA. SCREW WITH 1 1/4" MIN. PENETRATION

TRADE SIDE	ALLOWABLE LENGTH	
	EMT	1CM OR RMC
1/2"	3'-10"	4'-4"
3/4"	5'-2"	5'-7"
1"	6'-6"	7'-0"
1 1/4"	8'-6"	9'-0"
1 1/2"	9'-10"	10'-5"
2"	---	13'-2"

(N) ALLOWABLE LENGTH CHART CEMENT COMPRESSION STRUT

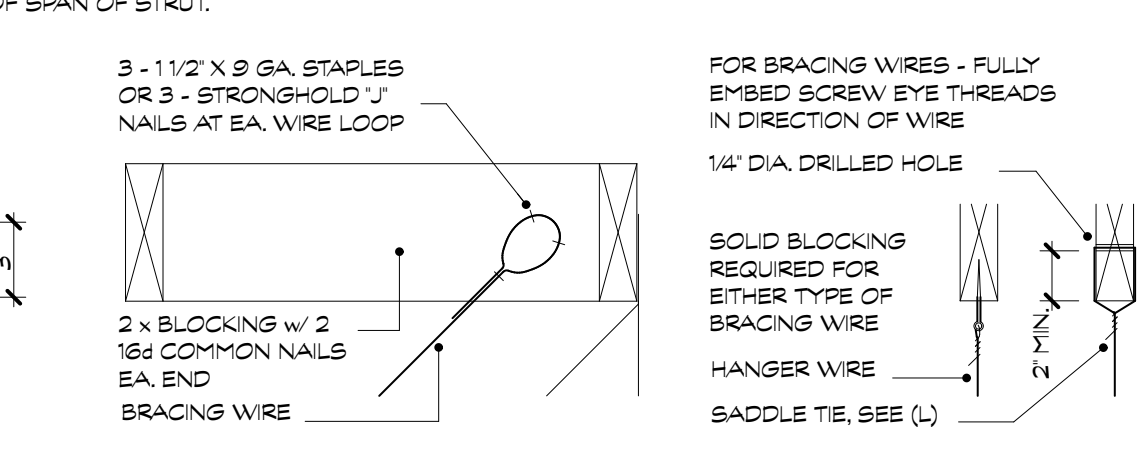


(N) ALLOWABLE LENGTH CHART



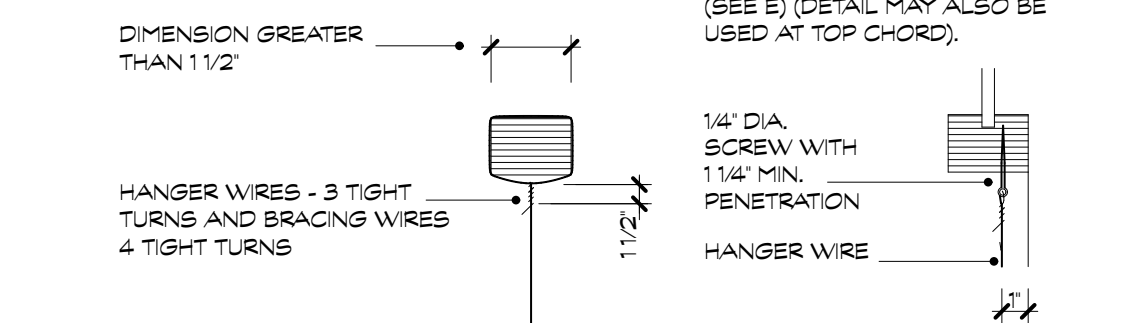
(D) HANGER WIRE CONNECTION TO GRID

CONDUIT AT SEISMIC SPLAY VERTICAL WIRE FIT TIGHT TO ROOF FRAMING AND CEILING GRID. NOTCH OVER CEILING GRID AND SECURE W/ #10 TEK SCREW.



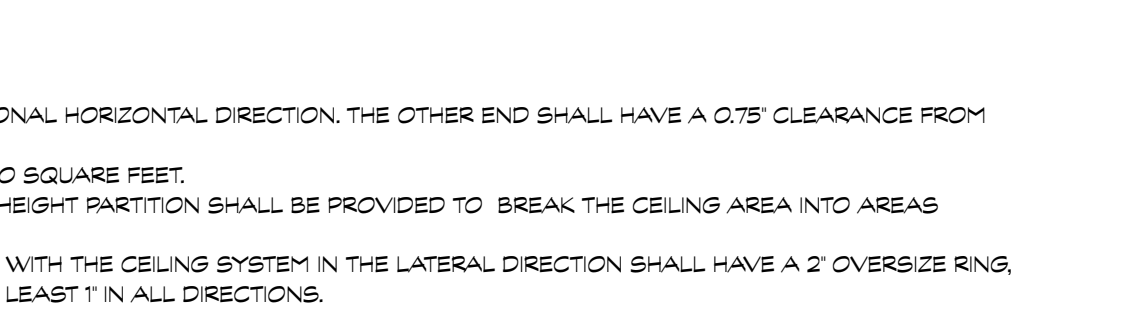
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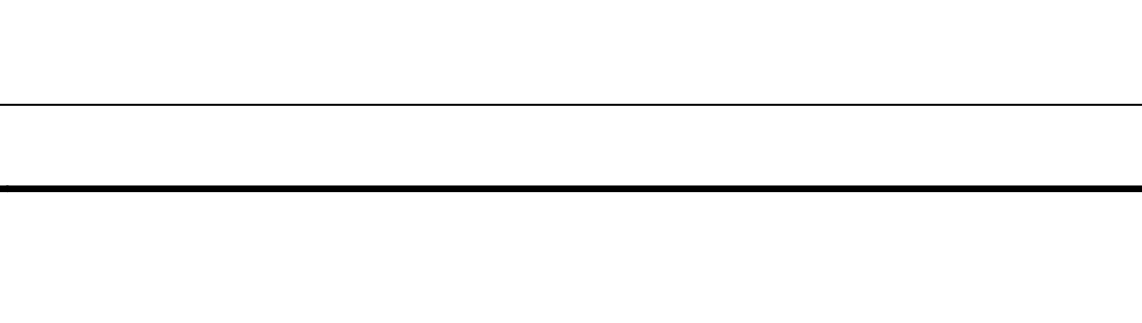
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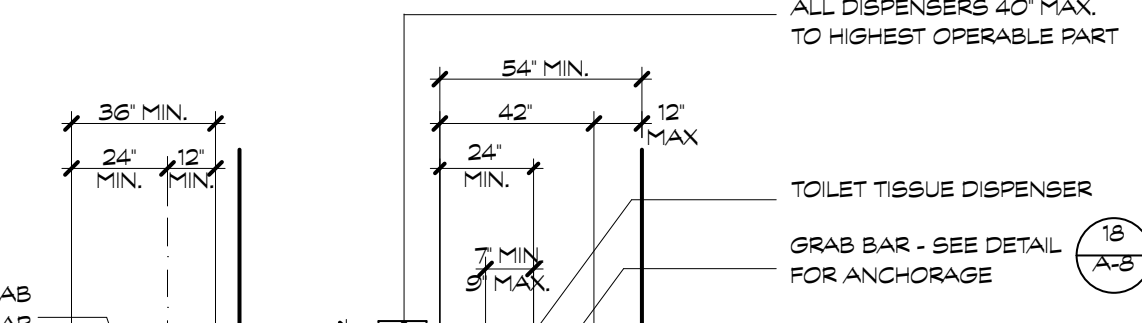
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(D) HANGER WIRE CONNECTION TO GRID

CONDUIT AT SEISMIC SPLAY VERTICAL WIRE FIT TIGHT TO ROOF FRAMING AND CEILING GRID. NOTCH OVER CEILING GRID AND SECURE W/ #10 TEK SCREW.



(D) HANGER WIRE CONNECTION TO GRID

CONDUIT AT SEISMIC SPLAY VERTICAL WIRE FIT TIGHT TO ROOF FRAMING AND CEILING GRID. NOTCH OVER CEILING GRID AND SECURE W/ #10 TEK SCREW.

MARK	STYLE	TYPE	SIZE			MATERIAL	CORE	GLAZING	FRAME	FRAME TYPE	DETAIL			FINISH	FIRE RATING	HARDWARE	REMARKS
			W	HT	THK						HEAD	JAMB	SILL				
D1	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D2	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D3	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D4	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D5		2	3'	7'	1 3/4"			TEMPERED						FACTORY			
D6	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D7	STOREFRONT	2	3'-4"	8'	1 3/4"	ALUMINUM	-	TEMPERED	ALUMINUM	2				FACTORY			
D8	STOREFRONT	2	3'	7'	1 3/4"	ALUMINUM	-	TEMPERED	H.M.	1				FACTORY			
D9	STOREFRONT	2	3'-4"	8'	1 3/4"	ALUMINUM	-	TEMPERED	H.M.	2				FACTORY			
D10	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D11	STOREFRONT	2	3'	7'	1 3/4"	ALUMINUM	-	TEMPERED	H.M.	1				FACTORY			
D12	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D13	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D14	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D15	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D16	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D17	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D18	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D19	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D20	SLAB	1	3'	7'	1 3/4"	COMPOSITE	SOLID		ALUMINUM	1				PAINTED			
D21	SLAB	1	3'	7'	1 3/4"	METAL	SOLID		ALUMINUM	1				PAINTED			

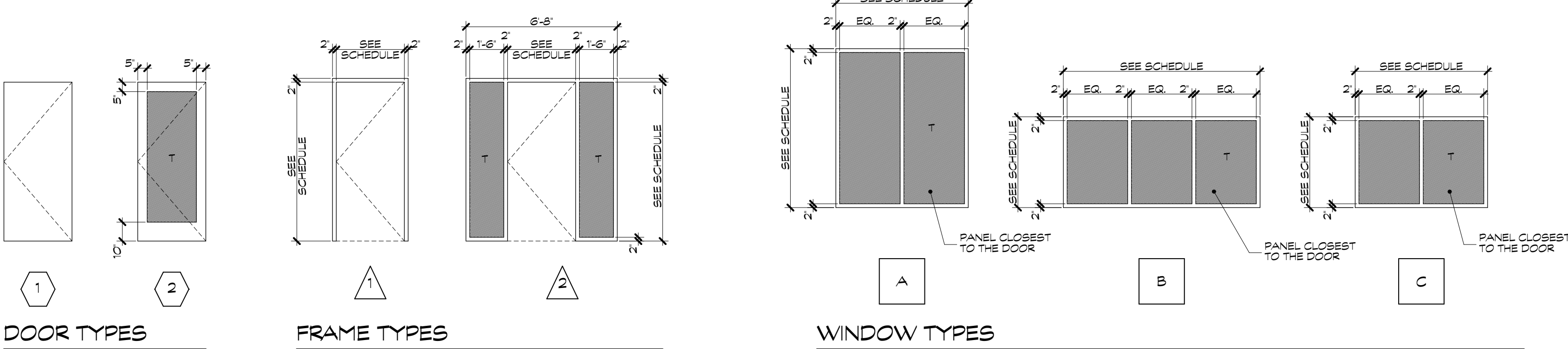
DOOR NOTES:

- 1) ALL DOOR HARDWARE TO BE LEVER TYPE.
- 2) PER CBC 1B-404.2.9, THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL BE NO MORE 5 LBS. FOR INTERIOR AND EXTERIOR DOORS.
- 3) OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS, PER CBC 1B-309.4.
- 4) HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 1B-404.2.7 & 1B-309.4.
- 5) DOOR HARDWARE LEVERS TO RETURN WITHIN 1/2" OF DOOR FACE.
- 6) ALL EXTERIOR DOORS W/ GLAZING TO BE DUAL GLAZED U.N.O. TYP.
- 7) SEE DETAIL 13A13 FOR SIGNAGE REQUIREMENTS.

MARK	STYLE	TYPE	SIZE		SILL	MATERIAL	GLAZING	DETAIL			FINISH	REMARKS
			WIDTH	HEIGHT				HEAD	JAMB	SILL		
W1	STOREFRONT	B	9'-8"	4'-8"	3'-4"	ALUMINUM	TEMPERED				FACTORY	
W2	STOREFRONT	C	6'-6"	4'-8"	3'	ALUMINUM	TEMPERED				FACTORY	
W3	STOREFRONT	C	6'-6"	4'-8"	3'	ALUMINUM	TEMPERED				FACTORY	
W4	STOREFRONT	A	5'-6"	7'		ALUMINUM	TEMPERED				FACTORY	

WINDOW NOTES:

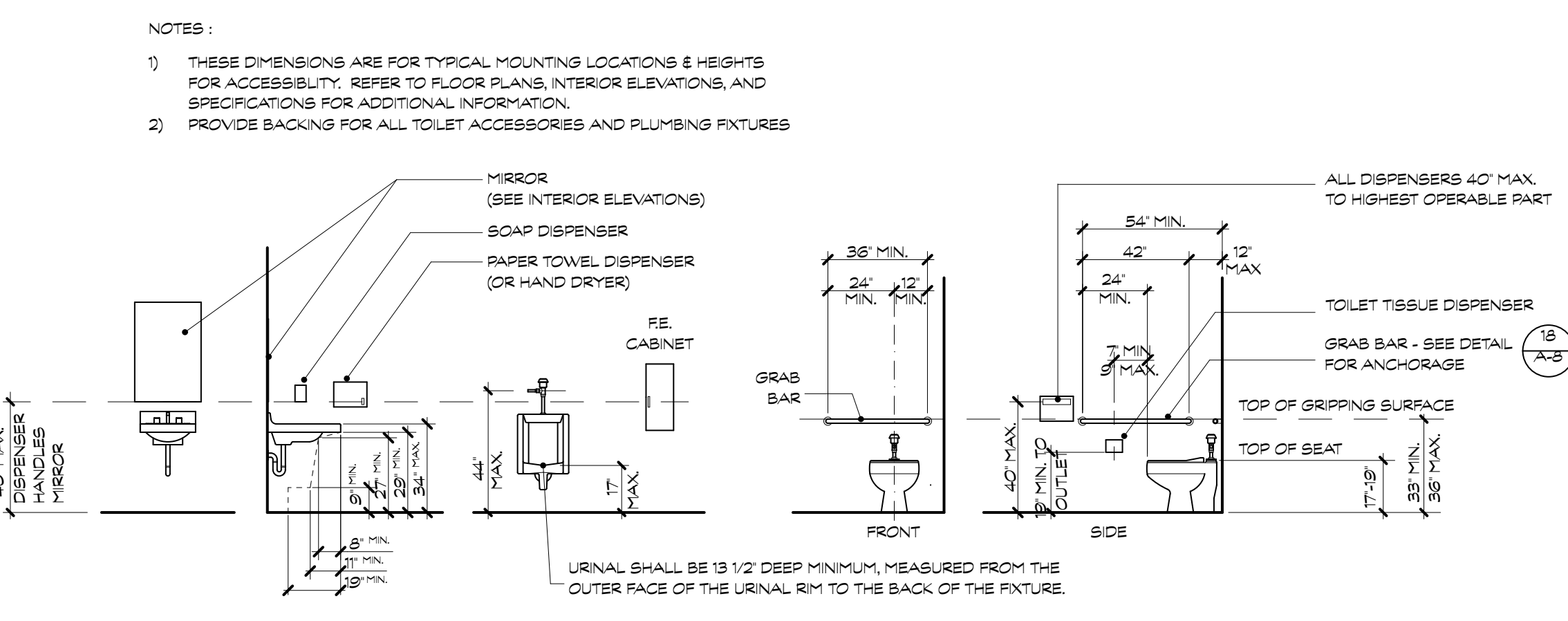
- 1) ALL EXTERIOR WINDOWS TO BE DUAL GLAZED U.N.O. TYP.



DOOR TYPES, FRAME TYPES, WINDOW TYPES

11 SUSPENDED CEILING

SCALE: 1 1/2" = 1'-0"

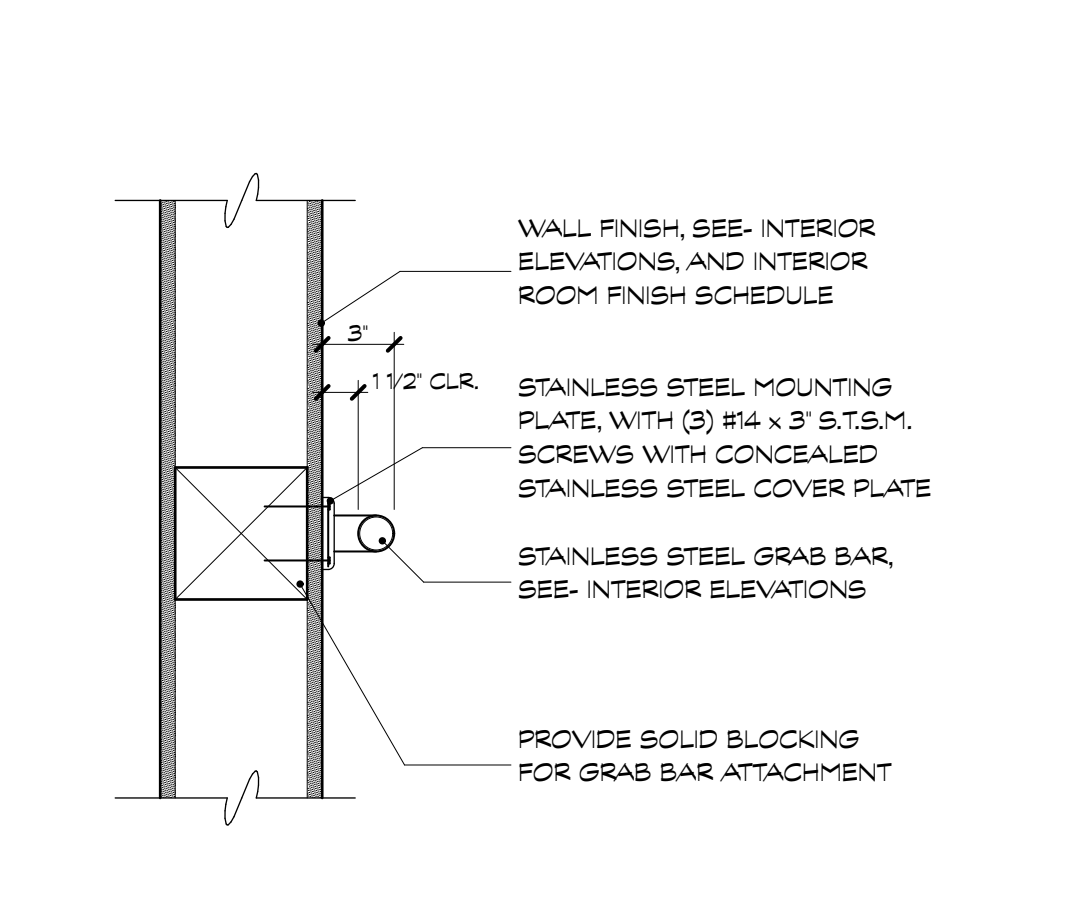


16 ACCESSIBLE MOUNTING HEIGHTS

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

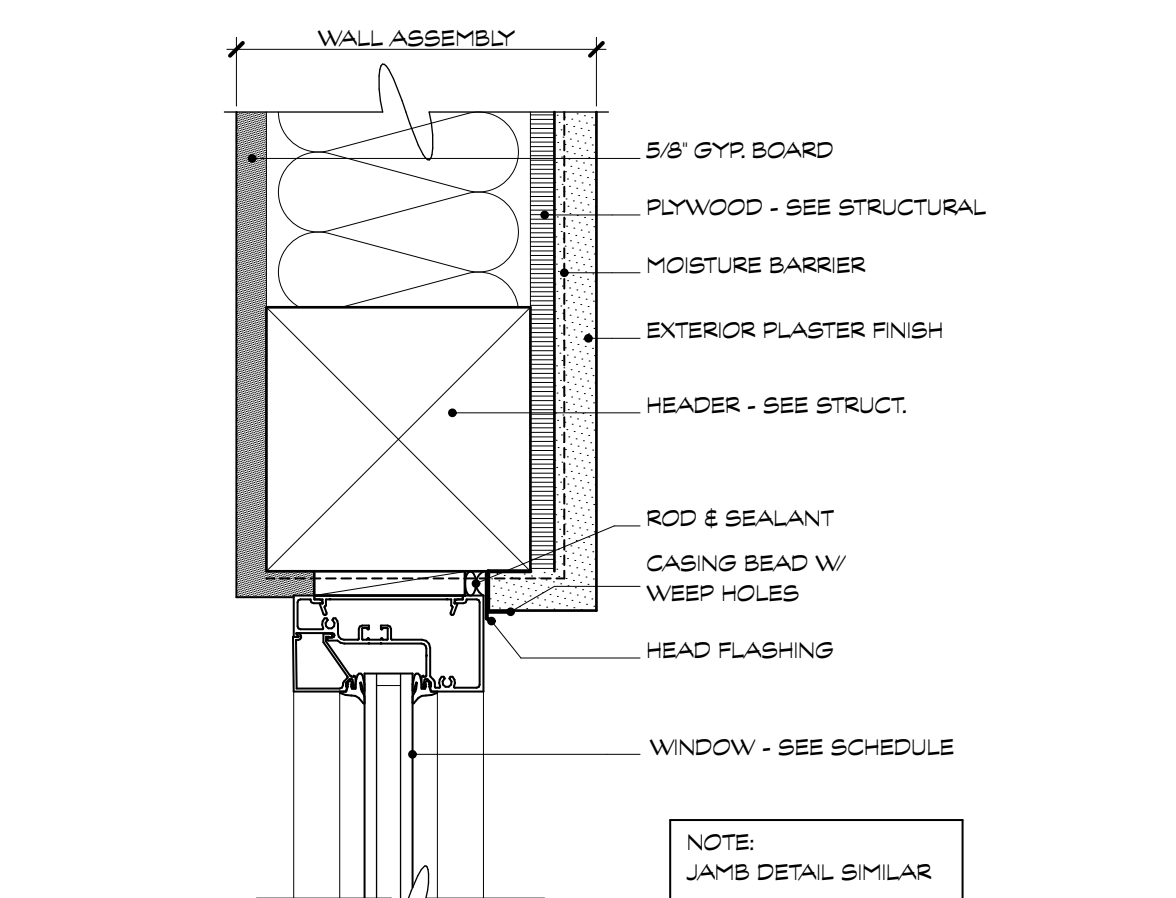
18 GRAB BAR

SCALE: 1 1/2" = 1'-0"



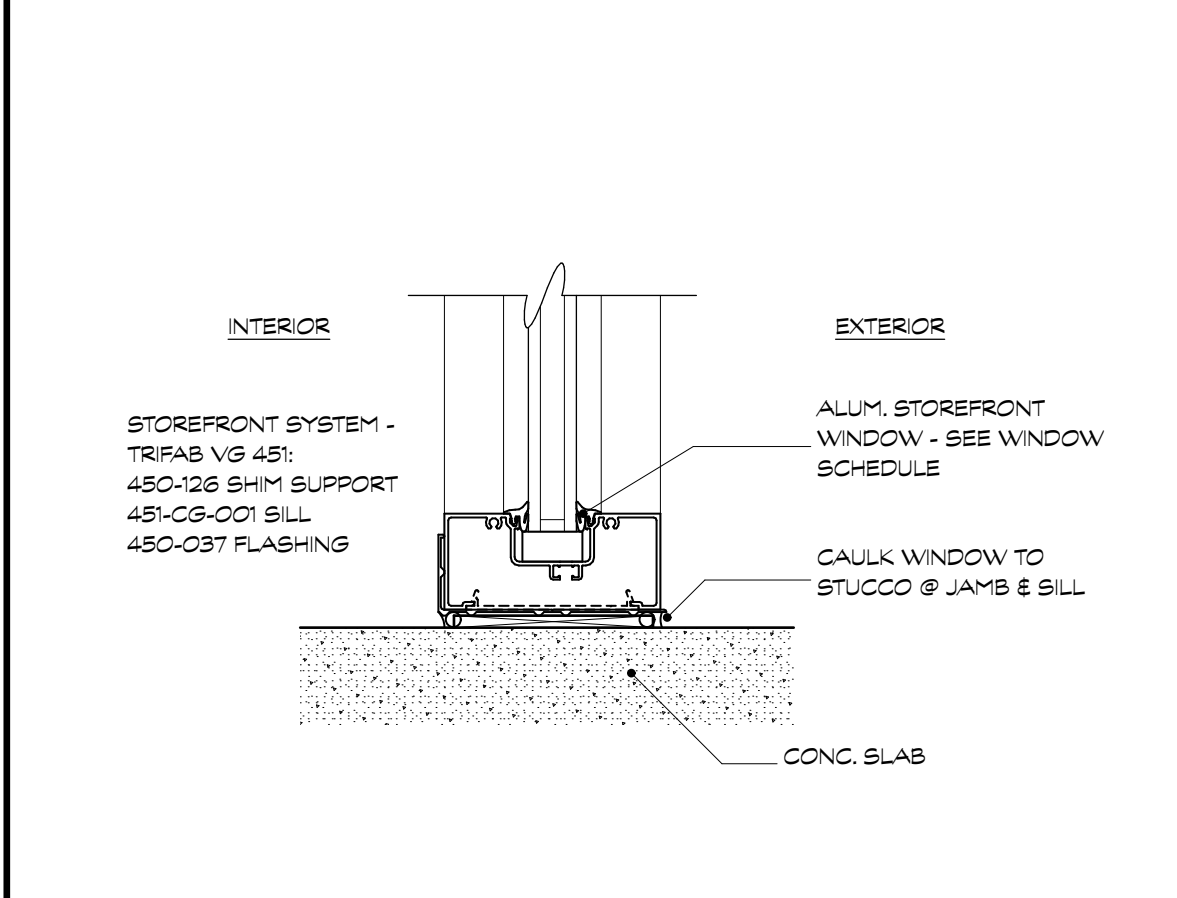
19 STOREFRONT WINDOW HEAD

SCALE: 3" = 1'-0"



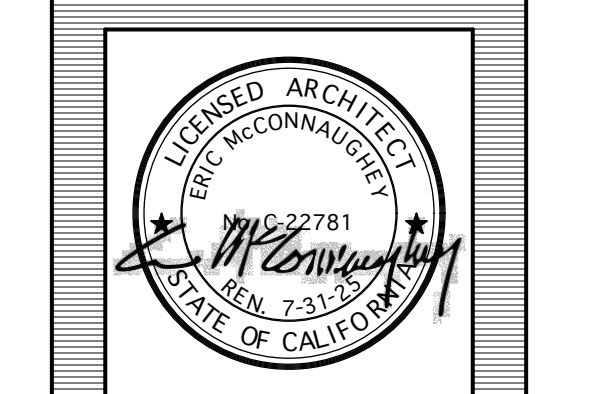
20 STOREFRONT WINDOW SILL

SCALE: 3" = 1'-0"



DESIGN GROUP INCORPORATED

ARCHITECTS



4412 W. FERGUSON VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

JOB #: 23-006

A NEW TENANT IMPROVEMENT FOR  
**KAWEAH HEALTH**  
230 N.W. 3RD AVE. #3625, VISALIA CA 93291

DATE: 10-2-23  
REVISIONS:  
REVISIONS:  
REVISIONS:  
REVISIONS:  
REVISIONS:

Sheet:  
**A-8**



October 27, 2023

Eric McConnaughey  
EBM Design Group Inc.  
4412 W Ferguson Ave.  
Visalia, CA 93291

## Site Plan Review No. 2023-148-1

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires the submittal of a Conditional Use Permit (CUP) application as stated on the attached Site Plan Review comments. You may now proceed with filing the CUP application to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **September 27, 2023**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to be "Eric McConnaughey", is written over a blue horizontal line.

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

### Attachment(s):

- Site Plan Review Comments



MEETING DATE September 27, 2023  
 SITE PLAN NO. 2023-148-1  
 PARCEL MAP NO.  
 SUBDIVISION  
 LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
  - Planning  Engineering prior to resubmittal plans for Site Plan Review.
  - Solid Waste  Parks and Recreation  Fire Dept.

- REVISE AND PROCEED** (see below)
  - A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
  - Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
  - Your plans must be reviewed by:
    - CITY COUNCIL  REDEVELOPMENT
    - PLANNING COMMISSION  PARK/RECREATION
    - CUP
    - HISTORIC PRESERVATION  OTHER – Lot Line Adjustment
    - ADDITIONAL COMMNTS:**

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

# SITE PLAN REVIEW COMMENTS

**Cristobal Carrillo, Planning Division, 559-713-4443**

Date: September 27, 2023

SITE PLAN NO: 2023-148-1  
PROJECT: Submittal for interior tenant improvement  
LOCATION: 230 NW 3RD Ave  
APN: 094-053-027

---

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Conditional Use Permit
- Building Permit

### **PROJECT SPECIFIC INFORMATION: September 27 2023**

1. A Conditional Use Permit shall be required.
2. A site plan, floor plan, building elevations, landscape plan, and operational statement shall be submitted with the Conditional Use Permit submittal.
3. The operational statement shall provide additional detail on the use including hours of operation, number of employees, staff positions, length of stays, whether referrals are required or if patients can obtain walk-in services, etc.
4. Provide parking calculations for the use.
5. It is recommended that the outdoor courtyard adjacent to the driveway be removed to prevent use from trespassers.

### **PROJECT SPECIFIC INFORMATION: September 20, 2023**

1. There is insufficient information provided.
2. Please submit a floor plan, operational statement, and detail what is to occur onsite.
3. Conditional Use Permit will be required.
4. Follow all other code that may apply.

## **Notes:**

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

## **Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):**

**17.30 Development Standards**

**17.52 Quasi-Public Zone**

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**



Signature: \_\_\_\_\_



City of Visalia  
Building: Site Plan  
Review Comments

SFR 23148-1  
CRISIS STABILIZATION UNIT  
230 NW 3RD AVE

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

- A building permit will be required. **FOR ALL IMPROVEMENTS** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees.
- Park Development fee \$ \_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **LICENSED CLINICS AND ANY FREESTANDING BUILDING UNDER A HOSPITAL LICENSE WHERE OUT-PATIENT CLINICAL SERVICE ARE PROVIDED SHALL MEET OSHF PD 3 REQUIREMENTS. IF OCCUPANTS ARE UNDER RESTRAINT OR SECURITY OCCUPANCY SHALL BE (1.3) WITH TYPE OF CONSTRUCTION (VA) AND BUILDING AREA OF 5,200 TOTAL BETWEEN FIREWALLS (2HR). BUILDING SHALL BE EQUIPPED WITH TYPE 13 FIRE SPRINKLERS AND MANUAL FIRE ALARM SYSTEM.**

**YXL GARCIA 9/26/23**



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

<input type="checkbox"/>	Lupe Garcia	713-4197
<input checked="" type="checkbox"/>	Keyshawn Ford	713-4268
<input type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Sarah MacLennan	713-4271
<input type="checkbox"/>	Luqman Ragabi	713-4362

ITEM NO: <u>1</u>	DATE: <u>SEPTEMBER 27, 2023</u>
SITE PLAN NO.:	23-148 1 <sup>st</sup> RESUBMITTAL
PROJECT TITLE:	CRISIS STABILIZATION UNIT
DESCRIPTION:	ERIC MCCONNAUGHEY
APPLICANT:	ERIC MCCONNAUGHEY
PROP OWNER:	SEQUOIA COUNCIL BOY SCOUTS OF AMERICA
LOCATION:	230 NW 3 <sup>RD</sup> AVE
APN:	094-053-027

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_  Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

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

**Additional Comments:**

- 1. Proposed project may incur impact fees depending on use.**
- 2. A building permit is required, standard plan check and inspection fees will apply.**
- 3. 20% of project valuation will need to be used in Path of Travel upgrades. Project shall comply with CBC Section 11B-250: Circulation paths contiguous to vehicular traffic must be physically separated from vehicular traffic.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **23-148R**  
Date: **09/27/2023**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:  
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**08/19/2023**)  
(Project type for fee rates:**OFFICE**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

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

*Keyshawn Ford*  
\_\_\_\_\_  
**Keyshawn Ford**



**Site Plan Comments**

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

Date	September 26, 2023
Item #	1
Site Plan #	23148-1
APN:	094053027

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.



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Corbin Reed  
Fire Marshal

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 27, 2023

ITEM NO: 1      **Added to Agenda**      MEETING TIME: 09:00  
SITE PLAN NO: [SPR23148-1](#)      ASSIGNED TO: Cristobal Carrillo [Cristobal.Carrillo@visalia.ci](mailto:Cristobal.Carrillo@visalia.ci)  
PROJECT TITLE: Crisis Stabilization Unit  
DESCRIPTION: SITE PLAN REVIEW SUBMITTAL WITH WITH SITE PLAN, FLOOR PLAN AND EXPANDED PROJEC  
NARRATIVE.  
APPLICANT: Eric McConnaughey - Applicant  
APN: 094053027  
ADDRESS: 230 NW 3RD AVE  
LOCATION: East of the intersection of N.W. 4th Avenue and Strawberry Street

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

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

**Additional Comments:**

*Leslie Blair*

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**Leslie Blair**

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

23148-1

September 27, 2023

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment** Customer stated no changes required to existing shared solid waste services.

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

Nathan Garza, Solid Waste, 559-713-4532



## Susan Currier

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**From:** Lau, Scott@DOT <Scott.Lau@dot.ca.gov>  
**Sent:** Friday, October 6, 2023 3:57 PM  
**To:** Susan Currier  
**Cc:** lorena.mendibles@dot.ca.gov; Deel, David@DOT  
**Subject:** Caltrans response to Visalia SPR 092723

Hi Susan,

I have reviewed Visalia SPR Agenda for September 27, 2023, and here are my findings:

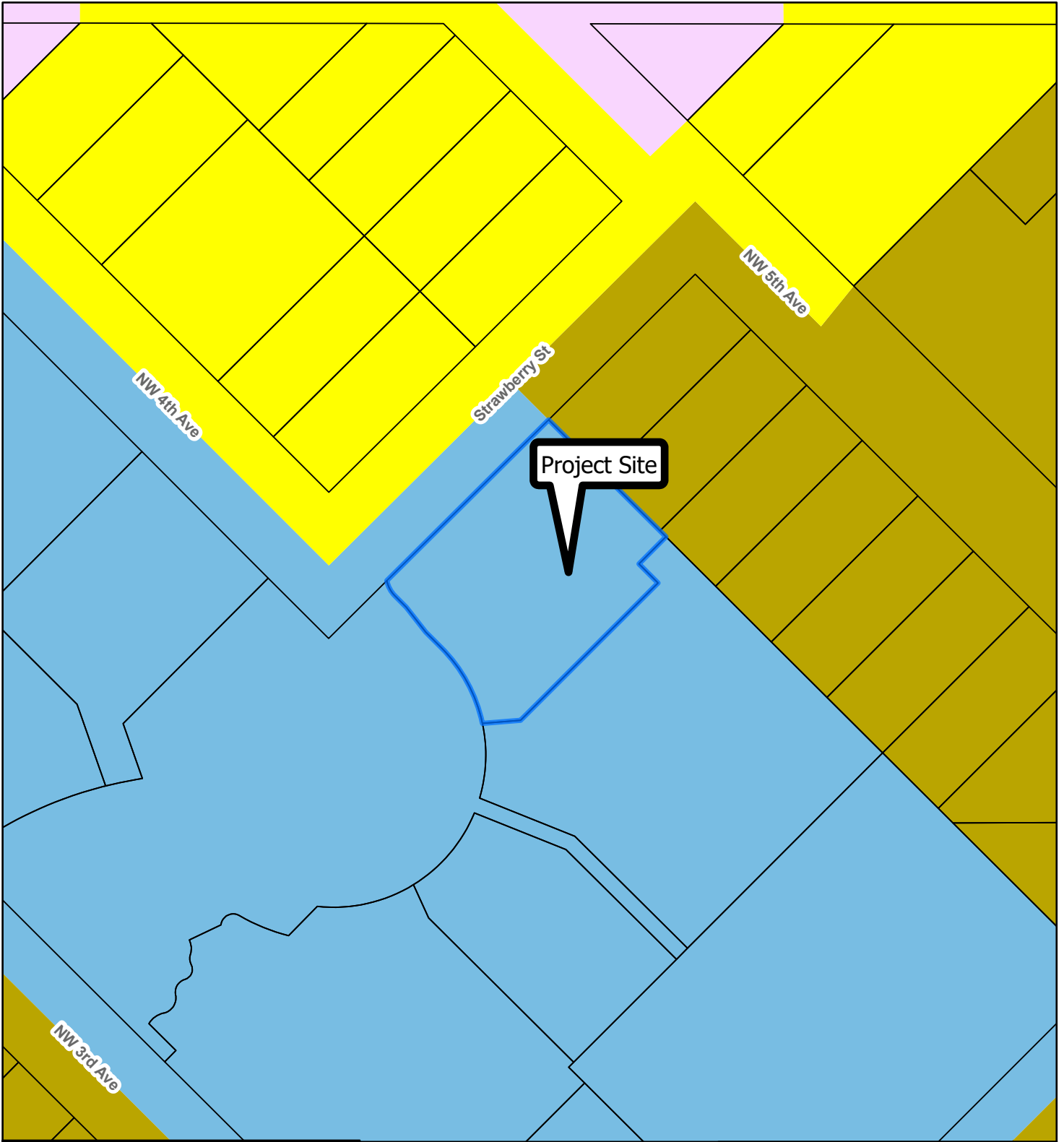
1. **SPR 23148-1** – Crisis Stabilization Unit: No comments.
2. SPR 23152 – Upham Metal Building: No comments.
3. SPR 23154 – 4 Duplexes: No comments.

Respectfully,

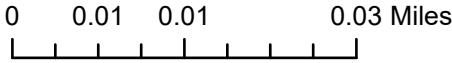


***Scott Lau***

Associate Transportation Planner  
California Department of Transportation  
1352 West Olive Avenue  
Fresno, CA 93778  
Cell: (559) 981-7341

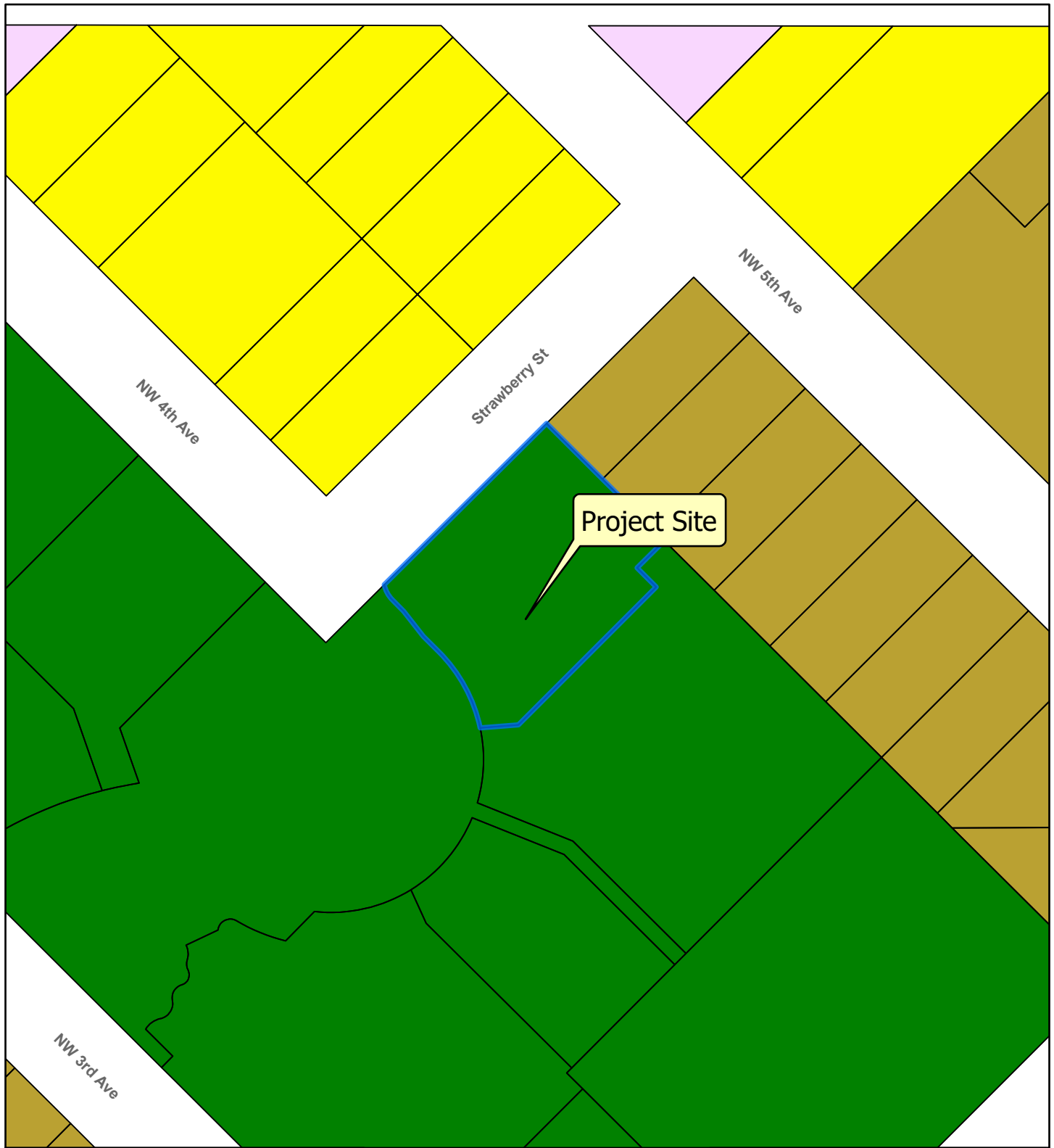


### General Plan Land Use Map

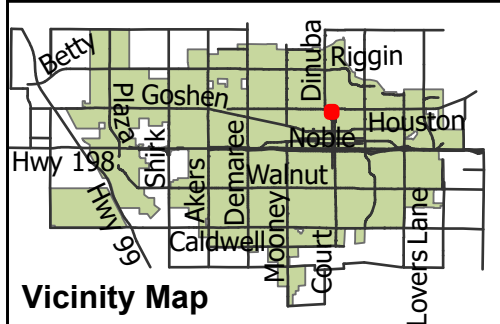


- Commercial Mixed Use
- Public Institutional
- Residential High Density
- Residential Low Density

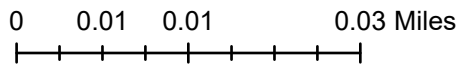




Project Site



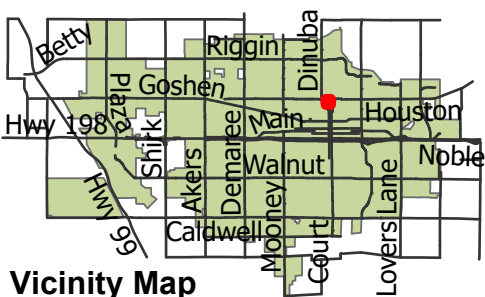
## Zoning Map



- C-MU Mixed Use Commercial
- QP Quasi-Public
- R-1-5 Single-family Residential
- R-M-3 Multi-family Residential



Project Site

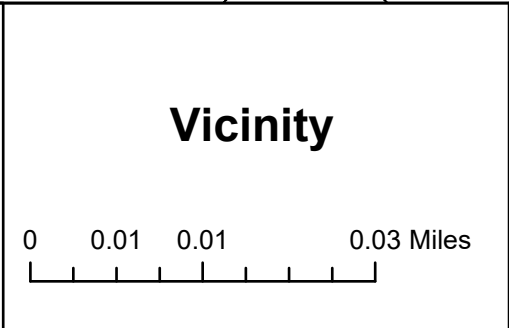
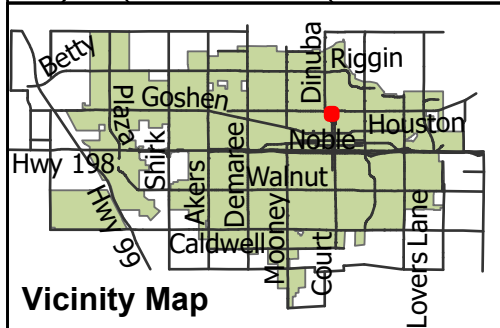
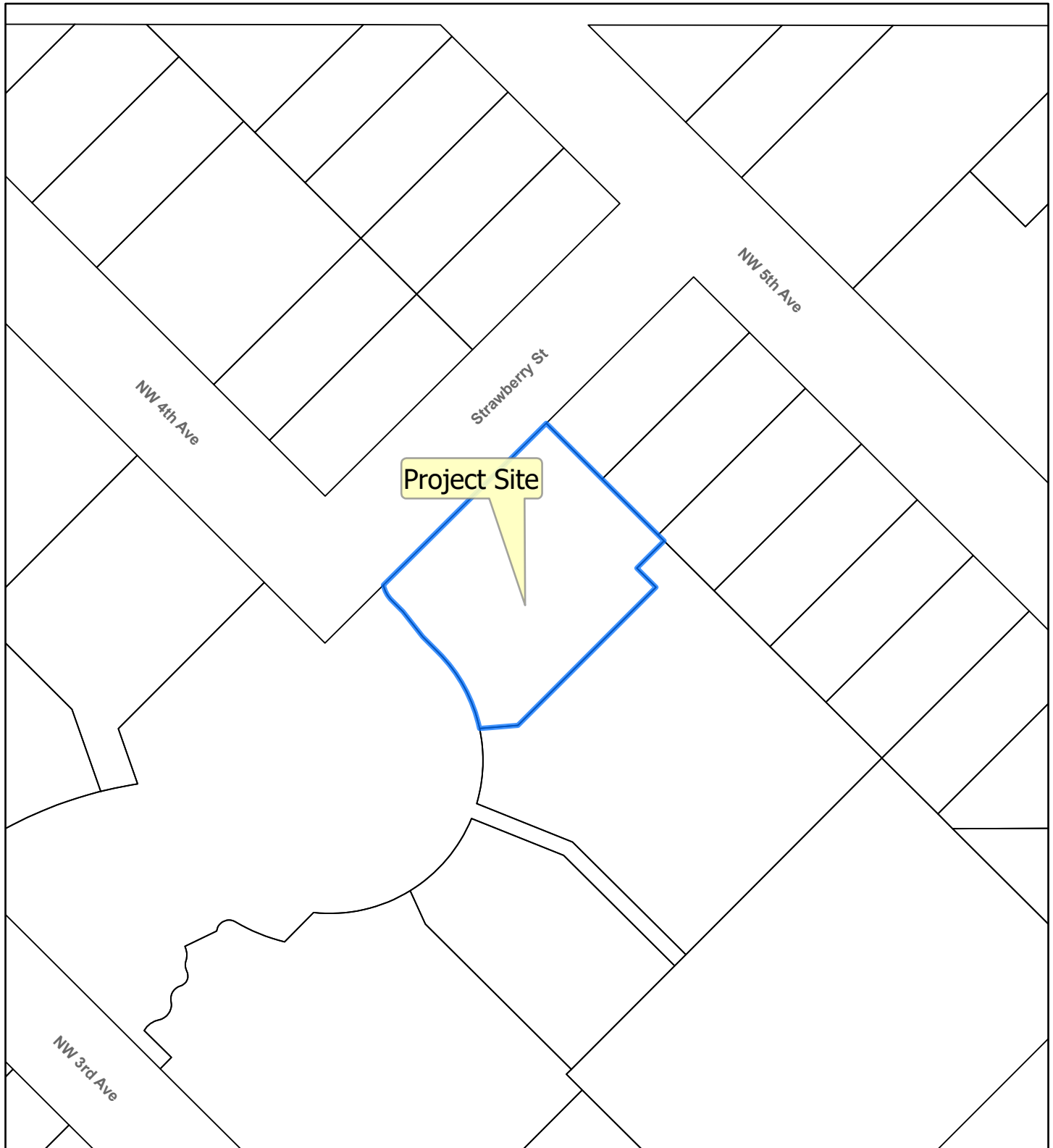


Vicinity Map

### Aerial Map

0 0.01 0.01 0.03 Miles





# **City of Visalia**



To: Planning Commission

From: Paul Bernal, Director  
Planning & Community Preservation Department

Date: January 22, 2024

Re: **Administrative Adjustment Annual Report to Planning Commission**

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## **DISCUSSION**

Pursuant to Section 17.42.180 of the Visalia Municipal Code (VMC), the City Planner shall report to the Planning Commission a summary of the Administrative Adjustment applications processed and approved during the preceding calendar year (i.e., calendar year 2023). This report is intended to fulfill the requirements of Section 17.42.180.

The purpose of an Administrative Adjustment is to provide action on projects which are routine in nature but may require an interpretation of the established policies and standards set forth in the zoning ordinance. Administrative Adjustments are limited to no more than 20% of a required development standard. Examples of development standards that are eligible for administrative adjustments include setbacks, site area, lot width, and building height. A copy of the Administrative Adjustment ordinance (Section 17.02.150 of the VMC) is attached to this report.

The City of Visalia Planning & Community Preservation Department has issued a total of 5,479 building permits during the 2023 calendar year (see Attachment "B" for building permit totals). During the preparation of this report, a total of 18 Administrative Adjustment applications were filed. Typical adjustments for residential development standards include encroachment into the required side and rear yard setbacks. Adjustments for commercial development standards consisted of revisions to the landscape setbacks, and a request to increase the office space in the Industrial zone for an industrial business. The number of approved Administrative Adjustments is less than one percent of the total number of permits issued by the City of Visalia for the 2023 calendar year.

## **ATTACHMENTS**

- Attachment "A" – Administrative Adjustments Section
- Attachment "B" – 2023 Building Permits Issued

## **Attachment "A"**

### **Article 2. Administrative Adjustments**

#### **17.02.150 Purpose.**

The purpose of an administrative adjustment is to provide action on projects that are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance.

#### **17.02.160 Scope of authority.**

- A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.
- B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.
- C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and chief building official or his/her designee prior to granting said administrative adjustment.

#### **17.02.170 Adjustment criteria.**

The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:

- A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;
- B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought;
- C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;
- D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.

#### **17.02.180 Report to planning commission.**

No later than January 31st, the city planner shall report to the planning commission a summary of the administrative adjustment applications that have been processed and approved during the proceeding calendar year.

**Attachment "B"**  
**City of Visalia**  
**Building Permits Issued by Month**  
**2023**

Month	NEW SINGLE FAMILY DWELLINGS			NEW MULTI-FAMILY DWELLINGS				RESIDENTIAL Additions & Alterations		NEW COMMERCIAL			COMMERCIAL Additions & Alterations		MISC. PERMITS	TOTAL No. of All Permits	TOTAL Valuation of All Permits
	No. Permits	Valuation	Sq. Ft.	No. Permits	No. Units	Valuation	Sq. Ft.	No. Permits	Valuation	No. Permits	Valuation	Sq. Ft.	No. Permits	Valuation	No. Permits		
Jan	38	\$11,450,373	85,801	1	12	\$1,309,416	10,080	169	\$4,021,485	3	\$9,968,000	57,121	28	\$6,084,102	133	372	\$32,833,376
Feb	8	\$1,711,861	13,174	0	0	\$0	-	310	\$6,926,888	3	\$8,265,000	43,918	21	\$5,365,633	148	490	\$22,269,382
Mar	18	\$4,810,227	35,706	0	0	\$0	-	447	\$10,330,664	1	\$4,200,000	20,359	26	\$6,121,048	141	633	\$25,461,939
Apr	2	\$260,151	2,105	0	0	\$0	-	403	\$8,298,406	3	\$168,696	8,427	24	\$10,015,158	163	595	\$18,742,410
May	61	\$18,334,881	132,238	0	0	\$0	-	322	\$7,504,547	4	\$12,438,404	69,437	22	\$2,931,864	214	623	\$41,209,696
Jun	61	\$19,587,517	136,272	0	0	\$0	-	262	\$5,998,359	5	\$78,150,642	1,275,619	29	\$6,683,824	152	509	\$110,420,342
Jul	19	\$5,103,059	32,880	0	0	\$0	-	183	\$4,405,113	9	\$8,859,121	106,510	20	\$1,360,806	147	378	\$19,728,099
Aug	33	\$8,861,522	60,909	0	0	\$0	-	189	\$4,146,178	5	\$202,326	608	24	\$4,742,082	183	434	\$17,952,108
Sep	28	\$9,250,347	55,626	0	0	\$0	-	199	\$4,279,267	6	\$2,033,400	17,760	24	\$31,100,016	136	393	\$46,663,030
Oct	32	\$9,445,597	57,562	0	0	\$0	-	196	\$5,080,165	4	\$635,000	-	25	\$3,792,914	161	418	\$18,953,676
Nov	15	\$5,126,388	32,056	0	0	\$0	-	143	\$7,007,628	2	\$3,001,000	55,677	19	\$3,672,512	152	331	\$18,807,528
Dec	20	\$6,515,121	35,210	0	0	\$0	-	120	\$3,048,971	6	\$63,011,000	312,346	18	\$4,057,151	139	303	\$76,632,243
TOTALS	335	\$100,457,044	679,539	1	12	\$1,309,416	10,080	2,943	\$71,047,670	51	\$190,932,589	1,967,782	280	\$85,927,109	1,869	5,479	\$449,673,829

Misc. permits are not based on valuation.

# City of Visalia

## Memo



**To:** Planning Commission

**From:** Paul Bernal, Director  
Planning and Community Preservation Department

**Date:** January 22, 2024

**Re:** Planning Commission Meetings for 2024

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The following dates are set for Planning Commission meetings for 2024:

- January 8, 2024
- January 22, 2024
- February 12, 2024
- February 26, 2024
- March 11, 2024
- March 25, 2024
- April 8, 2024
- April 22, 2024
- May 13, 2024
- May 28, 2024 – Tuesday (due to Memorial Day on Monday)
- June 10, 2024
- June 24, 2024
- July 8, 2024
- July 22, 2024
- August 12, 2024
- August 26, 2024
- September 9, 2024
- September 23, 2024
- October 14, 2024
- October 28, 2024
- November 12, 2024 – Tuesday (due to Veterans Day on Monday)
- November 25, 2024
- December 9, 2024
- December 23, 2024 – No Meeting