

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

TUESDAY, MAY 28, 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.
 - None
6. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit No. 2024-15: A request by Keil Jeson to permit an indoor children's playground with playground equipment, playrooms, toddler area, and office within an existing 6,690 square foot building located in the C-R (Regional Commercial) Zone District. The project site is located at 3448 South Mooney Boulevard (APN: 122-290-029). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorically Exemption No. 2024-23.
7. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit No. 2024-14: A request by AAAA Liquor to operate a liquor store in a 2,176 sq. ft. commercial tenant space in the C-MU (Mixed-Use Commercial) Zone District. The project site is located at 3339 S. Mooney Blvd. (APN: 095-120-099). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorically Exemption No. 2024-22.

8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2024-19: A request by Mulberry Springs LLC, to entitle a blanket approval for medical uses, except massage therapy, in the C-R (Regional Commercial) Zone. The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2024-28.

9. PUBLIC HEARING – Brandon Smith Principal Planner / Devon Jones Economic Development Manager

Zoning Text Amendment No. 2024-01: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance) and sections within other Titles of the Visalia Municipal Code based on multiple factors including, but not limited to: changes in state law, errors in existing zoning text, changes in other sections of the Visalia Municipal Code or changes in city procedures, changes in business and/or development trends and activity. These changes affect locations citywide. A Notice of Exemption was prepared in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). The Notice of Exemption disclosed that the zoning code amendments to Title 17 “Zoning” will have no significant effect on the environment.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

a. Planning Commission Updates

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 FRIDAY, JUNE 7, 2024, BEFORE 5:00 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 10, 2024



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 28, 2024

PROJECT PLANNER: Josh Dan, Senior Planner
Phone No.: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2024-15: A request by Keil Jeson to permit an indoor children's playground with playground equipment, playrooms, toddler area, and office within an existing 6,690 square foot building located in the C-R (Regional Commercial) Zone District. The project site is located at 3448 South Mooney Boulevard. (APN: 122-290-029).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2024-15, as conditioned, based upon the findings and conditions in Resolution No. 2024-25. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2024-15 based on the findings and conditions in Resolution No. 2024-25.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to establish an indoor children's playground within an existing 6,690 square foot tenant space that was formally occupied by BoxDrop, mattress store and Professor Toy, a toy store. The building is located near the northwest corner of West Caldwell Avenue and South Fairway Street (see Exhibit "A").

The operator (Paradise Playland) will offer open play areas, which will include indoor playground structures, a toddler play area, crawler (i.e., baby area), pretend play, party room and eating area, and offices (see Exhibit "B"). In addition, one party rooms are depicted on the floor plan. These rooms allow for groups to gather on a regular basis for birthday parties and similar events. No exterior alterations to the building are being requested with this project.

The applicant has provided an Operational Statement (see Exhibit "C"). Per the applicant's statement, all patrons that use the facility are required to pay as they enter. The operator anticipates approximately 3 to 5 employees to assist with the day-to-day operations. The hours of operation are Sunday through Thursday from 9:00 a.m. to 7:00 p.m., and Fridays and Saturdays from 9:00 a.m. to 8:00 p.m.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Regional Commercial
Zoning:	C-R (Regional Commercial)
Surrounding Zoning and Land Use:	North: C-R (Regional Commercial) – Petco and W. Orchard Ave. South: C-R (Regional Commercial) – W. Caldwell Ave. – Various office buildings

East: C-MU (Mixed-Use Commercial) – Various Commercial in a strip mall and vacant lots
West: C-R (Regional Commercial) – Various Commercial within the plaza
Categorical Exemption No. 2024-23
Site Plan Review No. 2024-056

Environmental Document
Site Plan:

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 2019-32 was a request by Luv 2 Play to permit an indoor children's playground with large playground equipment, small café, party rooms, toddler area, and offices within an existing 21,966 square foot building located near the Sequoia Mall. The Planning Commission approved this project at their August 12, 2019, meeting.

PROJECT EVALUATION

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

Facility Operation

As outlined in the operational statement in Exhibit "C", the facility would operate seven days a week for approximately 10 to 11 hours a day. The activities include the general use of indoor playground equipment and related recreational activities. All of the proposed activities will occur indoors. The overall hours and activities proposed are consistent with both the C-R zoning and the adjacent shopping center hours of operation for the existing users.

Based upon the operational statement, staff finds the proposed indoor children's playground facility to be consistent with the intent of providing a broad variety of commercial and recreational opportunities within shopping centers.

Land Use Compatibility

Staff support the re-use of the tenant space within this building for an indoor recreational facility. Indoor recreational facilities are considered compatible uses in commercial areas where potential impacts can be addressed through the CUP process. The site is located on property that is shared with other various commercial uses within the unnamed shopping center, and is accessible via major arterial streets.

The project site is an existing tenant space within a building that is also home to Petco, Smart and Final grocery, and located near the northwest corner of West Caldwell Avenue and South Fairway Street (see Exhibit "A"). Uses within Regional Commercial areas are intended to be large-scale and high intensity. The project is consistent with this land use designation because it provides a large facility with a high volume of clientele that will increase the diversity of uses in the area. Staff believes that the proposed indoor recreational facility is consistent in nature and character with the existing uses surrounding the project site. Staff concludes that the proposed children indoor recreational facility will be compatible and complementary to the surrounding area.

Parking

Parking for "recreational uses" has been established at one parking stall per 500 square feet of floor area. The Visalia Municipal Code Section 17.34.020.F.14 identifies the parking demand for Shopping Centers as one stall per 225 sq. ft. of building area. The existing 6,690 square foot

building requires 30 stalls for the proposed use. The site is part of the overall shopping center and there is sufficient parking available in the shopping center.

Additionally, pursuant to Assembly Bill 2097, which went into effect January 1, 2023, public agencies are prohibited from imposing minimum parking requirements on sites that are located within a half-mile radius of a major transit stop. *(Please note a major transit stop is defined as major transit stop” to include an existing or planned (1) rail or bus rapid transit station, (2) ferry terminal served by bus or rail transit, or (3) intersection of two or more major bus routes with service every 15 minutes or less during peak commute periods.)* The City of Visalia Transit operates bus service along Route 1 with bus stops located on Main Street and Mooney Boulevard. Route 1 meets the definition of a “major transit stop” and the project site is within a half mile of Route 1 bus stops.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-23).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-23).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2024-056.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit “A” and floor plan depicted on Exhibit “B”.
3. That the facility operates consistent with the Operational Statement in Exhibit “C”. Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
4. That all signs shall require a separate building permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2024-25
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement
- Site Plan Review No. 2024-056 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2024-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-14, A REQUEST BY AAAA LIQUOR TO OPERATE A LIQUOR STORE IN A 2,176 SQUARE FOOT COMMERCIAL TENANT SPACE IN THE C-MU (MIXED-USE COMMERCIAL) ZONE DISTRICT. THE PROJECT SITE IS LOCATED AT 1339 SOUTH MOONEY BOULEVARD (APN: 095-120-099)

WHEREAS, Conditional Use Permit No. 2024-14, is a request by Keil Jeson to permit an indoor children's playground with playground equipment, playrooms, toddler area, and office within an existing 6,690 square foot building located in the C-R (Regional Commercial) Zone District. The project site is located at 3448 South Mooney Boulevard. (APN: 122-290-029).; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 28, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2024-14, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

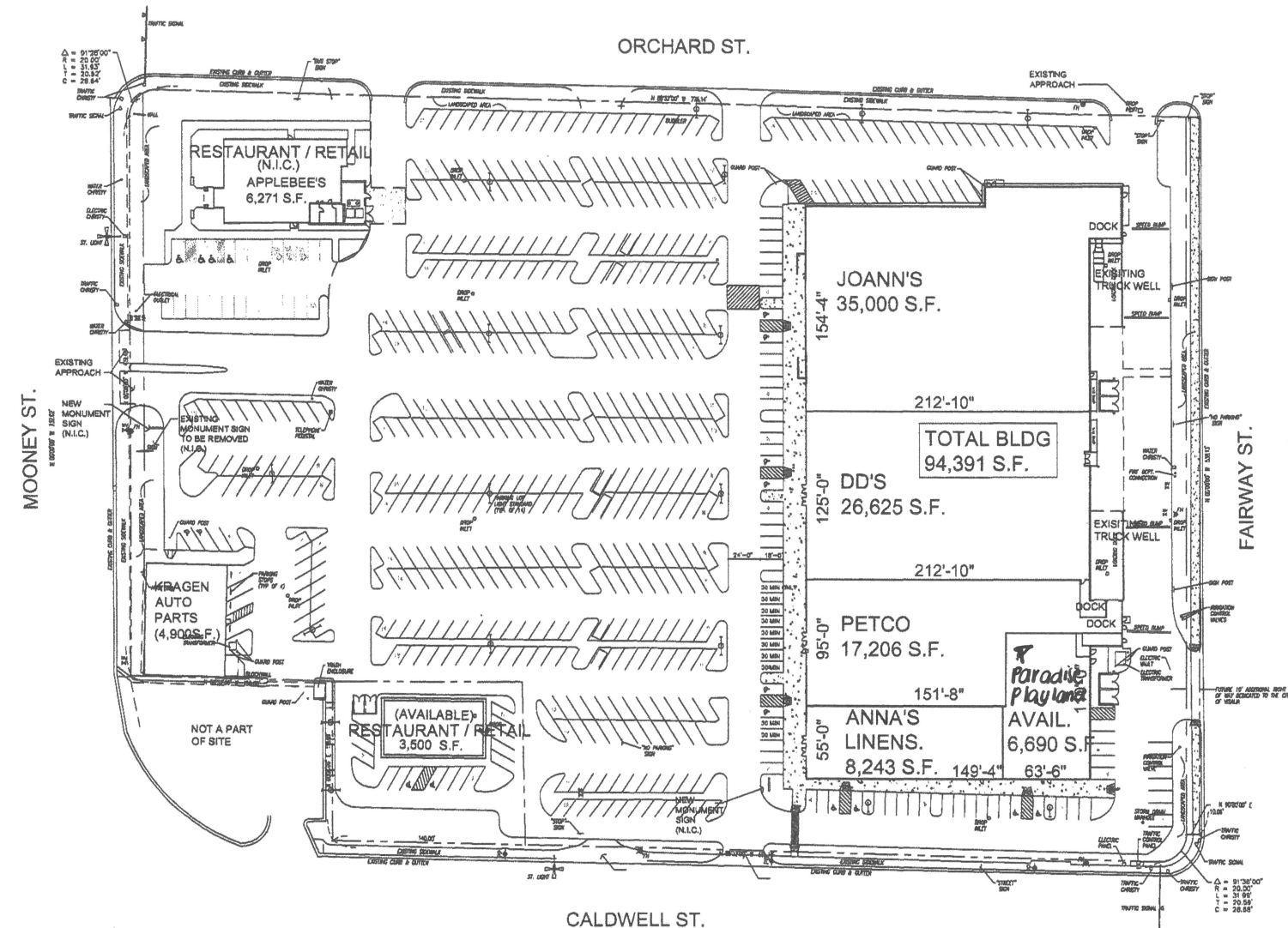
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

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. 2024-23).

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2024-056.
2. That the use be operated in substantial compliance with the site plan shown in Exhibit "A" and floor plan depicted on Exhibit "B".
3. That the facility operates consistent with the Operational Statement in Exhibit "C". Any change in the hours of operation would require review by the City Planner prior to the change, and may require an amendment to this use permit.
4. That all signs shall require a separate building permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.



TOTAL RETAIL = 97,891 S.F. 1/225 = 435 CARS.
 TOTAL RESTAURANT = 6,271 1/100 = 63 CARS
 TIRE STORE = 4,900 S.F. 1/225 = 22 CARS

TOTAL PARKING REQUIRED = 520 SPACES
 TOTAL PARKING PROVIDED = 566

REVISIONS	
1	7-28-05

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VISALIA SHOPPING CENTER
 3400 MOONEY BOULEVARD
 VISALIA, CALIFORNIA 93277

PRELIMINARY
 This document shall not be used for regulatory approval, permit, or construction.

NCA
 NCA ARCHITECTURE

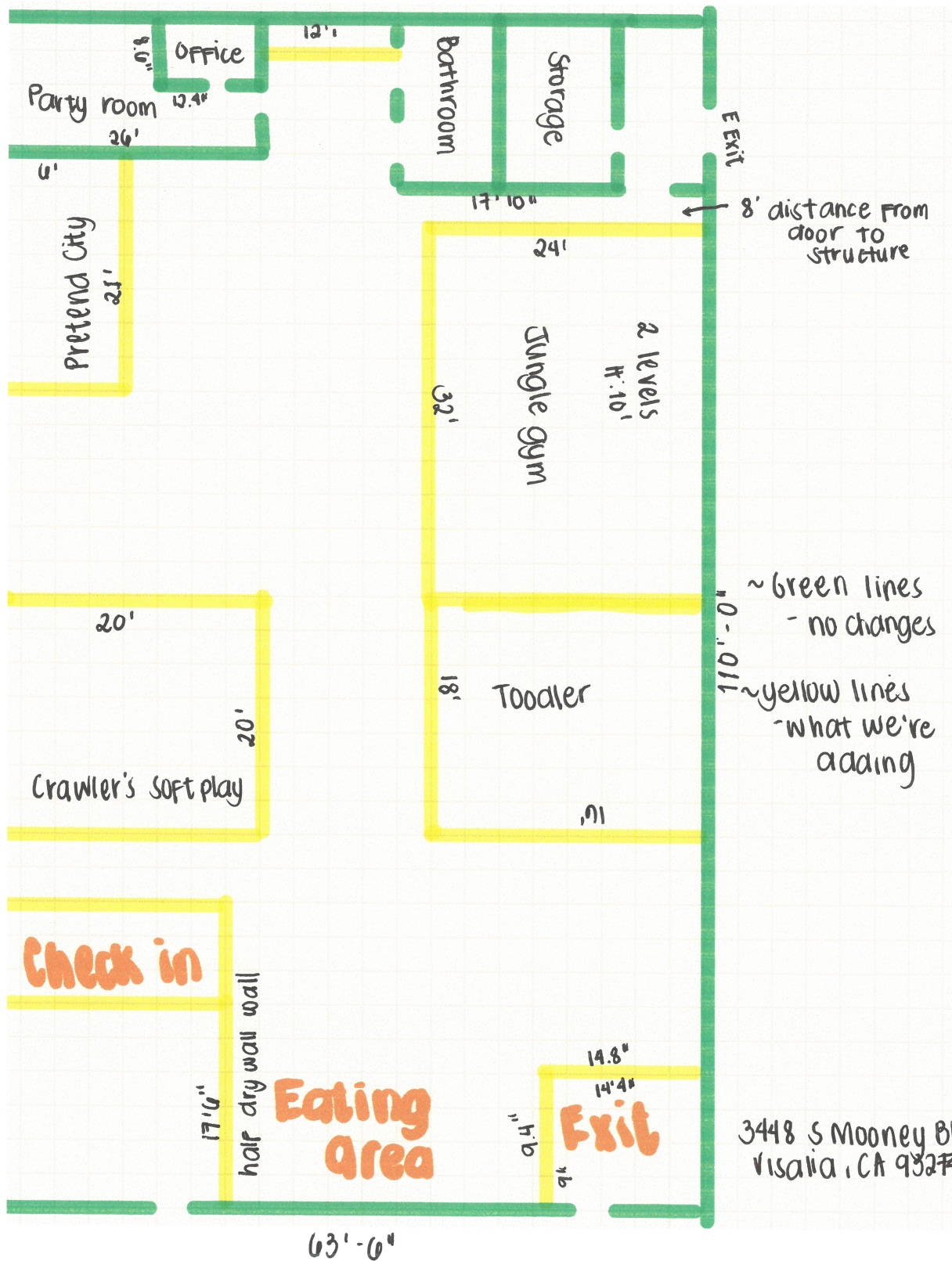
12140 N. ADAMS RD.
 SUITE 200
 DALLAS, TX 75243
 214.361.9901
 214.361.9906 FAX
 NCA@NCAARCHITECTURE.COM

ISSUE DATE:

16 JUNE 2005

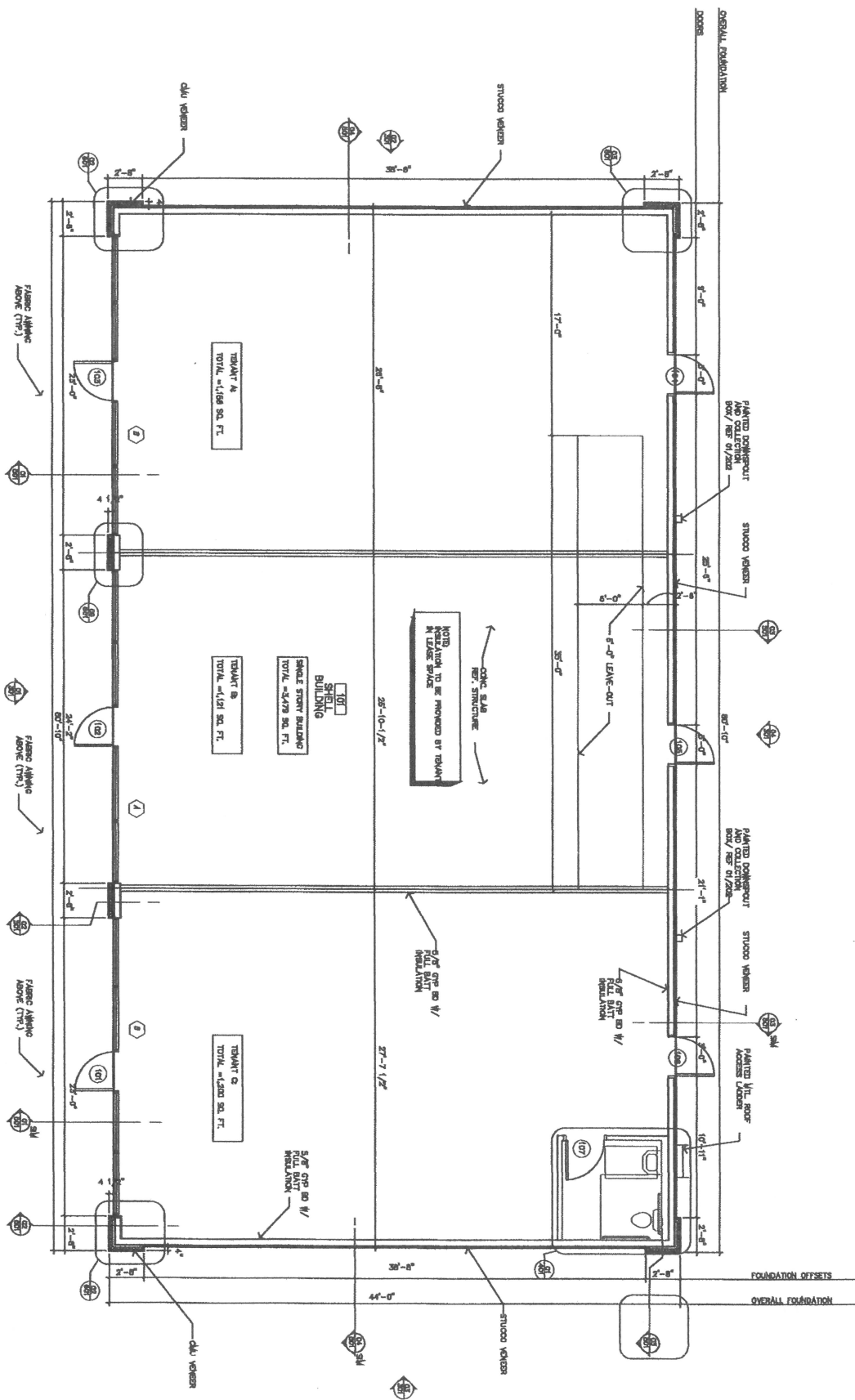
101

Paradise Playland Floor plan



3448 S Mooney Blvd.
Visalia, CA 93277

Total SQ of my building
6,690 S.F



Operational Statement: Paradise Playland

Hours of Operation:

Sunday - Thursday 9:00 am - 7:00 pm

Friday and Saturday 9:00 am - 8:00 pm

Number of Employees: 3-5 employees

Paradise Playland offers open play (customers pay for all day access with re-entry), memberships (customer pays each month for the kid to play unlimited every month), punch cards (customers can pay 10 visits instead of committing on monthly subscription), birthday party room rental (customer can rent the room for their party for 2 hours while the playground is open to the public), and private play package (customer can rent the whole playground just for her guests). We will also have an event per month to bring the community together. We will have designated hours for Special Needs and Disabled Kids for them to play in our play area safely and comfortably. We will have pre-packaged snacks and drinks available. Our customers can avail our services through online or in person. They also need to sign a waiver before going in to play in our playground. They're also going to have a wristband with their name and date and time so they can re-entry the same day. When it comes to the expected number, we're not sure how many is our max capacity just yet but we're hoping to have 100-150 kids each day. But we are going to keep an eye on our capacity as people go in and out. We are also limiting tickets online available daily to ensure the fun and safe environment of the kids.



April 9, 2024

Site Plan Review No. 2024-056:

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 **March 27, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE March 27, 2024
SITE PLAN NO. 2024-056
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

☒ Conditional Use Permit

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Colleen A. Moreno, Planning Division, 559-713-4031

Date: March 27, 2024

SITE PLAN NO: 2024-056
PROJECT: Paradise Playland
DESCRIPTION: THE SPACE USED TO BE A RETAIL STORE, CHANGING TO INDOOR PLAYGROUND
APPLICANT: KEIL JOSON
LOCATION: 3448 S MOONEY BLVD
APN: 122-290-029
GENERAL PLAN: Regional Commercial
ZONING: C-R (REGIONAL COMMERCIAL)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: March 27, 2024

1. VMC 17.25.030 line R18 lists other Recreational Facilities as conditionally permitted in the C-R zone; a Conditional Use Permit (CUP) shall be required.
2. A detailed site plan, floor plan and operational statement shall be submitted with CUP application submittal.
3. Identify if additional exterior improvements will be made with this project. If exterior renovations are included with this project, provide building elevations with the CUP submittal.
4. The project site lies within ½ mile of a major transit stop (Mooney Blvd) and is consistent with Assembly Bill 2097; minimum parking requirements do not apply to this project.
5. All signage shall be through a separate Building Permit submittal.
6. Comply with all other comments, codes, and ordinances.
7. Obtain a Building Permit.

Note:

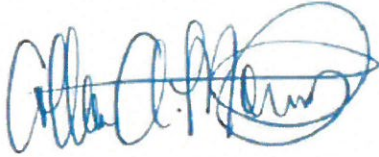
1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating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

Sections of the Municipal Code to review:

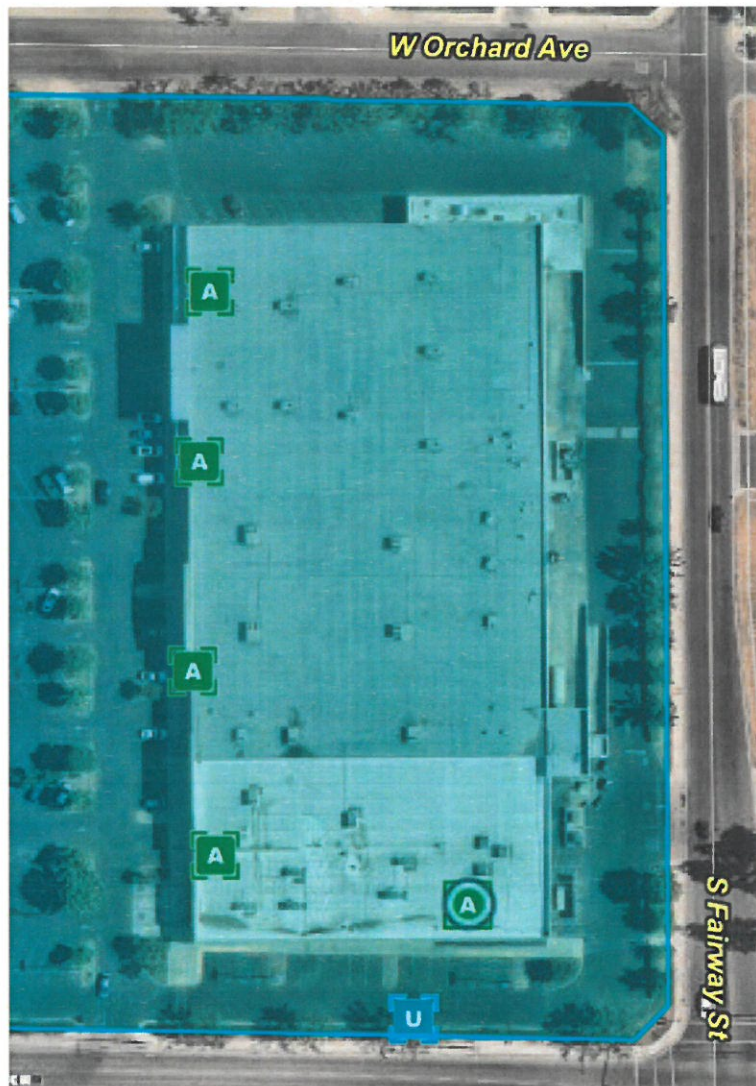
- 17.18 Commercial Zones
- 17.25 Zone Use Matrix
- 17.48 Signs

Accessible at <https://codelibrary.amlegal.com/codes/visalia/latest/overview>

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



Signature



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 6 DATE: MARCH 27, 2024

SITE PLAN NO.:	24-056
PROJECT TITLE:	PARADISE PLAYLAND
DESCRIPTION:	THE SPACE USED TO BE A RETAIL STORE, CHANGIN IT TO INDOOR PLAYGROUND.
APPLICANT:	KELI JOSON
PROP OWNER:	RANCHO VISALIA PLAZA LLC
LOCATION:	3448 S MOONEY BLVD
APN:	122-290-029

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 will not incur impact fees.***
- 2. *A building permit is required, standard plan check and inspection fees will apply.***
- 3. *Project shall comply with all accessibility requirements. 20% of permit value shall be dedicated to path of travel upgrades.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-056**

Date: **03/27/2024**

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: **RECREATION**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	TBD
<input checked="" type="checkbox"/> Treatment Plant Fee	TBD
<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 checked="" type="checkbox"/> Public Facility Impact Fee	TBD
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Luqman Ragabi

City of Visalia
Building: Site Plan
Review Comments

SPR 24050
PARADISE PLAYLAND
122290029

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 _____ * ☐ 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

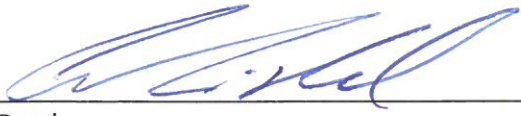
Additional comments: **ALL NEW DINING SURFACES SHALL BE MADE ACCESSIBLE. ALL GROUND LEVEL PLAY COMPONENTS SHALL BE ON ACCESSIBLE ROUTE. WHERE ELEVATED PLAY COMPONENTS ARE PROVIDED, AT LEAST 50% MUST BE ON AN ACCESSIBLE ROUTE. PROVIDE PLAY COMPONENTS SPECIFICATIONS FOR REVIEW.**

**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	March 26, 2024
Item #	6
Site Plan #	24056
APN:	122290029

- 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.
- **More information** is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on occupant load and adjoining uses.
- **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 to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to 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



Corbin Reed
Fire Marshal



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

Date: 03/26/24
Item: 6
Site Plan: SPR24056
Name: Austin Huerta

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:
ample lighting to help deter crime

- ☐ Traffic Concerns:

- ☒ Surveillance Issues:
interior/exterior surveillance cameras

- ☒ Line of Sight Issues:
low perimeter shrubs to help deter transients from setting up camp or loitering

- ☒ Other Concerns:
Enroll/participate in the Trespass Enforcement Program

From: Jessica Sandoval <Jessica.Sandoval@visalia.city>
Sent: Tuesday, March 26, 2024 9:53 AM
To: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>; Colleen Moreno <Colleen.Moreno@visalia.city>
Cc: Ben Litwack <Ben.Litwack@visalia.city>; Nick Bartsch <Nick.Bartsch@visalia.city>; Val Garcia <Val.Garcia@visalia.city>; Rick Paredez <Rick.Paredez@visalia.city>
Subject: SPR 03.27.24 WASTEWATER COMMENTS

Hello,

Please see attached the comments from the wastewater division for the SPR on 03.27.24. Please see below for the list

SPR 24043-1- ALMOND JOY- STILL NEED THE RESIDENTIAL HOUSING QUESTIONAIRRE
SPR 24051-NEW ADMIN OFFICE- PLEASE IDENTIFY WHAT WILL BE STORED IN THE WAREHOUSE
SPR 24052-MULTIFAMILY RESI- NEED RESIDENTIAL HOUSING QUESTIONAIRRE
SPR 24053-NO COMMENT
SPR 24054-NO COMMENT
SPR 24056-PARADISE PLAYLAND-NO COMMENT. NO KITCHEN IDENTIFIED. CONFIRM NO FOOD PREP ONSITE
SPR 24057-NEED THE RESIDENTIAL HOUSING QUESTIONAIRRE
SPR 24058-HAPPY HEARTS PRESCHOOL FSE FORM, GREASE TRAP OR INTERCEPTOR-PER VALS RECOMMENDATION

Sincerely,



Jessica Sandoval
Pretreatment Program Coordinator
City of Visalia WRF, QA Division
7579 Avenue 288
Visalia, CA 93277
Phone: 559-713-4529
Cell: 559 309-5170
Fax: 559-713-4501

Susan Currier

From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Tuesday, March 26, 2024 8:21 AM
To: Susan Currier
Cc: Duran, Braden@DOT; Cristobal Carrillo
Subject: Caltrans response for SPR Agenda 032724

Hi Susan,

I hope this email finds you well.

I have reviewed the Visalia SPR Agenda for March 27, 2024, and here are my findings:

1. SPR 24043-1 –Almond Joy TSM: No comments.
2. SPR 24051 – New Administration Building: **Routed for review.**
3. SPR 24052 – Multifamily Residential: No comments.
4. SPR 24054 – Single-Story Medical Office: No comments.
5. **SPR 24056** – Paradise Playland: No comments.
6. SPR 24057 – Premature Construction Work: No comments.
7. SPR 24058 – Happy Hearts Preschool: No comments.

Respectfully,

Scott Lau

Associate Transportation Planner

California Department of Transportation
District 6 Transportation Planning – Regional
1352 West Olive Ave, Fresno, CA 93728
Phone: 559.981.7341
Web: [Caltrans District 6](#)





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

Date: 03/27/2024

Item # 6

Site Plan # 24-056

Project: Paradise Playland

Description: Indoor Playground

Applicant: Keli Johnson

APN: 122-290-029

Address: NWC of Caldwell and Fairway

The following comments are applicable when checked:

☐ No New Comments

☐ **Water Mains:**
Comments:

☒ **Water Services:**

Comments: Existing service(s) at this location. If the existing service(s) is not sufficient in size to meet the customer's demand, the property owner/developer will need to request and pay for the installation of the correct size service that meets the customers demand and the abandonment of the insufficient size service. If there are additional services that may be needed, those will also be installed at the developer's expense. If the existing service(s) lands within a new drive approach, that service will be relocated at the property owner/developer's expense. If there are any existing services that will not be utilized, the property owner/developer will need to pay for the abandonment of those services. If fire sprinklers are required for your commercial building, a fire protection service will need to be installed at the property owner/developer's expense.

☒ **Fire Hydrants:**

Comments: Fire hydrants will be installed per the Visalia Fire Departments requirements. If fire hydrants are required for your project off an existing water main, Cal Water will utilize our own contractor (West Valley) for installation. This work will be paid for by the property owner/developer.

☒ **Backflow Requirements:**

Comments: A backflow is required if any parcel is for multi-family, commercial, or has multiple services. Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or visaliabackflow@calwater.com for a backflow install packet.

Additional Comments:

☒ Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start you project with Cal Water.

☐

☐



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

24056

March 27, 2024

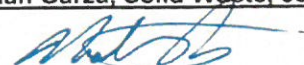
- ☐ No comments.
- ☒ See comments below
- ☐ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☐ ALL refuse enclosures must be city standard R-1 OR R-2 & 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 insufficient to comply with state recycling mandates. See comments for suggestions.
- ☐ 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.

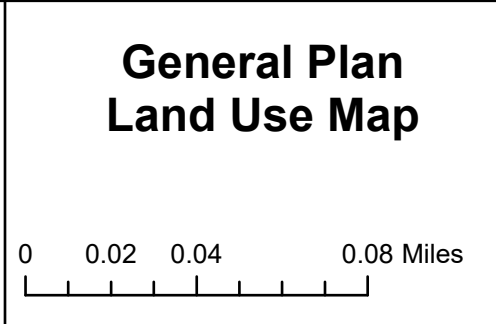
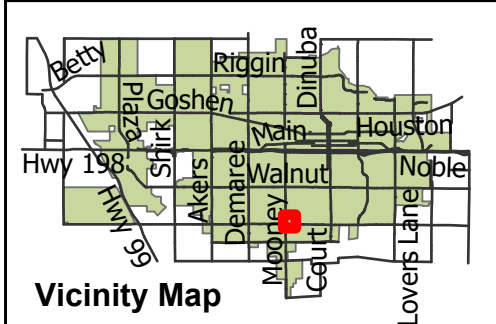
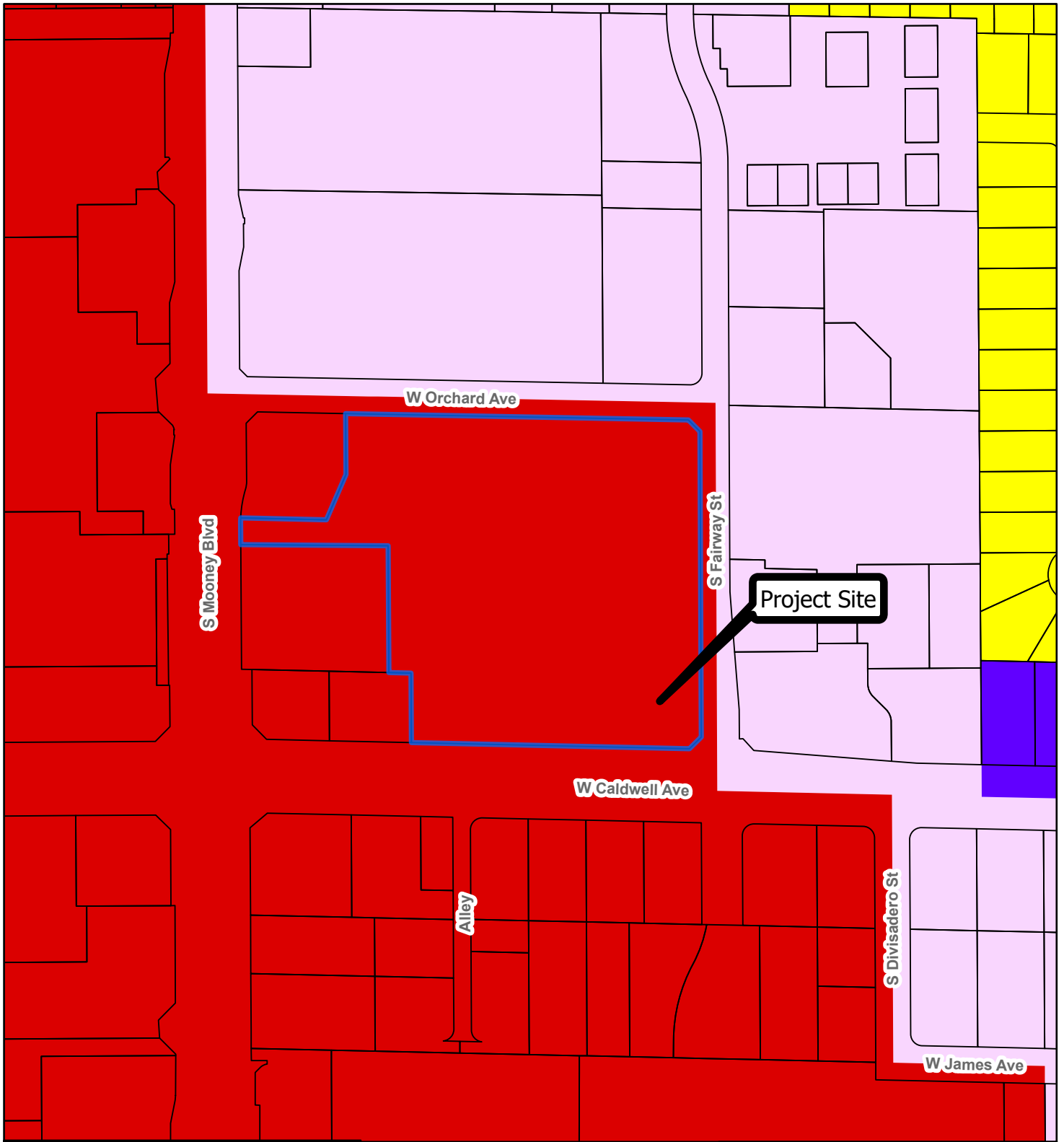
☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

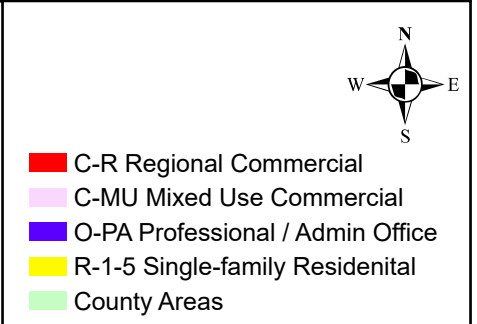
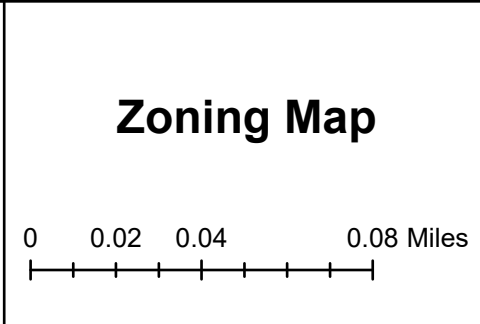
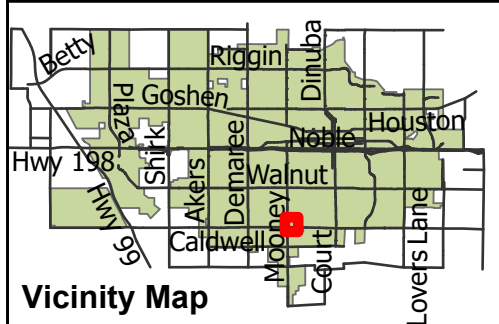
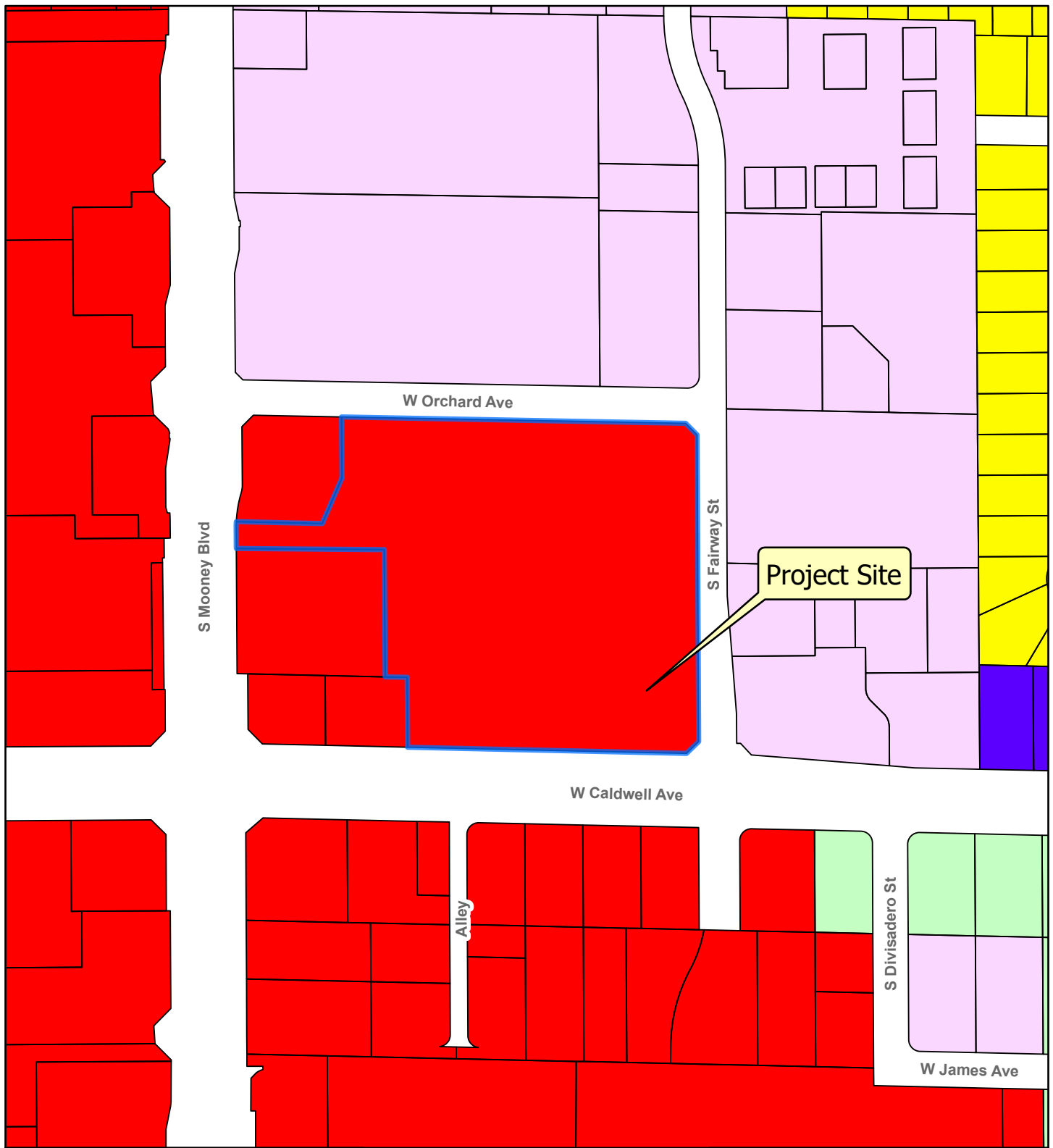
☐ Comment Solid waste services have already been assigned here and include trash, recycling, and organic collections, per the State of California's mandatory recycling laws (AB341 & AB1826).

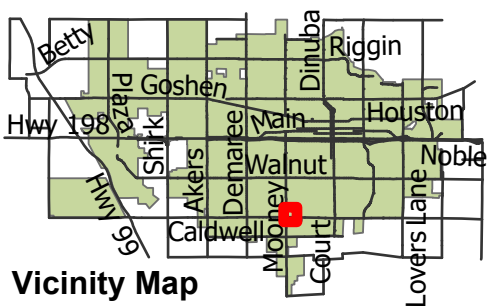
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





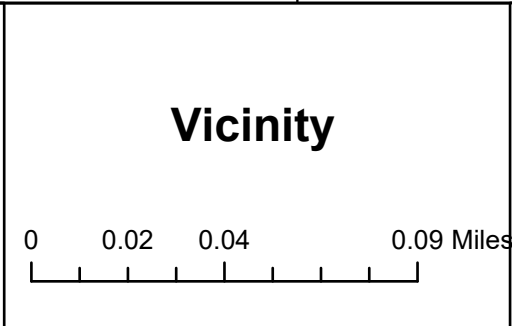
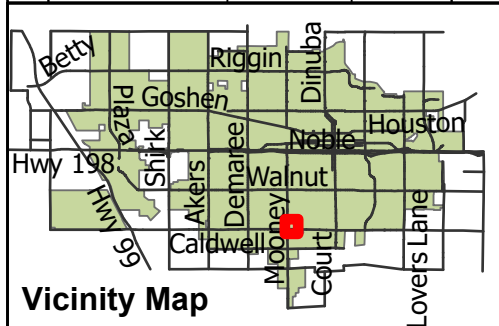
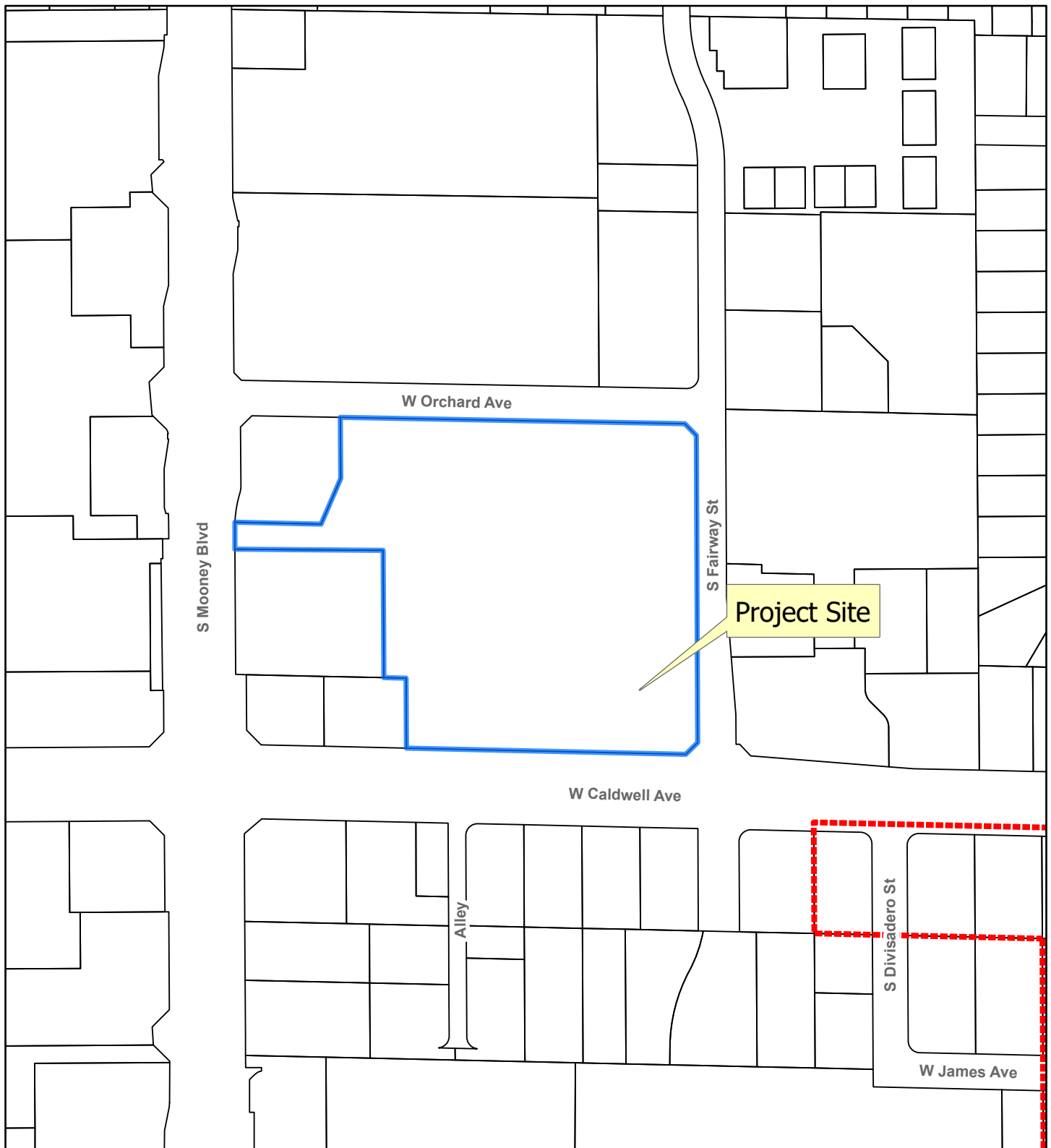




Aerial Map

0 0.03 0.05 0.1 Miles







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 28, 2024

PROJECT PLANNER: Josh Dan, Senior Planner
Phone No.: (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2024-14: A request by AAAA Liquor to operate a liquor store in a 2,176 square foot commercial tenant space in the C-MU (Mixed-Use Commercial) Zone District. The project site is located at 1339 South Mooney Boulevard (APN: 095-120-099).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2024-14, as conditioned, based upon the findings and conditions in Resolution No. 2024-24. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2024-14, based on the findings and conditions in Resolution No. 2024-24.

PROJECT DESCRIPTION

Conditional Use Permit No. 2024-14 is a request by Manpreet Singh to establish a liquor store in an existing 2,176 square foot tenant space within an existing 3,702 square foot building (see Exhibit "A"). The 3,702 square foot building has three tenant spaces, two of which the applicant wishes to renovate for the proposed use and were previously occupied by various ZAMS audio. The tenant space is located on the east side of the building with their primary frontage along South Mooney Boulevard.

The existing AAAA Liquor store is currently located at 1127 South Mooney Boulevard and will be required to close or relocate as a part of the proposed College of the Sequoias expansion, as identified in the applicant's submitted material.

The Operational Statement in Exhibit "C" states that the store will sell alcohol (beer, spirits, wines, and spiked drinks), groceries (sodas, chips, dairy, etc.), tobacco products (cigarettes, chewing tobacco, cigars, and lighters), and other miscellaneous items. The AAAA Liquor Store will operate seven days a week. The hours of operation will be 9:00 a.m. to 11:00 p.m. Monday through Thursday, 9:00 a.m. to midnight Friday and Saturday, and 9:00 a.m. to 10:00 p.m. on Sundays. The operational statement indicates that the store will be run by 6 to 8 family members, and there will be no living accommodation on site.

BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU – Commercial Mixed Use
Surrounding Zoning and Land Use	North: C-MU – Mixed Use Commercial / In-Shape, Starbucks, other commercial uses South: C-MU – Mixed Use Commercial / All-Pro bail Bonds and Ruddy's appliance retail

East: C-MU – Mixed Use Commercial / Mooney
Blvd., Sequoia Village
West: O-PA – Office Professional Administrative /
Multi-family residential triplex units

Environmental Review
Site Plan

Categorical Exemption No. 2024-22
2024-22

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

PROJECT EVALUATION

Staff recommends approval of the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and Zoning Ordinance. This recommendation is based on the project's compatibility with adjacent land uses along the South Mooney Boulevard corridor.

Land Use Compatibility

A mixture of retail commercial, retail, and services surround the project location. The request is a relocation of an existing business 750+ feet south along South Mooney Boulevard. Uses identified along that stretch of area are complimentary in nature but there is no other liquor store within another $\pm 2,000$ feet.

The Operational Statement in Exhibit "C" identifies that tobacco products will be sold at the site. Based on this information, staff is recommending the Planning Commission approve Condition of Approval No. 4, requiring that the sale of tobacco products shall remain ancillary, and approval of this use shall not constitute the approval of a smoke shop as defined in the Municipal Code. As such, the business shall not devote more than thirty (30) percent of either the gross floor space or display area to the retail sale, display, marketing, bartering, trading or exchange of any combination of tobacco, tobacco products, or exchange of tobacco paraphernalia, including electronic smoking devices and accessories. Staff concludes the project, as conditioned, is consistent with the land use given the areas land use and zoning designations that support commercial businesses, the potential to have customers walk to and from neighboring retail establishments, and the proposed use occupying a vacant commercial tenant space.

Parking

The parking requirement for general retail stores is one parking space for each 300 square feet of building area. The 2,176 square foot tenant space would be required to provide at least 8 parking stalls. The larger, multi-tenant building (with a square footage of 3,702 square feet) has sufficient number of parking spaces established on the south and west sides of the building. A site visit by staff showed that there are forty-five (29) parking spaces provided on site. Eleven (11) of which are adjacent of the building.

Additionally, pursuant to Assembly Bill 2097, which went into effect January 1, 2023, public agencies are prohibited from imposing minimum parking requirements on sites that are located within a half-mile radius of a major transit stop. *(Please note a major transit stop is defined as major transit stop" to include an existing or planned (1) rail or bus rapid transit station, (2) ferry terminal served by bus or rail transit, or (3) intersection of two or more major bus routes with service every 15 minutes or less during peak commute periods.)* The City of Visalia Transit

operates bus service along Route 1 with bus stops located on Main Street and Mooney Boulevard. Route 1 meets the definition of a “major transit stop” and the project site is within a half mile of Route 1 bus stops.

Conditional Use Permit Revocation Process

Pursuant to Visalia Municipal Code Section 17.38.040, 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 Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-22).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
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. 2024-22).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2024-022, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit “A”, the Floor Plan in Exhibit “B”, and the operational statement in Exhibit “C”.

3. That the applicant complies with their operational statement as stated in Exhibit “C”. Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. That the sale of tobacco products shall remain ancillary, and this Use Permit shall not constitute the approval of a smoke shop as defined in the Municipal Code Chapter 8.46.030. As such, the business shall not devote more than thirty (30) percent of either the gross floor space or display area to the retail sale, display, marketing, bartering, trading or exchange of any combination of tobacco, tobacco products, or exchange of tobacco paraphernalia, including electronic smoking devices and accessories.
5. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. That all other federal and state laws and city codes and ordinances be complied with.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2024-24
- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Applicants Operational Statement
- Site Plan Review Comments No. 2024-022
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

Chapter 17.38

CONDITIONAL USE PERMITS

Sections:

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

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
 - 1. Name and address of the applicant;
 - 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 - 3. Address and legal description of the property;
 - 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 - 5. The purposes of the conditional use permit and the general description of the use proposed;
 - 6. Additional information as required by the historic preservation advisory committee.
 - 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 - 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 - 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 - 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 - 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 - 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

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

Chapter 17.19

MIXED USE ZONES

Sections:

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

17.19.10 Purpose and intent.

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
 - 1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
 - 2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
 - 3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:
 - 1. Mixed Use Commercial Zone—(C-MU). The purpose and intent of the mixed use commercial zone district is to allow for either horizontal or vertical mixed use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted.
 - 2. Mixed Use Downtown Zone—(D-MU). The purpose and intent of the mixed use downtown zone district is to promote the continued vitality of the core of the community by providing for the continuing commercial development of the downtown and maintaining and enhancing its historic character. The zone is designed to accommodate a wide mix of land uses ranging from commercial and office to residential and public spaces, both active and passive. The zone is intended to be compatible with and support adjacent residential uses, along with meeting the needs of the city and region as the urban center of the city; to provide for neighborhood, local, and regional commercial and office needs; to accommodate the changing needs of transportation and integrate new modes of transportation and related facilities; and to maintain and enhance the historic character of the city through the application of architectural design features that complement the existing historic core of the city. (Ord. 2017-01 (part), 2017)

17.19.015 Applicability.

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

17.19.020 Permitted uses.

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

17.19.030 Conditional and temporary uses.

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

17.19.040 Required conditions.

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

17.19.050 Off-street parking and loading facilities.

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

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

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

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

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

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

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: zero (0) feet;

2. Rear: zero (0) feet;
3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
6. Street side yard on corner lot: zero (0) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: five (5) feet (except where a building is located on property line);
2. Rear: zero (0) feet;
3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-1 or R-M zone district: five (5) feet except where a building is located on side property);
6. Street side on corner lot: five (5) feet.

E. The provisions of Chapter 17.58 shall also be met, if applicable.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017)

RESOLUTION NO. 2024-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-14, A REQUEST BY AAAA LIQUOR TO OPERATE A LIQUOR STORE IN A 2,176 SQUARE FOOT COMMERCIAL TENANT SPACE IN THE C-MU (MIXED-USE COMMERCIAL) ZONE DISTRICT. THE PROJECT SITE IS LOCATED AT 1339 SOUTH MOONEY BOULEVARD (APN: 095-120-099)

WHEREAS, Conditional Use Permit No. 2024-14, is a request by AAAA Liquor to operate a liquor store in a 2,176 square foot commercial tenant space in the C-MU (Mixed-Use Commercial) Zone District. The project site is located at 1339 South Mooney Boulevard (APN: 095-120-099); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 28, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2024-14, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
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. 2024-22).

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. 2024-022, incorporated herein by reference.
2. That the use be operated in substantial compliance with the Site Plan in Exhibit "A", the Floor Plan in Exhibit "B", and the operational statement in Exhibit "C".
3. That the applicant complies with their operational statement as stated in Exhibit "C". Any changes to their operation are subject to review by the City Planner, and may subsequently be required to be reviewed by the Planning Commission.
4. That the sale of tobacco products shall remain ancillary, and this Use Permit shall not constitute the approval of a smoke shop as defined in the Municipal Code Chapter 8.46.030. As such, the business shall not devote more than thirty (30) percent of either the gross floor space or display area to the retail sale, display, marketing, bartering, trading or exchange of any combination of tobacco, tobacco products, or exchange of tobacco paraphernalia, including electronic smoking devices and accessories.
5. All new building signage shall require a separate building permit and shall be designed consistent with the Sign Ordinance of the City of Visalia Chapter 17.48.
6. That all other federal and state laws and city codes and ordinances be complied with.

LOT DESCRIPTION:

LOCATED IN A PORTION OF THE NORTH HALF OF THE
NORTHEAST QUARTER SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE
AND MERIDIAN, CITY OF VISALIA, COUNTY OF TULARE, STATE
OF CALIFORNIA

ADDRESS: 1339 AND 1341 S MOONEY BLVD
VISALIA, CA 93277

APN: 095-120-099

LOT AREA: 18,496 ± SQ. FT.

FLOOD ZONE INFORMATION:

FLOOD ZONE 'X' PER FEMA MAP 06107C0424E DATED 6/16/2009

ZONING:

MIXED USE COMMERCIAL C-MU

GENERAL PLAN USE:

COMMERCIAL MIXED USE

BUILDING ANALYSIS:

BUILDING AREA - TOTAL 3,102 SQ. FT.

PROPOSED CHANGE OF USE 2,176 SQ. FT.

TYPE OF CONSTRUCTION:

MASONRY/WOOD TYPE III/IV

BUILDING IS NOT EQUIPPED WITH FIRE SPRINKLERS

OCCUPANCY TYPE:

PROPOSED LIQUOR / RETAIL GROUP M

OCCUPANCY LOAD:

LIQUOR / RETAIL 2176 / 60 = 36.3

NUMBER OF EXITS REQUIRED: 36 < 44 = 1

MAXIMUM EGRESS TRAVEL DISTANCE
FOR O.L. > 30 (NO SPRINKLERS) 75 L.F.

PARKING:

GENERAL RETAIL

1 PER 300 SQ. FT. FLOOR AREA

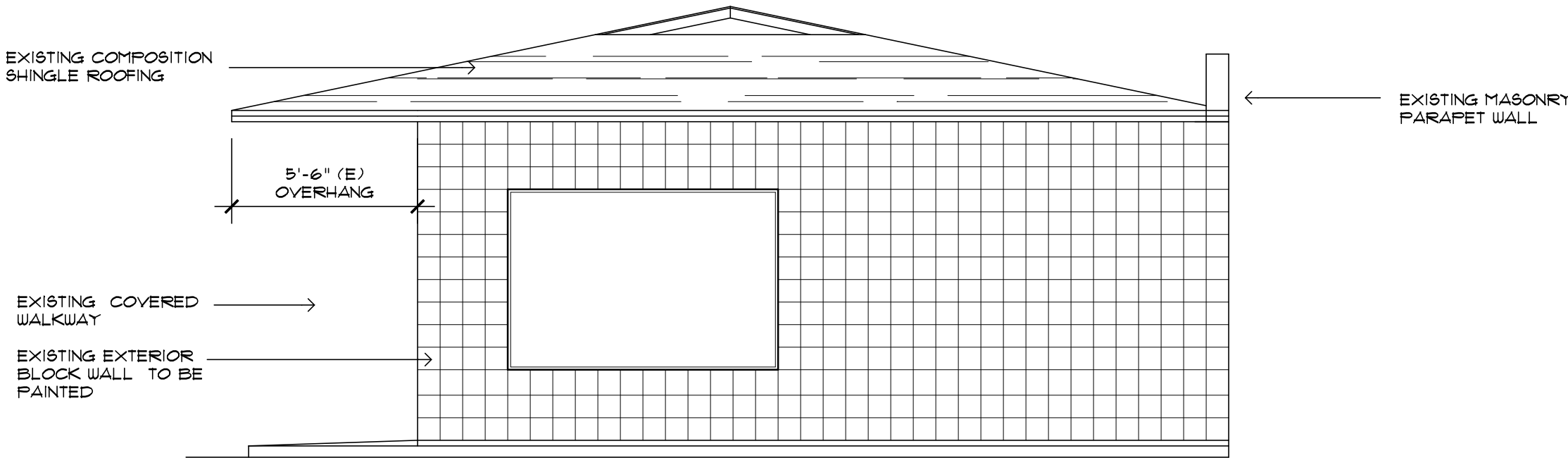
2176 / 300 = 7.25 REQUIRED

PARKING EXISTING

14 - 9'X20' ONE WAY PARKING

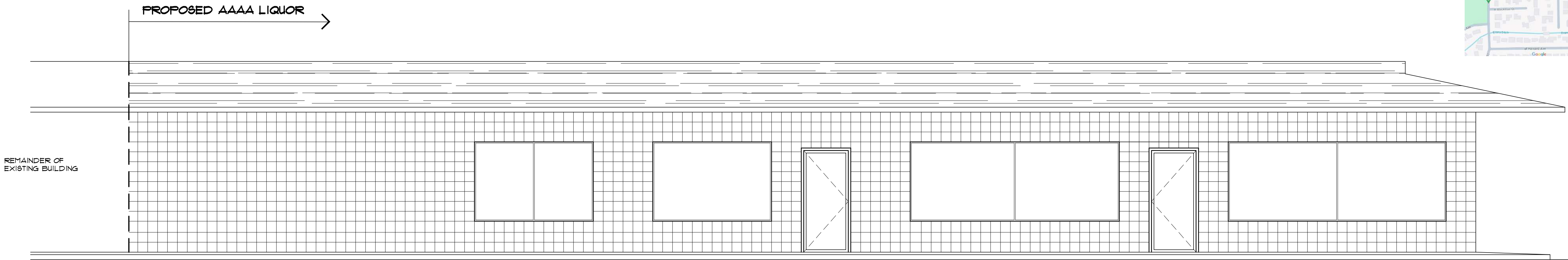
1 DISABLED ACCESSIBLE PARKING

TOTAL = 20



RIGHT - EAST ELEVATION

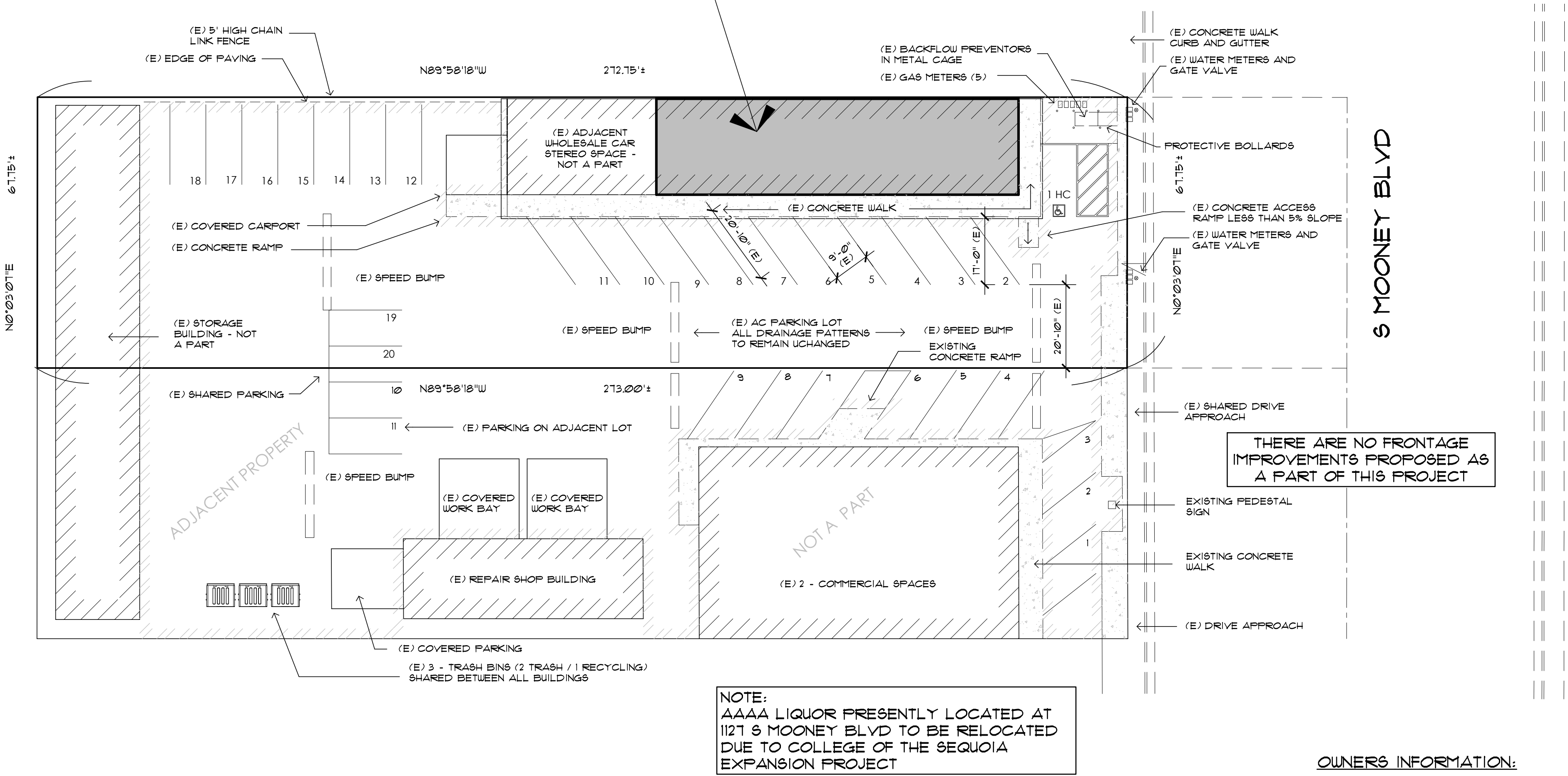
SCALE : 1/4" = 1'-0"



PARTIAL FRONT - SOUTH ELEVATION

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

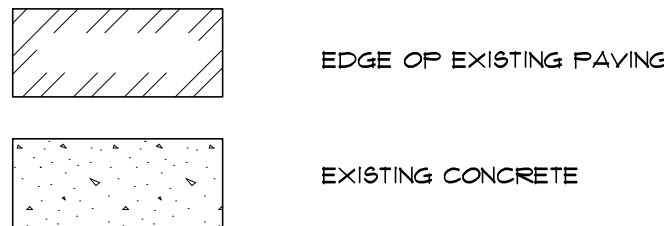
PROPOSED
AAAA LIQUOR



SITE PLAN

SCALE : 1" = 20'-0"

SITE LEGEND:



SHEET INDEX

- 1 SITE PLAN / EXTERIOR ELEVATIONS / NOTES
2 EXISTING FLOOR PLAN / PROPOSED FLOOR PLAN

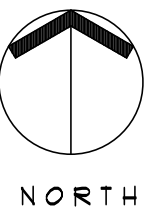
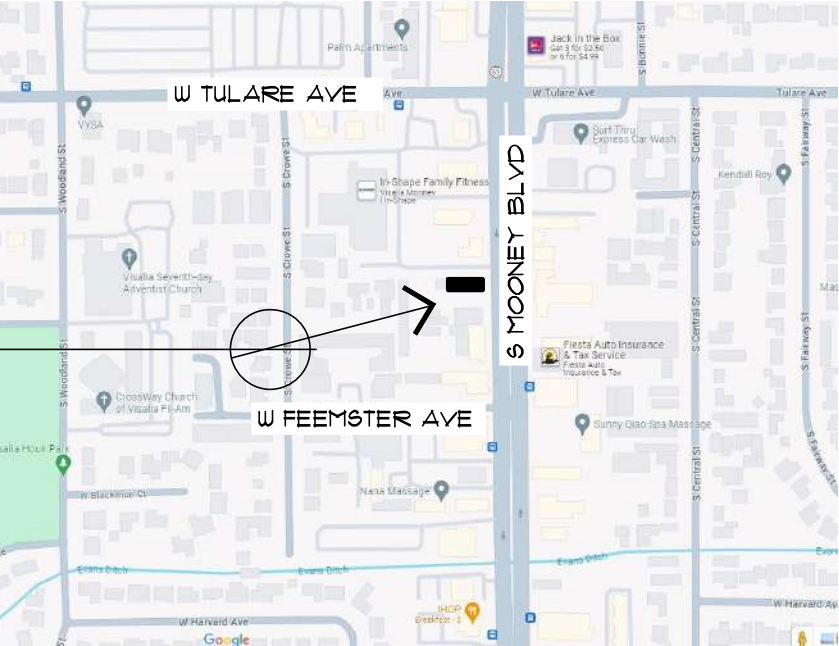
OWNERS INFORMATION:

PATRICIA J GORDON
3810 WEST MONTE VISTA
VISALIA, CA

APPLICANTS INFORMATION

MANPREET SINGH
1014 SOUTH MOONEY BLVD
VISALIA, CA

VICINITY MAP



Design by Kelsie

DESIGN BY KELSIE

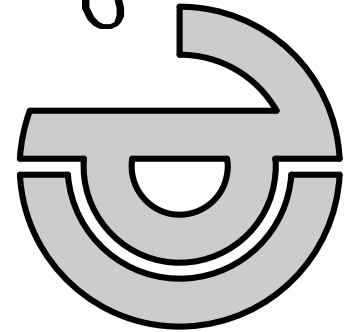
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centralvalleydrafting.com

REVISIONS	BY



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caldrafting@yahoo.com



PROPOSED TENANT IMPROVEMENT FOR:

MANPREET SINGH

AAAA LIQUOR

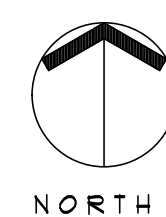
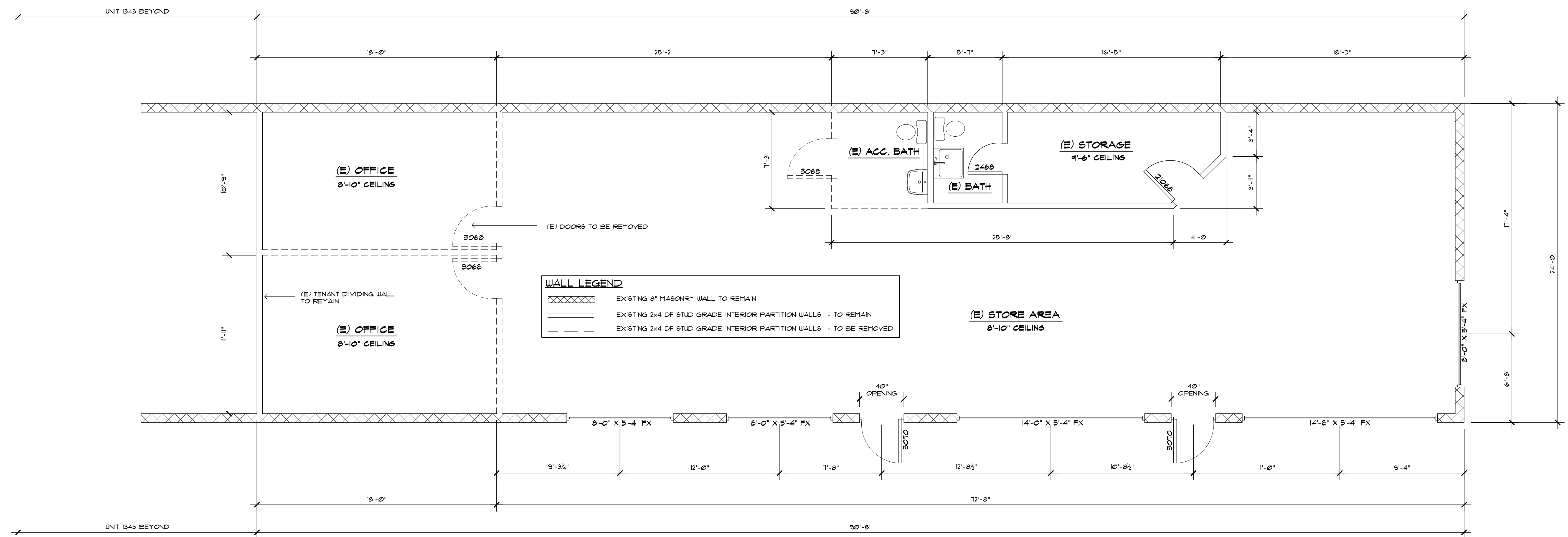
AT:
1339 & 1341 S MOONEY BOULEVARD
VISALIA, CA 93277

SITE PLAN

DRAWN C.A.L.
CHECKED K.R.S.
DATE MARCH 28, 2024
SCALE AS SHOWN
JOB NO. 2024-005
SHEET

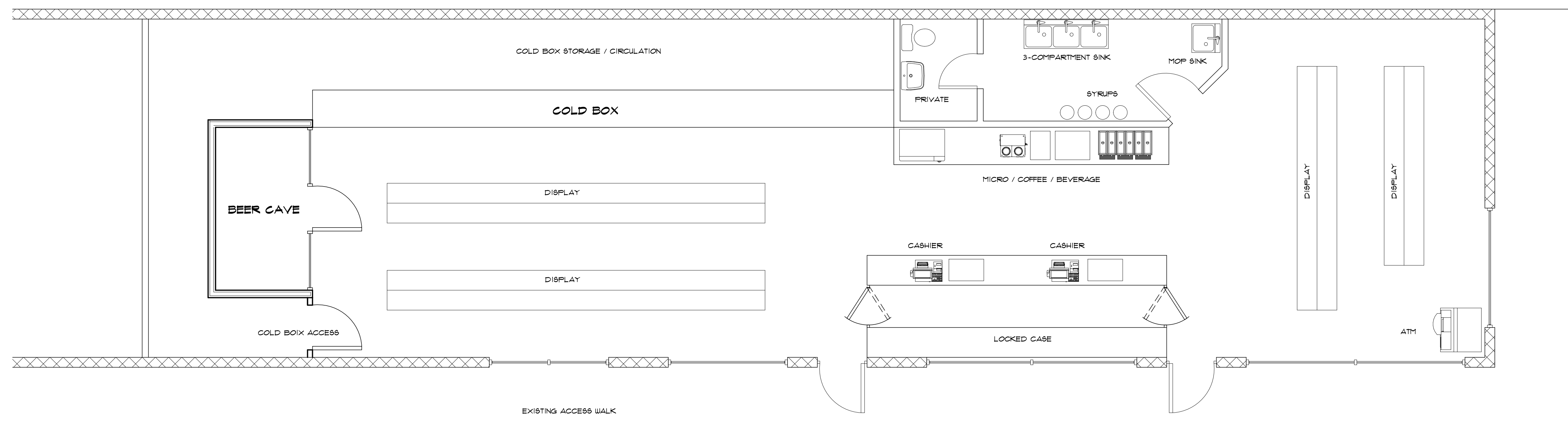
1

OF 2 SHEETS

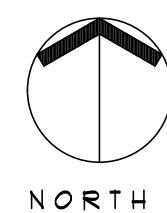


UNIT 1331 & 1339 EXISTING FLOOR PLAN / DEMO PLAN

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



WALL LEGEND	
	EXISTING 8" MASONRY WALL TO REMAIN
	EXISTING 2x4 DF STUD GRADE INTERIOR PARTITION WALLS - TO REMAIN
	PROPOSED 2x4 DF STUD GRADE • 16" O.C. MAX. INTERIOR PARTITION WALLS



UNIT 1331 & 1339 PROPOSED PLAN

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

NO EXTERIOR CHANGES PROPOSED

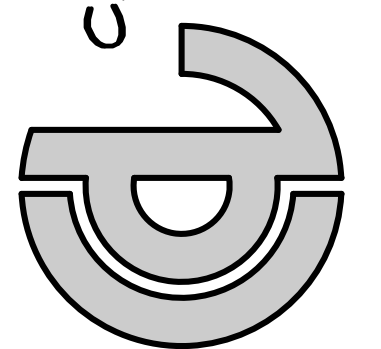


DESIGN BY KELSIE
designbykelsie@gmail.com
centralvalleydrafting.com

REVISIONS	BY



CAL DRAFTING SERVICES
CHRIS A. LEON
1492 N. CHERYLL AVE.
PORTERVILLE, CA. 93257
(559) 361-9398
caldrafting@yahoo.com



PROPOSED TENANT IMPROVEMENT FOR:
MANPREET SINGH
AAAAA LIQUOR
AT:
1339 & 1331 S. MOONEY BOULEVARD
VISALIA, CA 93277

EXISTING / DEMO PLAN
PROPOSED FLOOR PLAN

DRAWN K.R.S.
CHECKED C.A.L.
DATE MARCH 28, 2024
SCALE AS SHOWN
JOB NO. 2024-005
SHEET

2

OF 2 SHEETS

Operational Statement

AAAA LIQUOR

: Liquor/Convenience Store selling groceries, alcohol and tobacco products

: Products to be sold

- Alcohol (beer, spirits, wines, and spiked drinks)

- Groceries (soda, chips, dairy, etc....)

- Tobacco (cigarettes, chewing tobacco, cigars, papers, lighters..)

- Lotto/Lottery Tickets

- Some other household and automotive related items

: There is no existing business at the site currently. Previously occupied as an electronic store.

: Hours of Operation

Mon 9am-11pm

Tues 9am-11pm

Wed 9am-11pm

Thurs 9am-11pm

Fri 9am-12am(midnight)

Sat 9am-12am(midnight)

Sun 9am-10pm

: Store will open year long

: Clients can vary depending on day or holidays (8-10 clients in store at one given time)

: Store run by family members (6-8)

: No employees are permitted to live on site

: Delivery Trucks (big rigs or box trucks) deliver between 3-5 times per week

: Equipment to used

- POS for sales

- Walk-in refrigeration for beer and cold drinks

- Soda dispenser

- Ice machine

: NO HAZARDOUS materials will be used



March 4, 2024

Site Plan Review No. 2024-022:

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **February 14, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE

February 14, 2024

SITE PLAN NO.

2024-022

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: February 14, 2024

SITE PLAN NO: 2024-022

PROJECT: AAAA Liquor

DESCRIPTION: EXISTING AAAA LIQUOR STORE TO BE RELOCATED TO 1339 S. MOONEY BLVD. RELOCATION REQUIRED DUE TO COS EXPANSION PROJECT.
MINOR INTERIOR TENANT IMPROVEMENTS

APPLICANT: MANPREET SINGH

LOCATION: 1339 S. MOONEY BLVD.

APN: 095-120-099

GENERAL PLAN: Commercial Mixed Use

ZONING: C-MU (MIXED USE COMMERCIAL)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: February 14, 2024

1. A Conditional Use Permit shall be required to approve a liquor store/convenience store use in the C-MU Zone.
2. The Conditional Use Permit submittal shall include the following:
 - Site Plan, identifying all structures/tenant spaces and their uses on the project site, and on the site to the south (1345 and 1349 S. Mooney Blvd.)
 - Building Elevations (all building exteriors);
 - Operational Statement describing all uses onsite;
 - Floor Plans;
 - Landscape & Irrigation Plan, if applicable.
3. The project site is located adjacent to Mooney Boulevard/State Highway 63. Caltrans comments must be provided prior to this project going before the Visalia Planning Commission for consideration.
4. Comply with the requirements of the Solid Waste Division regarding trash enclosure locations and sizes.
5. All signage shall be through a separate Building Permit submittal.

NOTES

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

Applicable Sections of the Visalia Municipal Code to review:

17.19. Mixed Use Zones

17.34 Off-street parking and loading facilities

Accessible at https://codelibrary.amlegal.com/codes/visalia/latest/visalia_ca/0-0-0-33310

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



Signature: _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: FEBRUARY 14, 2024

SITE PLAN NO.: 24-022
PROJECT TITLE: AAAA LIQUOR
DESCRIPTION: RELOCATE EXISTING AAAA LIQUOR TO 1339 S MOONEY
APPLICANT: MANPREET SINGH
PROP OWNER: JOE E GORDON & PATRICIA J GORDON (TRS REV TR)
LOCATION: 1339 S MOONEY
APN: 095-120-099

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 will not incur impact fees as the previous use was retail.***
- 2. A building permit is required for any proposed tenant improvements, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-022**

Date: **02/14/2024**

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: **RETAIL**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Treatment Plant 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

City of Visalia
Building: Site Plan
Review Comments

SFR 24022
LIQUOR
095120099

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 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 AND 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: COMMON PATH OF EGRESS SHALL NOT EXCEED 75 FEET. PROVIDE ADDITION EXIT ACCESS DOOR FROM STORAGE AREA.

VAL GARCIA 2/13/24
Signature

**Site Plan Comments**

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

Date	February 14, 2024
Item #	3
Site Plan #	24022
APN:	095120099

- 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 to order and please allow adequate time for shipping and installation. 2022 CFC 506.1

Corbin Reed
Fire Marshal



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

Date: 02/14/24
Item: 3
Site Plan: SPR24022
Name: Robert 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:
ample lighting around property to help deter crime
- ☐ Traffic Concerns:
- ☒ Surveillance Issues:
interior/exterior surveillance cameras around property to help deter crime
- ☐ Line of Sight Issues:
- ☒ Other Concerns:
enroll/participation in the Trespass Enforcement Program

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 14, 2024

ITEM NO: 3 Added to Agenda

MEETING TIME: 09:30

SITE PLAN NO: [SPR24022](#)

ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.ci

PROJECT TITLE: AAAA Liquor

DESCRIPTION: Existing AAAA Liquor store to be relocated to 1339 S Mooney Blvd. Relocation required due to COS expansion project. Minor interior tenant improvements.

APPLICANT: Manpreet Singh - Applicant

APN: 095120099

ADDRESS: 1339 S MOONEY BLVD

LOCATION: 1339 S. Mooney Blvd.

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

- ☒ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards 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

Susan Currier

From: Jessica Sandoval
Sent: Tuesday, February 13, 2024 7:40 AM
To: Susan Currier; Cristobal Carrillo; Colleen Moreno
Cc: Rick Paredez; Val Garcia
Subject: Wastewater Comments for SPR 02/14/24

Gm-

Site plan Review 02/14/24

SPR 23231-1-1-No New Comments

SPR 24021-No Comments, however it is noted the sharps containers for the needles. Please make sure none disposed in the sanitary sewer.

SPR 24022- No comment

SPR 24024-No Comment

Thanks!

Sincerely,

Jessica Sandoval

Jessica Sandoval
Pretreatment Program Coordinator
City of Visalia WRF, QA Division
7579 Avenue 288
Visalia, CA 93277
Phone: 559-713-4529
Cell: 559 309-5170
Fax: 559-713-4501

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

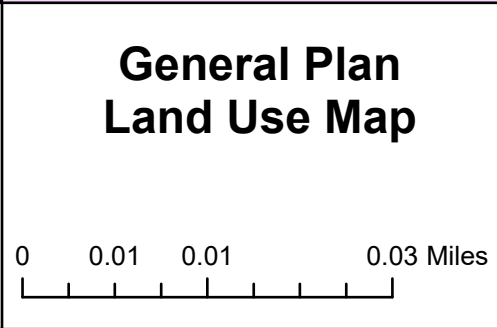
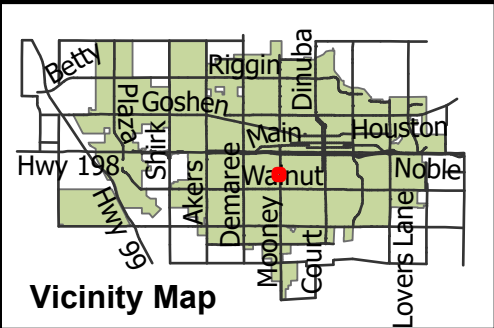
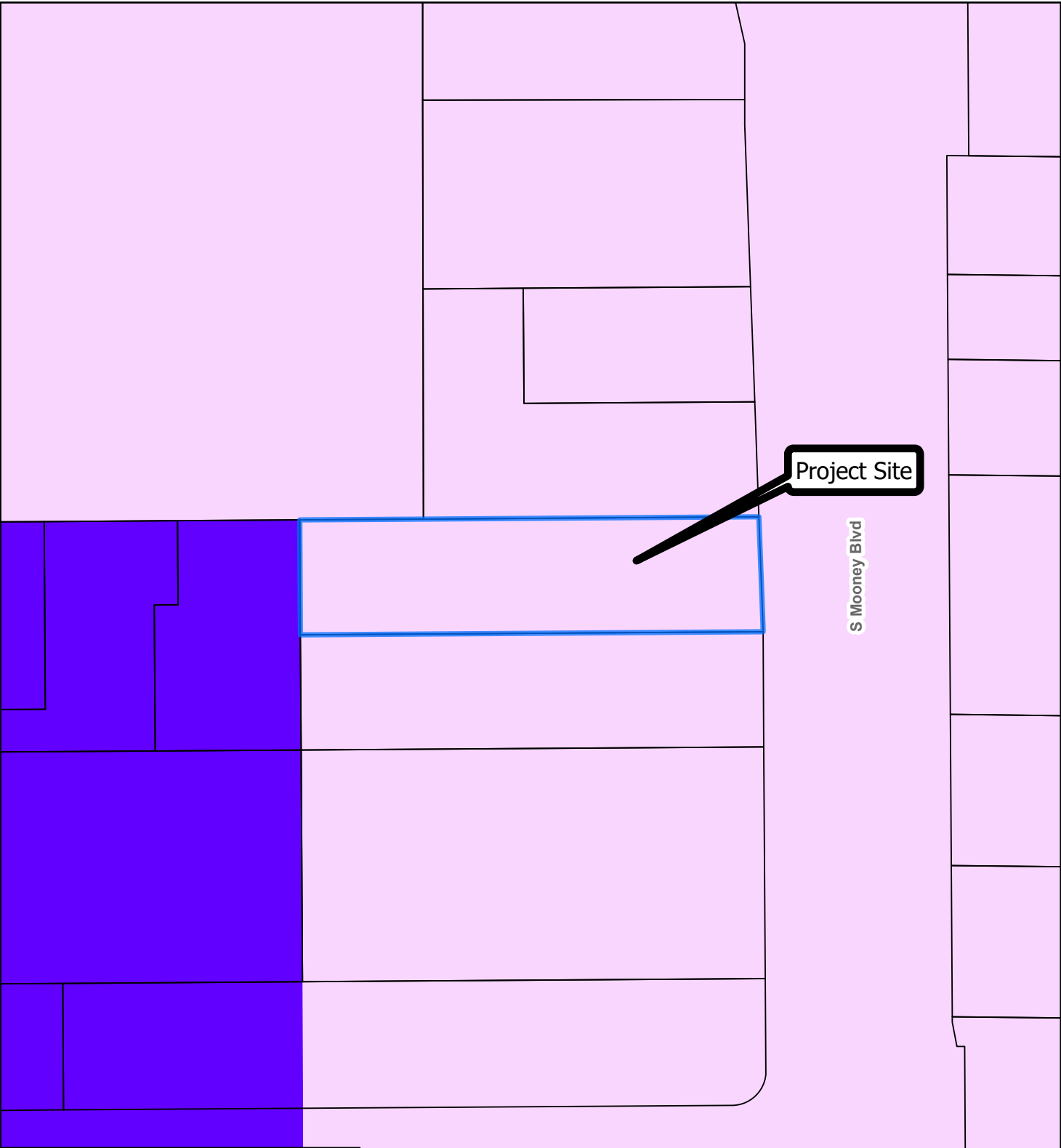
24022

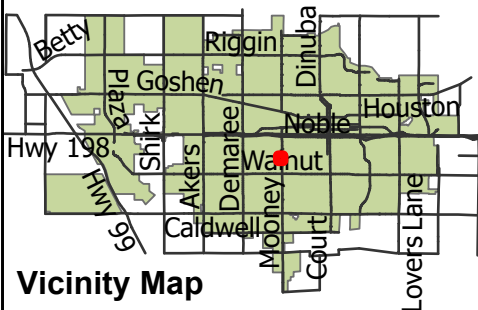
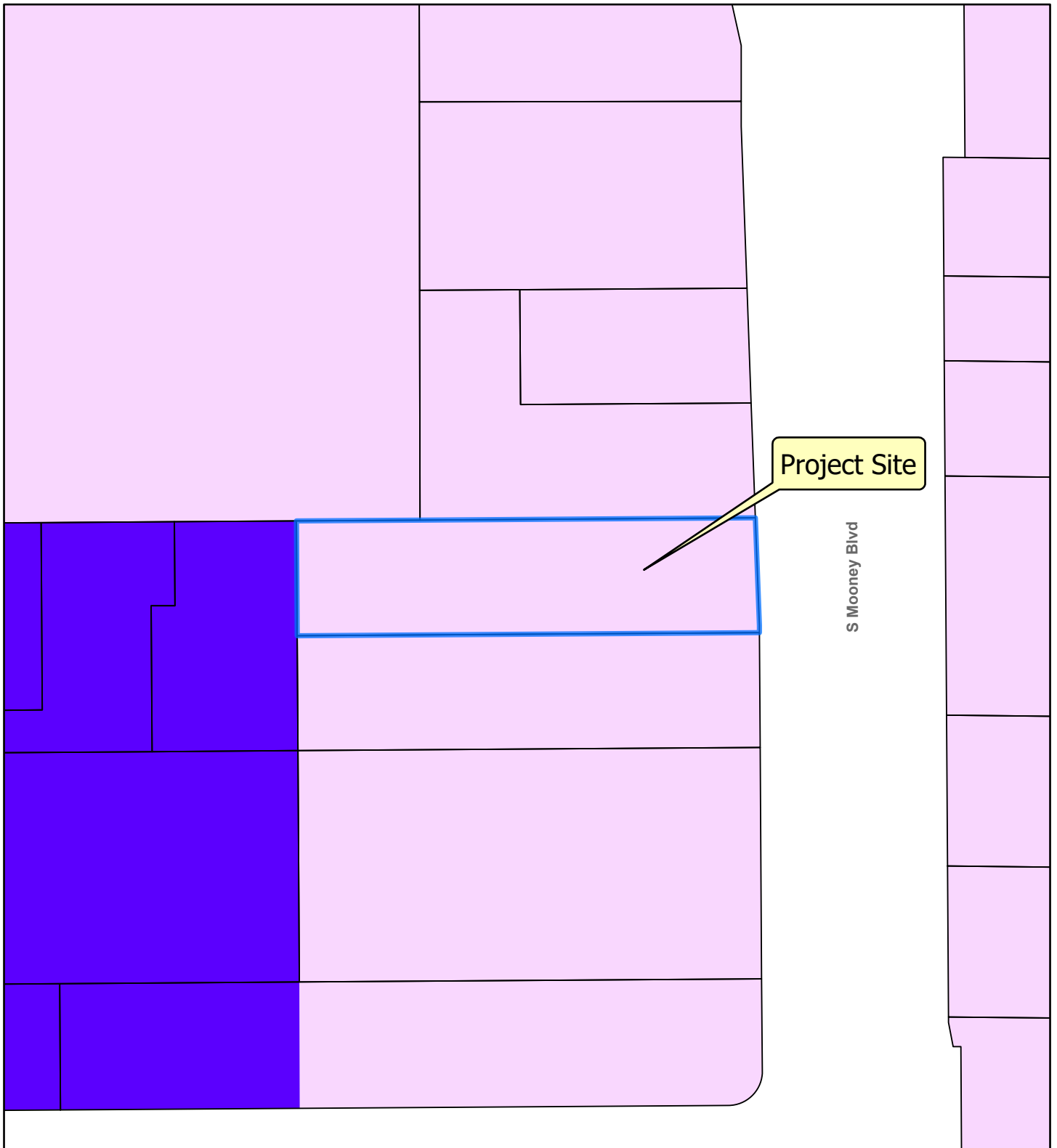
February 14, 2024

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input checked="" type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input checked="" type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input checked="" type="checkbox"/>	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
<input checked="" type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input checked="" type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input checked="" type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input checked="" type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input checked="" type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Solid waste services to include trash, recycling, and organics recycling, per the State of California's mandatory recycling laws (AB341 & AB1826). Customer to identify placement of a city standard (R1/R2) single bin, and a city standard (R3/R4) double bin enclosure, both set for STAB load collections. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure gates when opened. Customer is encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placements.
Comment	

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

Nathan Garza, Solid Waste, 559-713-4532



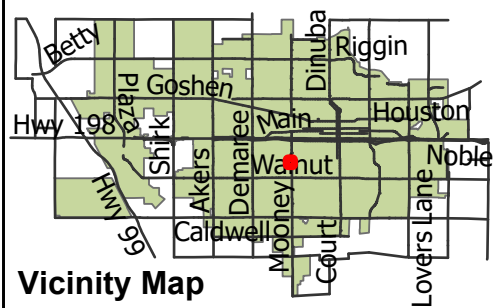


Zoning Map

0 0.01 0.01 0.02 Miles



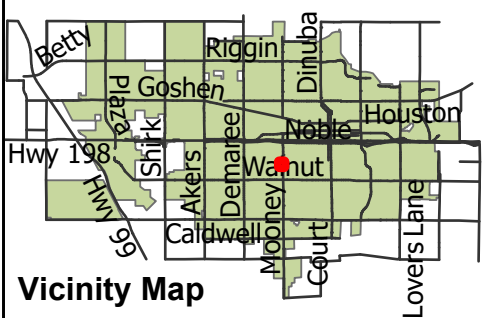
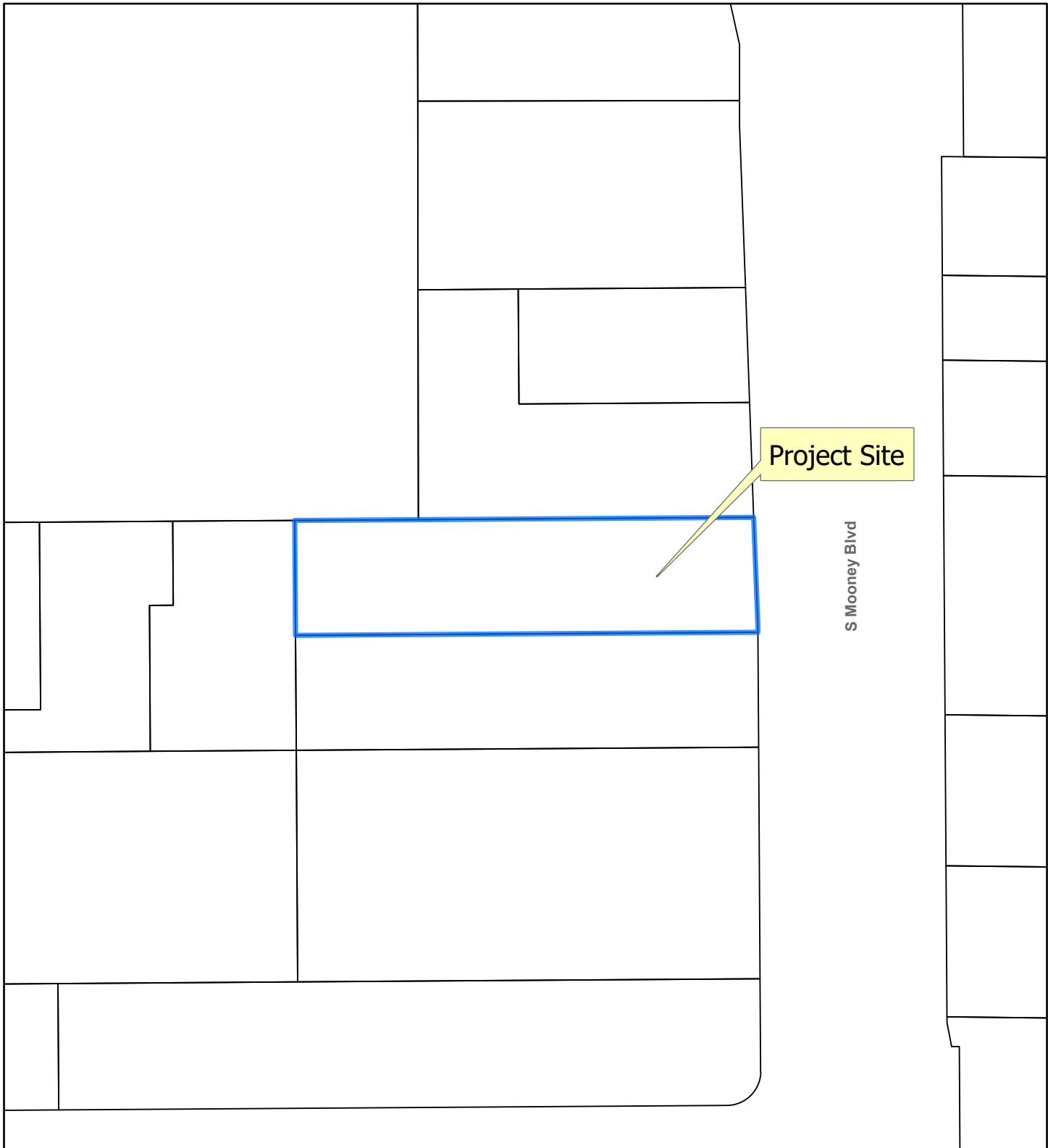
- C-MU Mixed Use Commercial
- O-PA Professional / Admin Office



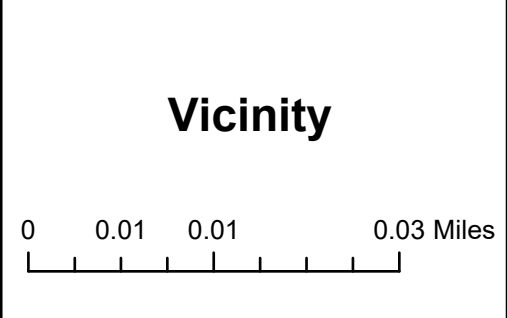
Aerial Map

0 0.01 0.01 0.03 Miles





Vicinity Map





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 25, 2024

PROJECT PLANNER: Josh Dan, Senior Planner
Phone No: (559) 713-4003
Email: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2024-19: A request by Mulberry Springs LLC, to entitle a “blanket” approval for medical uses, except massage therapy, in the C-R (Regional Commercial) Zone. The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2024-19, based on the findings and conditions in Resolution No. 2024-32. Staff’s recommendation is based on the project’s consistency with the policies of the Visalia General Plan, South Packwood Creek Specific Plan, and consistency with the Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2024-19 based on the findings and conditions in Resolution No. 2024-32.

PROJECT DESCRIPTION

On March 24, 2024, the Planning Commission voted to approve Conditional Use Permit No. 2024-02 and Tentative Parcel Map No. 2024-01 which were an entitlement request to establish a mixed-use development plan in two phases, for the balance of the vacant portion of the South Packwood Creek Specific Plan area located north of Cameron Avenue and west of Stonebrook Street. Phase 1 is comprised of a 276-unit multi-family apartment complex and Phase 2 is comprised of a undisclosed retail building with a drive-thru and two commercial building spaces totalling 23,938 square feet as depicted per Exhibit “A”. Please note in addition to the conditional use permit, the applicant submitted a tentative parcel map (TPM No. 2024-01) to create commercial condominium plans for both commercial buildings.

The request by the same applicant is to seek a “blanket” approval of medical uses identified as conditionally permitted in the C-R (Regional Commercial) Zone district as detailed in the Zoning Code Use Matrix Table Section 17.25.030. If approved, these otherwise “conditionally permitted” medical uses would be allowed to proceed with occupying these future tenant spaces within the two commercial buildings without having to go back through the entitlement review process.

The applicant has provided a project narrative, see Exhibit “B”, detailing the request of 20 various medical uses which include optometry, dental, dialysis, pharmacist, and veterinary services (with and without boarding services). The applicant anticipates that the entitlement could be used to attract future business owners to lease or purchase the commercial spaces by reducing additional time required to obtain approvals for medical uses through the entitlement process. Please note, Exhibit “B” does not list “massage therapist” as a use covered under this request. Staff is not supportive of including the massage therapist use as a use covered under this conditional use permit.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Commercial Regional (CR)
Zoning:	Regional Commercial (C-R)
Surrounding Zoning and Land Use:	North: Quasi Public (QP), County Island (R-1 Zone) / Packwood Creek , existing single-family residential in county island. South: Regional Commercial (C-R) / W. Cameron Ave. / Commercial buildings (Costco Wholesale / La-Z-Boy Furniture) East: Regional Commercial (C-R) / S. Stonebrook St. (vacant lot) West: Regional Commercial (C-R), Quasi Public (QP) / Surf Thru Carwash, Packwood Creek, Walmart, Burlington, and Ashley Furniture
Environmental Document	Categorical Exemption No. 2024-28
Site Plan:	Site Plan Review No. 2023-112 & 2023-166
Specific Plan:	South Packwood Creek Specific Plan

RELATED PROJECTS

- On April 24, 2002, the City Council adopted the South Packwood Creek Specific Plan, which facilitated development of the Packwood Creek Commercial Center (CUP No. 2002-05). The Center is located on both sides of Mooney Boulevard, north of Visalia Parkway (see inset). The Specific Plan identified a total of two phases (I and II) and five planning areas (IA, IB, IC, IIA, and IIB).
- On February 21, 2005, the City Council initiated the proceedings for Annexation No. 2005-01, a request to annex the subject site into the City limits. The Tulare County LAFCO (Local Agency Formation Commission) subsequently approved the annexation in May 2005.
- On March 5, 2007, the City Council approved a final cancellation and approved disestablishment of the Agricultural Preserve applicable to the southern half of the project site, removing restrictions for development.
- On September 12, 2005, the Planning Commission approved CUP No. 2005-29 to allow a planned commercial development, featuring a Costco building, with shared access and a gasoline service station in the Regional Retail Commercial Zone and Tentative Parcel Map No. 2005-19 to divide the subject 50.66 acres of vacant land into 16 parcels. Under the existing entitlement, CUP 2005-29, the proposed Costco building was to be located on the western portion of the site with the smaller tenants located along Stonebrook Street. The parcel configuration approved under Parcel Map No. 2005-19 corresponded with the proposed retail pads.
- On May 14, 2007, the Planning Commission approved CUP No. 2007-12 amending CUP No. 2005-29 by relocating the Costco building to the southwest corner of Cameron Avenue and Stonebrook Street and approving the reconfiguration of several building pads. Tentative Parcel Map No. 2007-03 was approved which created parcels to facilitate the subdivision of this project site.

- On June 13, 2016, the Planning Commission approved Conditional Use Permit No. 2016-09, and Tentative Parcel Map No. 2016-06. The conditional use permit was a request to construct a new 4,767 square foot drive-thru carwash with an attached pay station, vacuum canopy area and a detached 245 square foot vacuum equipment building on a 1.51-acre parcel. The tentative parcel map was a request to subdivide the overall 17.01-acre site into four parcels.
- On March 25, 2024, the Planning Commission approved Conditional Use Permit No. 2024-02 and Tentative Parcel Map No. 2024-01, which served to establish in two phases a 276-unit multi-family development and establish two parcels into 10 commercial condominium spaces.

PROJECT EVALUATION

Staff recommends approval of the requested Conditional Use Permit and Tentative Parcel Map based on the project's consistency with the General Plan, South Packwood Creek Specific Plan, and Zoning Ordinance.

Proposed Uses and Operations

The proposed medical uses are anticipated to fill the commercial condominium spaces established with the previous entitlement upon the site. Condominium spaces are detailed to each measure approximately 2,016 square feet each. The project narrative, see Exhibit "B", has described that the expected potential medical uses are anticipated to be open Monday through Sunday. Anticipated hours of operation will be from 7:00AM – 8:00PM, Monday through Saturday and only 8:00AM – 6:00PM on Sundays. Additionally, Exhibit "B" details that the medical uses would on average have up to 6 employees during peak shift times.

Staff has researched medical uses that were approved in the C-R zone to analyze impacts noted in the staff reports on surrounding retail uses. Through staff's research it was found that medical uses can be complementary to the surrounding retail and eatery establishments. In unified shopping centers, medical uses in retail areas can be seen as a way to create additional foot traffic within the shopping center by creating opportunities for both patients and employees of these medical uses to visit retail businesses and/or eat at local restaurants within the shopping center. In addition, the mixing of various commercial and medical office uses helps in potentially reducing vehicle trips due to the convenience of locating these various services in one location. Staff also found that the number of employees, hours of operation, and average patient count for medical uses in the C-R zone is similar in nature and intensity to retail and restaurant establishments within the same area.

To ensure consistency with the information provided by the applicant, staff have included Conditions Nos. 4 and 5 for the Planning Commission's consideration. Condition No. 4 requires each potential medical use for the two commercial buildings to submit through the Site Plan Review process demonstrating compliance and consistency with this conditional use permit and operational requirements as contained in Exhibit "B". Condition No. 5 requires Site Plan Review submittal and subsequent amendment to Conditional Use Permit No. 2024-02 if the projects development phasing is revised.

Consistency with South Packwood Creek Specific Plan, General Plan, and Zoning Ordinance

The South Packwood Creek Specific Plan provides a number of plans and policies regarding the development of this area. The policies cover issues that include streets and roadways, utility lines, storm drainage, oak tree protection, aesthetics, and parking. Conditional Use Permit No. 2024-02, was a master development plan for the remaining vacant acreage which demonstrated consistency with the specific plan resulting in the approval of the CUP on March 25, 2024. With the approval of the master plan, the project site will complete a major street connection

(Stonebrook Street) while providing a linear mixed-use development that incorporates residential uses into a commercial area. The future commercial tenants and residences will have the opportunity to be in close proximity to a multitude of commercial services and recreational opportunities.

The purpose and intent of the regional commercial zone district is to provide areas for retail establishments that are designed to serve a regional service trade area. The uses generally permitted “by right” in this district are to be of a large-scale regional retail nature with supporting goods and services. Where medical uses, as presented by the applicant, are not typically considered large-scale they will likely provide services to customers within the region.

Each potential medical use identified by the applicant in Exhibit “B” is identified as conditionally permitted in the zone. Staff would contend that the proposed uses are situated appropriately away from the City’s prominent regional commercial corridor, South Mooney Boulevard. The project site measures a quarter mile (1,343.5 In. ft.) east of Mooney Boulevard, directly behind the Walmart Supercenter on Mooney. Additionally, the establishment of potential medical uses in the condo spaces will be ancillary to the already established big box retailers (i.e., Costco, Lowes, Walmart, etc.) which have already been established and comprise the majority of the Regional Commercial zoned land of the general area.

Parking

The applicant, per Exhibit “B”, demonstrates that if the two commercial buildings (i.e., 23,938 square feet of commercial building space) were fully occupied with medical uses, parking provided on-site meets the minimum parking ratio requirement for medical uses at one parking stall per 200 square feet of building area. This ratio requires a minimum of 103 parking stalls, whereas the applicant notes 106 parking stalls will be provided exceeding the minimum parking requirement by three stalls. Furthermore, Pursuant to Assembly Bill 2097, which went into effect January 1, 2023, public agencies are prohibited from imposing minimum parking requirements on sites that are located within a half-mile radius of a major transit stop. *(Please note a major transit stop is defined as major transit stop” to include an existing or planned (1) rail or bus rapid transit station, (2) ferry terminal served by bus or rail transit, or (3) intersection of two or more major bus routes with service every 15 minutes or less during peak commute periods.)* The City of Visalia Transit operates bus service along Route 1 with bus stops located on Main Street and Mooney Boulevard. Route 1 meets the definition of a “major transit stop” and the project site is within a half mile of Route 1 bus stops.

Although AB 2097 prohibits imposing minimum parking requirements, the applicant is demonstrating that adequate parking will be provided on-site to facilitate the needs for both employees and visitors to the site.

Solid Waste

Solid Waste services will be provided in accordance with the State and City requirements across the commercial and multi-family projects sites.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-28).

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 within 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-28).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review Nos. 2023-112 & 2023-166.
2. That any development within either phase be developed in substantial compliance with the Site Plan in Exhibit "A", the project narrative in Exhibit "B", and Tentative Landscaping Plan in Exhibit "C".
3. That all previous Conditions of Approval for Conditional Use Permit No. 2024-02 and Resolution No. 2024-02, and Tentative Parcel Map No. 2024-01 and Resolution No. 2023-71 shall be complied with in addition to all conditions provided within.
4. That each end user proposing to establish a business within the commercial condominium spaces must submit a Site Plan Review application demonstrating compliance and consistency with the hours, dates, and staffing operations as identified per Exhibit "B" of this conditional use permit.
5. That the developer resubmit back to Site Plan Review for any proposed modifications to the phasing plan as approved per Conditional Use Permit No. 2024-02. Modifications to the project phasing will require an amendment to Conditional Use Permit No. 2024-02.
6. That the 'Massage Therapist' use is not a use listed in Exhibit "B" and therefore is not covered under this conditional use permit.
7. That any changes to operations and uses are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
8. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
9. 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 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-32 (CUP No. 2024-19)
- Exhibit "A" – Site Plan
- Exhibit "B" – Project Narrative
- Exhibit "C" – Tentative Landscaping Plan
- Site Plan Review Comment Nos. 2023-112 & 2023-166
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

RELATED PLANS AND POLICIES

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

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

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use. This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.

2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.

3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive-thru shall not take ingress or egress from a local residential road.

4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.

5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.

6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets. (Ord. 2017-01 (part), 2017: Ord. 2014-07 § 3, 2014)

RESOLUTION NO. 2024-32

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-19, A REQUEST BY MULBERRY SPRINGS LLC, TO ENTITLE A “BLANKET” APPROVAL FOR MEDICAL USES, EXCEPT MASSAGE THERAPY, IN THE C-R (REGIONAL COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT THE NORTHWEST CORNER OF WEST CAMERON AVENUE AND SOUTH STONEBROOK STREET.
(ADDRESS: N/A) (APNS: 122-332-039)

WHEREAS, Conditional Use Permit No. 2024-19, is a request by Mulberry Springs LLC, to entitle a “blanket” approval for medical uses, except massage therapy, in the C-R (Regional Commercial) Zone. The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 28, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2024-19, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be 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 15332.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-28).

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

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review Nos. 2023-112 & 2023-166.
2. That any development within either phase be developed in substantial compliance with the Site Plan in Exhibit "A", the project narrative in Exhibit "B", and Tentative Landscaping Plan in Exhibit "C".
3. That all previous Conditions of Approval for Conditional Use Permit No. 2024-02 and Resolution No. 2024-02, and Tentative Parcel Map No. 2024-01 and Resolution No. 2023-71 shall be complied with in addition to all conditions provided within.
4. That each end user proposing to establish a business within the commercial condominium spaces must submit a Site Plan Review application demonstrating compliance and consistency with the hours, dates, and staffing operations as identified per Exhibit "B" of this conditional use permit.
5. That the developer resubmit back to Site Plan Review for any proposed modifications to the phasing plan as approved per Conditional Use Permit No. 2024-02. Modifications to the project phasing will require an amendment to Conditional Use Permit No. 2024-02.
6. That the 'Massage Therapist' use is not a use listed in Exhibit "B" and therefore is not covered under this conditional use permit.
7. That any changes to operations and uses are subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
8. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
9. That all other federal, state and city laws, codes and ordinances be complied with.

PROJECT INFORMATION

ZONING CLASSIFICATION

JURISDICTION	VISALIA, CA
EXISTING ZONE	C2-SC COMMUNITY COMMERCIAL
GENERAL PLAN	COMMERCIAL

SITE AREA

ADJUSTED PARCEL 1 -
(E) FULLY DEVELOPED SURF-THRU CAR WASH (NOT A PART OF PROJECT): 64,014 SF / 1.47 AC

ADJUSTED PARCEL 2 (COMMERCIAL)
(E) UNDEVELOPED ADJUSTED PARCEL 2: 97,433 SF / 2.24 AC

THIS PROJECT PROPOSES A MINOR SUBDIVISION (LOT SPLIT OF PREVIOUSLY APPROVED LOT LINE ADJUSTED PARCEL 2) TO CREATE THE FOLLOW PARCELS:

PROPOSED LOT SPLIT PARCEL 2A: 36,742 SF / 0.84 AC
PROPOSED LOT SPLIT PARCEL 2B: 60,691 SF / 1.39 AC

ADJUSTED PARCEL 3 (COMMERCIAL)
(E) UNDEVELOPED ADJUSTED PARCEL 3: 53,377 SF / 1.23 AC

ADJUSTED PARCEL 4 (MULTI-FAMILY)
(E) UNDEVELOPED ADJUSTED PARCEL 4: 526,125 SF / 12.08 AC

TOTAL SITE AREA: 15.55 AC

BUILDING INFORMATION

COMMERCIAL	
PARCEL 2A COMMERCIAL / RETAIL / MEDICAL BUILDING 2A (ALLOW FOR UP TO THREE COMMERCIAL CONDO UNITS)	
BLDG 2A - UNIT 101	2,016 SF
BLDG 2A - UNIT 102	2,016 SF
BLDG 2A - UNIT 103	2,106 SF
COMMON UTILITY ROOM	128 SF
BLDG 2A TOTAL:	6,176 SF

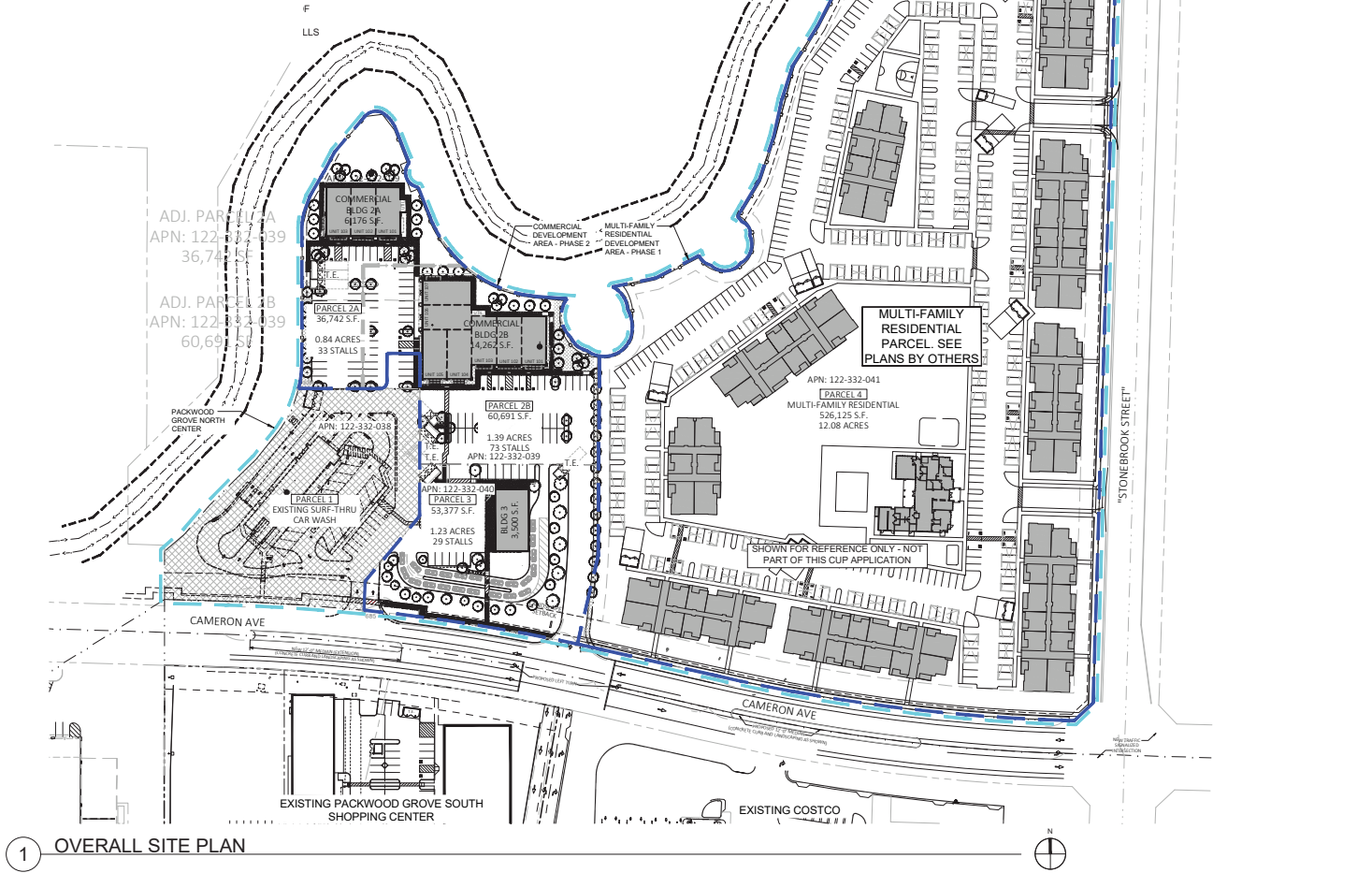
PARCEL 2B COMMERCIAL / RETAIL / MEDICAL BUILDING 2B (ALLOW FOR UP TO SEVEN COMMERCIAL CONDO UNITS)	
BLDG 2B - UNIT 101	2,016 SF
BLDG 2B - UNIT 102	2,016 SF
BLDG 2B - UNIT 103	2,028 SF
BLDG 2B - UNIT 104	2,005 SF
BLDG 2B - UNIT 105	2,016 SF
BLDG 2B - UNIT 106	2,010 SF
BLDG 2B - UNIT 107	2,016 SF
COMMON UTILITY ROOM	155 SF
BLDG 2B TOTAL:	14,262 SF

PARCEL 3 DRIVE-THRU RETAIL BUILDING (SINGLE TENANT)	
BLDG 3 - SINGLE TENANT	3,500 SF
BLDG 3 TOTAL:	3,500 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
COMMERCIAL			
PARCEL 2A (MULTI-TENANT BLDG 2A)	1/200 SF*	31	33
PARCEL 2B (MULTI-TENANT BLDG 2B)	1/200 SF*	72	73
PARCEL 3 (DRIVE-THRU RETAIL BLDG 3)	1/150 SF	24	29
TOTAL		127	135

* PACKWOOD GROVE PARKING STANDARD IS 1/275 SF PARKING RATIO, HOWEVER SINCE THERE MAY BE THE POSSIBILITY OF MEDICAL TENANTS, WE ARE SHOWING A RATIO OF 1/200 SF PARKING PER CITY ZONING FOR MEDICAL USE.



1 OVERALL SITE PLAN

PLANS PROVIDED ARE FROM PACKWOOD GROVE NORTH MASTER CUP (COU24-003 & TMP24-001) FOR REFERENCE ONLY. THIS PACKWOOD GROVE NORTH COMMERCIAL - TENANT MEDICAL USES CUP APPLICATION DOES NOT PROPOSE ANY ALTERATIONS TO PLANS FROM THE MASTER CUP (COU24-003 & TMP24-001)

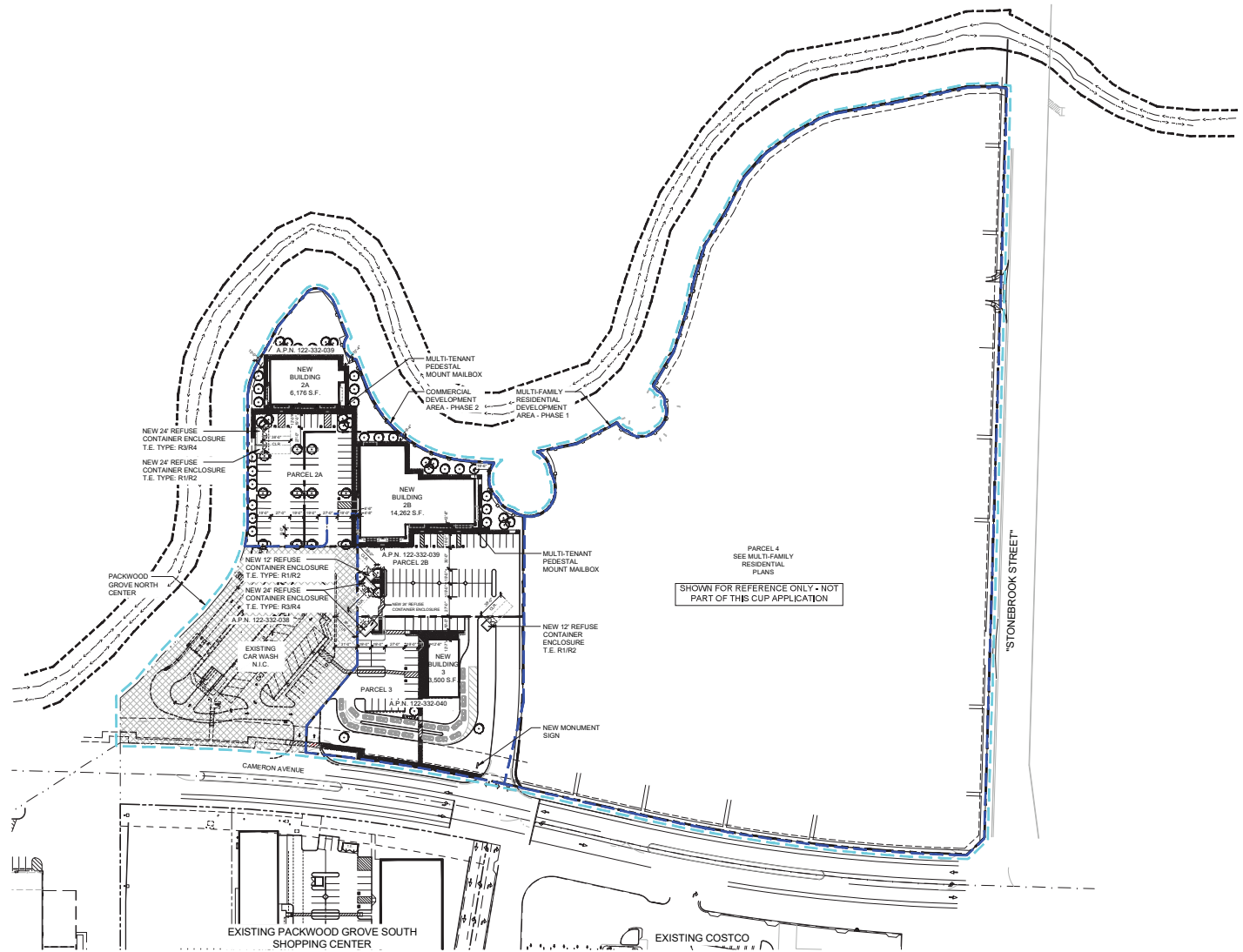
rdc.
Long Beach, CA | 562.628.8000 | rdcollaborative.com

Client
MULBERRY SPRINGS, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

PROJECT
**Packwood Grove North
Tenant Medical Uses CUP**
Cameron Avenue & Stonebrook Street
Visalia, CA 93277

OVERALL SITE PLAN
SCALE: 1" = 70'-0"
12/19/2023

A101



1 CONCEPTUAL SITE PLAN

PLANS PROVIDED ARE FROM PACKWOOD GROVE NORTH MASTER CUP (COU24-003 & TMP24-001) FOR REFERENCE ONLY. THIS PACKWOOD GROVE NORTH COMMERCIAL - TENANT MEDICAL USES CUP APPLICATION DOES NOT PROPOSE ANY ALTERATIONS TO PLANS FROM THE MASTER CUP (COU24-003 & TMP24-001)

rdc.
Long Beach, CA | 562.628.8000 | rdcollaborative.com

Client
MULBERRY SPRINGS, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

PROJECT
**Packwood Grove North
Tenant Medical Uses CUP**
Cameron Avenue & Stonebrook Street
Visalia, CA 93277

CONCEPTUAL SITE PLAN
SCALE: 1" = 70'-0"
12/19/2023

A102

Packwood Grove North Commercial – Medical Uses
Conditional use Permit (CUP) Supplemental Application Information
March 29, 2024 Rev1

Project Description:

A prior Conditional Use Permit application, CUP (COU24-003 & TMP24-001) was submitted and processed for the multi-phased master site development of the remaining vacant 15.55 acres of Packwood Grove North. Said prior Conditional Use Permit identified Phase 1 to consist of new multi-family residential development on the 12.08-acre Parcel 4 to include 276 units distributed over nine three-story buildings, a community club house, outdoor recreation amenities, and other site improvements. Phase 2 of the project identified new a 6,176 s.f. multi-tenant commercial condo building on Parcel 2A, a 14,262 s.f. multi-tenant commercial condo building on Parcel 2B, and a 3,500 s.f. retail building with 21 car drive-thru stack on Parcel 3. In addition, a minor subdivision to split Parcel 2 into Parcels 2A & 2B, and create two commercial condo buildings was included. The COU24-003 & TMP24-001 were processed to create the following:

In advance of this Conditional Use Permit application requesting a blanket CUP to obtain pre-approval of select medical uses that would otherwise require a conditional use permit for those particular uses in the Regional Commercial (C-R) zone, Packwood Grove CUP (COU24-003 & TMP24-001) was submitted and processed for the creation of the following:

1. Lots smaller than C-R Zone requirements (Proposed Adjusted Parcels 2A, 2B, & 3).
2. Lots with no direct access to a public street (Proposed Adjusted Parcels 2A & 2B).
3. Condominium airspace (Bldg 2A on Proposed Adjusted Parcel 2A & Bldg 2B on Proposed Adjusted Parcel 2B).
4. Apartment development exceeding 80-units (Parcel 4 is proposing 276 multifamily apartment units).
5. Drive-thru within 200'-0" of residential use (Parcel 3 proposed to have a drive-thru with 21 car stacking capacity which is within 200'-0" of Parcel 4 proposed multifamily).
6. Allow for commercial and retail use tenants in the three buildings (no specific tenants identified)
7. Minor subdivision (lot split) proposed to split existing Adjusted Parcel 2 into two (2) parcels, Parcels 2A & 2B
8. The Tentative Parcel Map also used as the instrument to create the commercial condominium plans for both buildings on Parcels 2A & 2B. Parcel 2A is proposed to have three (3) commercial condominium units. Parcel 2B is proposed to have seven (7) commercial condominium units.

Mulberry Spring LLC is now submitting a subsequential separate Conditional Use Permit application requesting a blanket CUP in perpetuity to obtain pre-approval of select medical uses for that would otherwise require a conditional use permit for those particular uses in the Regional Commercial (C-R) zone when there is no specific tenant identified for Parcel 2A Bldg 2A (a 6,176 s.f. three commercial condo unit building) and Parcel 2B Bldg 2B (a 14,262 s.f. seven commercial condo unit building) within the Packwood Grove North commercial portion of the development.

Requested blanket pre-approval medical uses in perpetuity without a specific tenant identified for the Packwood Grove North commercial buildings include:

1. Optometry
2. Dental
3. Orthodontic
4. Chiropractic
5. Rehabilitation / Physical Therapy
6. Audiologist
7. Dermatologist
8. Podiatry
9. Counseling / Psychologist
10. Dialysis
11. Primary Care Physician / Doctors Office
12. Urgent Care (Doctor on Duty)
13. Women's & Men's Health
14. Elder Services
15. Pharmacist
16. Laboratory
17. Imaging
18. Screening / Wellness / Health Education
19. Medical Supplies
20. Veterinary Services
 - a. Animal Care Clinic (no boarding)
 - b. Animal Care Clinic (located 500 ft. from a residential zone including short term boarding of animals)

As the City of Visalia expanded its city limits south beyond our Packwood Creek Shopping Center and Visalia Parkway, it extended the regional commercial corridor along S Mooney with it. Retailers took immediate notice and with their preference to have direct frontage / visibility on S Mooney Boulevard the interest and viability of the remaining Packwood Creek North Shopping Center drastically declined. Additional factors including but not limited to the popularity of E-commerce and the Covid-19 pandemic also shifted both retailer and consumer perspectives on the traditional brick-and-mortars shopping center. At the same time, consumer expectations for convenience have extended beyond the home delivery of goods to include easier ways to obtain health and wellness services, prompting medical services to move into retail space once occupied by apparel and accessory tenants. An aging Baby Boomer population and increased focus on health has caused services from urgent care to dermatology to expand from coast to coast. This new retail sector, known as "Medtail," is a great addition to the retail tenant mix, providing creative ways for landlords to develop new centers, fill vacancies in existing buildings, and generate foot traffic.

Project Details:

Gross Acreage	Parcel 2A: 36,742 s.f. (0.84 acres)*
---------------	--------------------------------------

	<p>Parcel 2B: 60,691 s.f. (1.39 acres)*</p> <p>* Reflects proposed minor subdivision (lot split) of Adjusted Parcel 2 per COU24-002 & TMP24-001)</p>																												
Net Acreage	<p>Parcel 2A: 36,742 s.f. (0.84 acres)*</p> <p>Parcel 2B: 60,691 s.f. (1.39 acres)*</p> <p>* Reflects proposed minor subdivision (lot split) of Adjusted Parcel 2 per COU24-002 & TMP24-001)</p>																												
Building Area	<p>Parcel 2A:</p> <table> <tr> <td>Bldg 2A – Unit 101:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2A – Unit 102:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2A – Unit 103:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2A common utility room:</td><td>128 s.f.</td></tr> <tr> <td><u>Bldg 2A Total Area:</u></td><td><u>6,176 s.f.</u></td></tr> </table> <p>Parcel 2B:</p> <table> <tr> <td>Bldg 2B – Unit 101:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 102:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 103:</td><td>2,028 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 104:</td><td>2,005 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 105:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 106:</td><td>2,010 s.f.</td></tr> <tr> <td>Bldg 2B – Unit 107:</td><td>2,016 s.f.</td></tr> <tr> <td>Bldg 2B common utility room:</td><td>155 s.f.</td></tr> <tr> <td><u>Bldg 2B Total Area:</u></td><td><u>14,262 s.f.</u></td></tr> </table>	Bldg 2A – Unit 101:	2,016 s.f.	Bldg 2A – Unit 102:	2,016 s.f.	Bldg 2A – Unit 103:	2,016 s.f.	Bldg 2A common utility room:	128 s.f.	<u>Bldg 2A Total Area:</u>	<u>6,176 s.f.</u>	Bldg 2B – Unit 101:	2,016 s.f.	Bldg 2B – Unit 102:	2,016 s.f.	Bldg 2B – Unit 103:	2,028 s.f.	Bldg 2B – Unit 104:	2,005 s.f.	Bldg 2B – Unit 105:	2,016 s.f.	Bldg 2B – Unit 106:	2,010 s.f.	Bldg 2B – Unit 107:	2,016 s.f.	Bldg 2B common utility room:	155 s.f.	<u>Bldg 2B Total Area:</u>	<u>14,262 s.f.</u>
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<u>Bldg 2B Total Area:</u>	<u>14,262 s.f.</u>																												
No. of Parking Stalls	<p>Parcel 2A (Bldg 2A):</p> <ul style="list-style-type: none"> - Parking Ratio: 1 stall / 200 s.f.* (medical use ratio per Visalia Zoning Sec 17,34.020) - Bldg Area: 6,176 s.f. - Parking Calc: $6,176 \text{ s.f.} / 1/200 = 30.88$ - Parking Stalls Required: 31 stalls - Parking Stalls Provided: 33 stalls (exceeds medical use minimum requirement by 2 stalls). Proposed parking also exceeds the South of Packwood Creek Specific Plan minimum parking requirements by 10 stalls) - 10% of the parking stalls have been provided as accessible parking stalls (exceeding the minimum required per 2022 CBC Table 1b-208.2) <p>Parcel 2B (Bldg 2B):</p> <ul style="list-style-type: none"> - Parking Ratio: 1 stall / 200 s.f.* (medical use ratio per Visalia Zoning Sec 17,34.020) - Bldg Area: 14,262 s.f. - Parking Calc: $14,262 \text{ s.f.} / 1/200 = 71.31$ - Parking Stall Required: 72 stalls 																												

	<ul style="list-style-type: none"> - Parking Stall Provided: 73 stalls (exceeds medical use minimum requirement by 1 stall). Proposed parking also exceeds the South of Packwood Creek Specific Plan minimum parking requirements by 21 stalls) - 10% of the parking stalls have been provided as accessible parking stalls (exceeding the minimum required per 2022 CBC Table 1b-208.2) <p>* South Packwood Creek Specific Plan parking standard is 1 stall / 275 s.f. ratio. However, anticipating medical tenants, the Packwood Grove North commercial Parcels 2A & 2B site and associated parking lot design was developed based on a ratio of 1 stall / 200 s.f. ratio per the City zoning for medical use.</p>
Days of Operation	Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, & Sunday
Hours of Operation	Monday – Saturday: 7am – 8pm Sun: 8am – 6pm
No. of Employees	For a typical 2,016 s.f. medical office unit, average number of employees is 6.
Max. Employees per Shift	For a typical 2,016 s.f. medical office unit, number of employees per shift is 6.
List of All Outdoor Activities	None
No. of Outdoor Vendors (per week or per day)	None
No. of Vehicles Used	None
No. of Vehicles Kept Onsite Overnight	None
Modified Setback Requested	No modified setbacks requested – site is developed per the applicable zoning district standards.
Modified Zoning Standards Requested	No modified zoning standards – site is developed per the applicable zoning district standards

TREES



Lagerstroemia indica 'Tuscarora'
Crape Myrtle
Deciduous



Pistacia Chinensis
Chinese Pistache
Deciduous



Pyrus Calleryana 'Redspire'
Callery Pear
Deciduous



Tenant Medical

Quercus Virginiana
Southern Live Oak
Evergreen



Quercus Lobata
Valley Oak
Deciduous

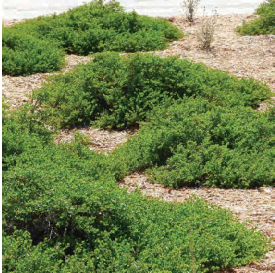


Arbutus Undeo 'Marina'
Strawberry Tree
Evergreen

SHRUBS, GRASSES, AND ACCENT PLANTS



Artemisia Californica
California Sagebrush



Baccharis Pilularis
Pigeon Point Baccharis



Calistemon Viminalis 'Little John'
Little John Bottlebrush



Cistus Purpureus
Orchid Rockrose



Diets Iridioides
Fortnight Lily



Eriogonum Fasciculatum
Common Buckwheat



Helictotrichon Sempervivens
Blue Oat Grass



Juncus Patens
California Grey Rush



Lantana Montevidensis 'Purple'
Trailing Lantana



Ligustrum Japonicum
Texas Privet



Nerium Oleander 'Petite Pink'
Petite Oleander



Phormium Tenax 'Maori Maiden'
New Zealand Flax

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rdc.
Long Beach, CA | 562.628.8000 | rdcollaborative.com

Client

MULBERRY SPRINGS, LLC

10 Harris Court, Suite B-1
Monterey, CA 93940

PROJECT

Packwood Grove North
Tenant Medical Uses CUP

Carmichael, CA 95608
Visalia, CA 93277


HIRSCH & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE & PLANNING
3321 EAST WILSON ROAD, SUITE 100, ALHAMBRA, CALIFORNIA 91806
PHONE 714-776-4340 FAX 714-776-4395 WWW.HAILANDARCH.COM



August 8, 2023

mnohr@oroscogroup.com

Site Plan Review No. 2023-112:

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 **July 19, 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,

Paul Bernal
Community Development Director
315 East Acequia Avenue
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE

July 19, 2023

SITE PLAN NO.

2023-112

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, TPM

☐

HISTORIC PRESERVATION

☐

OTHER –

☒

ADDITIONAL COMMENTS:

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: July 19, 2023

SITE PLAN NO: 2023-112
PROJECT TITLE: Packwood Grove North Western Commercial Parcels – Lot Split & Two commercial Condominiums
DESCRIPTION: Tentative Map for new minor subdivision (lot split) for previously adjusted Parcel 2 to create Parcels 2A & 2B in addition to creating a three-unit commercial condominium on Proposed Parcel 2A and a seven-unit commercial condominium on Proposed Parcel 2B. The master site plan was previously submitted under SPR 23-103 & lot split and commercial condos under SPR 20-094
APPLICANT: Matt Nohr - Applicant
PROP. OWNER: DBO Development No. 33
LOCATION TITLE: Northwest corner of South Stonebrook Street and West Cameron Avenue
APN TITLE: 122-332-039, 040, 041
GENERAL PLAN: Commercial Regional
ZONING: C-R (Regional Commercial)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Reference Site Plan
Review Nos. 2020-094,
2022-095, 2023-049,
and 2023-103.

Project Requirements

- Conditional Use Permit/Planned Unit Development
- Tentative Parcel Map
- Building Permit

PROJECT SPECIFIC INFORMATION: March 22, 2023

1. The project shall comply with the South Packwood Creek Specific Plan.
2. A Conditional Use Permit (CUP) shall be required for:
 - a. Creation of lots smaller than C-R Zone requirements.
 - b. Creation of lots with no direct access to a public street.
 - c. Creation of condominium airspace.
3. A Tentative Parcel Map (TPM) shall be required.
4. Both the TPM and CUP for the lot split shall be processed concurrently with the master Conditional Use Permit for the proposed development described in Site Plan Review No. 2023-103.
5. The TPM/CUP lot split proposal and master CUP described in Site Plan Review No. 2023-103 shall be processed under one environmental document.
6. Condo lot setbacks shall be provided in compliance with C-R Zone standards and the South Packwood Creek Specific Plan. In particular, a minimum five foot landscape setback for the commercial buildings shall be provided to the northern property boundaries.
7. A shared parking and access agreement shall be required.
8. Caltrans has stated that they will provide written comment to City Staff for this project and the master CUP proposal identified in Site Plan Review No. 2023-103. The overall development project shall not proceed to public hearing until Caltrans comments have been received.

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.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.

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

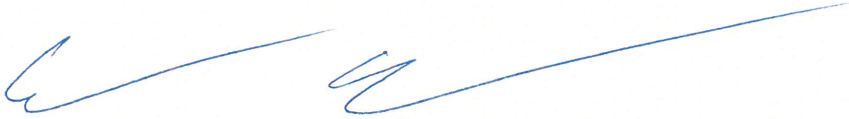
17.18 Commercial Zones

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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



Signature _____



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

☐ Adrian Rubalcaba 713-4271
☒ Edelma Gonzalez 713-4364
☐ Luqman Ragabi 713-4362

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (Indicated by checked boxes)

☐ Submit improvements plans detailing all proposed work; ☐ Subdivision Agreement will detail fees & bonding requirements

☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.

☐ The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.

☐ A preconstruction conference is required prior to the start of any construction.

☒ Right-of-way dedication required. A title report is required for verification of ownership. ☒ by map ☒ by deed
RIGHT-OF-WAY DEDICATION ON CAMERON AVE. MAY BE REQUIRED

☐ City Encroachment Permit Required which shall include an approved traffic control plan.

☐ CalTrans Encroachment Permit Required. ☐ CalTrans comments required prior to tentative parcel map approval. CalTrans 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.

☐ Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.

☐ Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.

☐ Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.

☐ Final Map & Improvements shall conform to the City's Waterways Policy. ☐ Access required on ditch bank, 12' minimum. ☐ Provide wide riparian dedication from top of bank.

☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

☐ 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

ITEM NO: 2 DATE: JULY 19TH, 2023

SITE PLAN NO.: 23-112

PROJECT TITLE: PACKWOOD GROVE NORTH COMMERCIAL PARCELS-LOT SPLIT & TWO COMMERCIAL CONDOMINIUMS BLDG

DESCRIPTION: TENTATIVE MAP FOR NEW MINOR SUBDIVISION (LOT SPLIT) FOR PREVIOUSLY ADJUSTED PARCEL 2 TO CREATE PARCEL 2A & 2B IN ADDITION TO CREATING A THREE-UNIT COMMERCIAL CONDOMINIUM ON PROPOSED PARCEL 2A AND A SEVEN-UNIT COMMERCIAL CONDOMINIUM ON PROPOSED PARCEL 2B. THE MASTER PLAN WAS PREVIOUSLY SUBMITTED UNDER SPR 23-103 AND LOT SPLIT AND COMMERCIAL CONDOS UNDER SPR 20-094

APPLICANT: MATT NOHR

PROP. OWNER: ORANGE COAST TITLE COMPANY OF NOR CAL
LOCATION: NWC OF CALDWELL AVE AND STONEBROOK ST

APN: 122-332-039 , -040, & -041

- 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.
- ☐ 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 (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
- ☐ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ 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.
- ☐ Provide "R" value tests: each at
- ☐ Traffic indexes per city standards:
- ☐ 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.
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☐ Install street striping as required by the City Engineer.
- ☐ Install sidewalk: ft. wide, with ft. wide parkway on
- ☐ Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☐ Abandon existing wells per City of Visalia Code. A building permit is required.
- ☐ Remove existing irrigation lines & dispose off-site. ☐ Remove existing leach fields and septic tanks.
- ☐ 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. Coordinate with city staff for City parcel map for processing fees.**
- 2. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.**
- 3. Proposed TPM to show all existing easements and encumbrments within existing parcel and designate method for removal/modification as necessary.**
- 4. Common access and utilities rights will need to be provided to serve new landlocked parcels 2A and 2B. Show on TPM submittal.**
- 5. Additional Right-Of-Way along Cameron Ave. will be necessary to complete the required frontage improvement for decelerating lane. Right-Of-Way Dedication to accommodate Decel Lane design could be by separate instrument or with proposed TPM. Refer to Traffic Safety Div. for further comments.**
- 6. LLA 2023-03 will need to be recorded and grant deed will need to be provided with TPM submittal.**

7. TPM for lot 2A and 2B needs to be recorder prior to TPM for condominium purposes.

8. TPM will have the same conditions of approval per recent Packwood Creek Grove North Master Plan, SPR 23-103 submitted 07/12/2023.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-112**

Date: **07/19/2023**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:**07/01/2023**)

(Project type for fee rates:(**TENTATIVE PARCEL MAP**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$52/LF X 198 LF (CALDWELL)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$7,034/AC X TBD-WHOLE THING
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,739/AC X TBD

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City 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 planned 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

City of Visalia

**Building: Site Plan
Review Comments**

SPR 23112
LOT SPLIT
122332039

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

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

VAL GARCIA 7/18/23
Signature

**Site Plan Comments**

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

Date	July 19, 2023
Item #	2
Site Plan #	23112
APN:	122332039

- 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.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Corbin Reed
Fire Marshal



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

Date: 07/18/23
Item: 2
Site Plan: SPR23112
Name: Robert 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 or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial Reinforcement: Define property lines (private/public space).
- ☐ Access Controlled/ Restricted etc.
- ☒ lighting Concerns:
ample lighting around property to help deter crime
- ☐ Traffic Concerns:
- ☒ Surveillance Issues:
interior and exterior surveillance cameras to help deter crime
- ☒ Line of Sight Issues:
low perimeter shrubs to help deter transients from loitering or setting up camp
- ☒ Other Concerns:
Enroll and participation in the Trespass Enforcement Program (T.E.P.)

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 19, 2023

ITEM NO: 2 Added to Agenda
SITE PLAN NO: [SPR23112](#)

MEETING TIME: 09:15
ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.ci

PROJECT TITLE: Packwood Grove North Western Commercial Parcels - Lot Split & Two Commercial Condominiums (Bld
DESCRIPTION: Tentative Map for new minor subdivision (lot split) for previously adjusted Parcel 2 to create Parcels 2A
2B in addition to creating a three-unit commercial condominium on Proposed Parcel 2A and a seven-un
commercial condominium on Proposed Parcel 2B. The master site plan was previously submitted unde
SPR 23-103 & lot split and commercial condos under SPR 20-094

APPLICANT: Matt Nohr - Applicant
APN: 122332039
LOCATION: None

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 (**see comments below**). 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:

- Per traffic letter DRAFT submitted by ATE dated 7/29/22, traffic signals are warranted at Stonebrook and Cameron, and Cameron and the main drive aisle aligning with Costco. Applicant required to provide queuing analysis for these 2 signals for City review. Is there sufficient space between the two locations for adequate left turn pocket? Coordination of signals? Provide analysis.

- Traffic letter ATE dated 7/29/22, Table 1 Project Trip Generation Comparison, shows an approved use shopping center of 121,000 SF. Please provide additional information showing how 121,000 SF is derived. In other words, please provide the traffic analysis that was performed for the master plan of this site north of Cameron to make the comparison. If a traffic study has not been previously performed for the master plan of this site north of Cameron Ave, a TIA will be required.
- Per COV Procedures for TIA, decel lanes are required when speed limit exceeds 35 MPH. Cameron Ave is posted 40 MPH.
- Traffic evaluation required for Cameron center median breaks, and site access driveways. Access driveways were not evaluated as part of original TIA for Specific Plan. Spacing of driveways required to conform with City standard C-23 Drive Approach Locations. Median breaks and restrictions will impact driveways on southside of Cameron, as well as the northside, and need to be included in study.
- Spacing of driveways on Stonebrook required to comply with COV standard C-23 Drive Approach Locations.
- Provide evaluation of street cross section. Modified center median may be required to accommodate width on Cameron.
- Onsite circulation evaluation required for modified version of site plan. Please include in traffic evaluation.
- Will project be phased? Provide phasing. How will site circulation be impacted with phasing? Offsite improvements (i.e. signalization)?

Leslie Blair

Leslie Blair

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

23112

July 19, 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 Solid Waste has no comments regarding the proposed parcel split. Previous comments from SPR 23103 dated 07.12.2023 to be carried over.

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

Nathan Garza, Solid Waste, 559-713-4532



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
559-735-3189 Fax
smcnamara@calwater.com

Date: 07/19/2023
Item # 2
Site Plan # 23-112
Project: Packwood Grove North
Description: Commercial
Applicant:
Location: 1632 W Cameron
APN: 126-062-101

The following comments are applicable when checked:

- ☐ Re-submit
☒ No Comments at this time regarding the Parcel Map

☒ **Fire Hydrants**

Comments- Per Visalia Fire Department requirements. If street frontage hydrants are required off existing water main, Cal Water will utilize our own contractor for that work and that work will be paid for by the developer/customer. The location of those hydrants is to be approved by Visalia Fire.

☒ **Services**

Comments- Services will be needed for each parcel, along with a dedicated Cal Water easement for each service.

☒ **Mains**

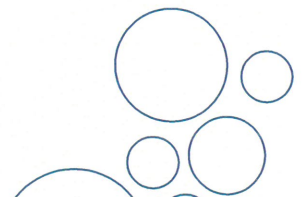
Comments- Water main will need to be extended north on Stonebrook from Cameron and tie-in to the water main on the north side of the ditch. Depending on how the developer chooses to service these Parcels (2A-2B-3-4) will determine how the water main is installed. If the water is installed on-site, Cal Water will require a dedicated easement for all our infrastructure.

☒ **Backflow Requirements**

Comments- 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 for a backflow install packet.

Additional Comments:

- ☒ Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start your project with Cal Water.



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

☐ Adrian Rubalcaba 713-4271
☒ Edelma Gonzalez 713-4364
☐ Luqman Ragabi 713-4362

SITE PLAN REVIEW COMMENTS

- ☒ **REQUIREMENTS** (Indicated by checked boxes)
- ☐ Submit improvements plans detailing all proposed work; ☐ Subdivision Agreement will detail fees & bonding requirements
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- ☐ The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☒ Right-of-way dedication required. A title report is required for verification of ownership. ☒ by map ☒ by deed
RIGHT-OF-WAY DEDICATION ON CAMERON AVE. MAY BE REQUIRED
- ☐ City Encroachment Permit Required which shall include an approved traffic control plan.
- ☐ CalTrans Encroachment Permit Required. ☐ CalTrans comments required prior to tentative parcel map approval. CalTrans 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.
- ☐ Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- ☐ Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- ☐ Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Final Map & Improvements shall conform to the City's Waterways Policy. ☐ Access required on ditch bank, 12' minimum. ☐ Provide wide riparian dedication from top of bank.
- ☐ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- ☐ 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

ITEM NO: 2 DATE: JULY 19TH, 2023

SITE PLAN NO.: 23-112
PROJECT TITLE: PACKWOOD GROVE NORTH COMMERCIAL PARCELS-LOT SPLIT & TWO COMMERCIAL CONDOMINIUMS BLDG
DESCRIPTION: TENTATIVE MAP FOR NEW MINOR SUBDIVISION (LOT SPLIT) FOR PREVIOUSLY ADJUSTED PARCEL 2 TO CREATE PARCEL 2A & 2B IN ADDITION TO CREATING A THREE-UNIT COMMERCIAL CONDOMINIUM ON PROPOSED PARCEL 2A AND A SEVEN-UNIT COMMERCIAL CONDOMINIUM ON PROPOSED PARCEL 2B. THE MASTER PLAN WAS PREVIOUSLY SUBMITTED UNDER SPR 23-103 AND LOT SPLIT AND COMMERCIAL CONDOS UNDER SPR 20-094
APPLICANT: MATT NOHR
PROP. OWNER: ORANGE COAST TITLE COMPANY OF NOR CAL
LOCATION: NWC OF CALDWELL AVE AND STONEBROOK ST
APN: 122-332-039 , -040, & -041

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.

☐ 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 (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.

☐ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☐ 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.

☐ Provide "R" value tests: each at

☐ Traffic indexes per city standards:

☐ 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.

☐ All lots shall have separate drive approaches constructed to City Standards.

☐ Install street striping as required by the City Engineer.

☐ Install sidewalk: ft. wide, with ft. wide parkway on

☐ Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).

☐ Subject to existing Reimbursement Agreement to reimburse prior developer:

☐ Abandon existing wells per City of Visalia Code. A building permit is required.

☐ Remove existing irrigation lines & dispose off-site. ☐ Remove existing leach fields and septic tanks.

☐ 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. Coordinate with city staff for City parcel map for processing fees.

2. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.

3. Proposed TPM to show all existing easements and encumbrements within existing parcel and designate method for removal/modification as necessary.

4. Common access and utilities rights will need to be provided to serve new landlocked parcels 2A and 2B. Show on TPM submittal.

5. Not used

6. LLA 2023-03 will need to be recorded and grant deed will need to be provided with TPM submittal.

7. TPM for lot 2A and 2B needs to be recorder prior to TPM for condominium purposes.

8. TPM will have the same conditions of approval per recent Packwood Creek Grove North Master Plan, SPR 23-103 submitted 07/12/2023.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-112**
Date: **07/19/2023**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date: **07/01/2023**)

(Project type for fee rates: **(TENTATIVE PARCEL MAP)**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$52/LF X 198 LF (CALDWELL)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$7,034/AC X TBD-WHOLE THING
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$5,739/AC X TBD

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City 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 planned 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



November 20, 2023

Site Plan Review No. 23-166:

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 **October 11, 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,

Paul Bernal

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE

October 11, 2023

SITE PLAN NO.

2023-166

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

☒ TPM & 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) 713-4003

Date: October 11, 2023

SITE PLAN NO: 2023-166
PROJECT TITLE: Packwood Grove North Master Plan
DESCRIPTION: Proposed development commercial/medical and multi-family
APPLICANT: Matt Nohr
LOCATION TITLE: 1632 W Cameron Ave
APN TITLE: 122-332-039
GENERAL PLAN: CR (Commercial Regional)
EXISTING ZONING: C-R / Q-P (Regional Commercial, Quasi-Public)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Compliance with the Packwood Grove Specific Plan
- Conditional Use Permit/Planned Unit Development
- Tentative Parcel Map
- Building Permit

PROJECT SPECIFIC INFORMATION: October 11, 2023

1. The applicant shall comply with all requirements of the Packwood Grove Specific Plan.
2. A Conditional Use Permit (CUP) shall be required for the creation of:
 - a. Lots smaller than C-R Zone requirements.
 - b. Lots with no direct access to a public street.
 - c. Condominium airspace.
 - d. Apartment development exceeding 80-units
3. A Tentative Parcel Map (TPM) shall be required.
4. Both the TPM and CUP for the lot split shall be processed concurrently with the master Conditional Use Permit for the proposed development described in Site Plan Review No. 2023-103.
5. The TPM/CUP lot split proposal and master CUP described in Site Plan Review No. 2023-103 shall be processed under one environmental document.
 - a. Biological and Cultural studies may not be required at this time, however, if challenged the applicant will be required to complete the studies.
6. Condo lot setbacks shall be provided in compliance with C-R Zone standards and the South Packwood Creek Specific Plan. In particular, a minimum five-foot landscape setback for the commercial buildings shall be provided to the northern property boundaries.
7. A shared parking and access agreement shall be required.
8. Caltrans has stated that they will provide written comment to City Staff for this project and the master CUP proposal identified in Site Plan Review No. 2023-103. The overall development project shall not proceed to public hearing until Caltrans comments have been received.
9. Compliance with traffic and engineering comments.
10. Other information as needed.

NOTES:

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

2. Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

Sections of the Municipal Code to review:

17.18 Commercial Zones

17.32.080 Maintenance of landscaped areas

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☐ Adrian Rubalcaba 713-4271
☐ Edelma Gonzalez 713-4364
☒ Luqman Ragabi 713-4362

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (indicated by checked boxes)

☒ Install curb return with ramp, with 35' radius; **STONEBROOK & CAMERON INTERSECTION**

☒ Install curb; ☒ gutter **STONEBROOK**

☒ Drive approach size: ☒ Use radius return; **REFER TO CITY MULTI-FAMILY STDS**

☒ Sidewalk: 6' width; ☒ 10' parkway width at **CAMERON & STONEBROOK**

☐ 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 ALL WORK IN THE 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. **CONNECT/EXTEND EXISTING SD LATERALS IN STONEBROOK**

☒ 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.

ITEM NO: 8 DATE: OCTOBER 11TH, 2023

SITE PLAN NO.: 23-166
PROJECT TITLE: **PACKWOOD GROVE NORTH MASTER PLAN**
DESCRIPTION: **MASTER PLAN FOR THE DEVELOPMENT OF THREE NEW COMMERCIAL/MEDICAL/RETAIL BUILDING ON PARCELS 2A, 2B, & 3 (INCLUDING MINOR SUBDIVISION TO SPLIT PARCEL 2 TO 2A & 2B WITH EASH HAVING A COMMERCIAL CONDO MAP), NEW MULTI-FAMILY RESIDENTIAL ON PARCEL 4, AND ASSOCIATED ON AND OFF-SITE IMPROVEMENT. NO CHANGE TO EXISTING SURF-THRU CAR WASH.**

APPLICANT: **MATT NOHR**
PROP OWNER: **DBO DEVELOPMENT NO 33**
LOCATION: **NWC STONEBROOK & CAMERON**
APN: **122-332-039, -040, & -041**

- ☒ 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.

STONEBROOK

- ☒ Traffic indexes per city standards: **REFER TO CITY COLLECTOR DESIGN STDS**
- ☒ Install street striping as required by the City Engineer. **TBD AT TIME OF CIVIL PLAN REVIEW**
- ☒ 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: **1 each at 300' INTERVALS AT CENTER LINE**
- ☒ Written comments required from ditch company **PACKWOOD CREEK** 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. **REQUIRED WITH STREET WIDENING IMPROVEMENTS AS NEEDED**
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH STREET WIDENING IMPROVEMENTS**
- ☐ 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 multi-family and commercial/office development will incur impact fees associated with the acreage of improvement and building construction. Refer to page 5 for applicable fees.

2. LLA 2023-003 will create 4 adjusted parcels. Per email conversation with applicant, LLA 2023-003 is currently at the recorder's office. TPM proposing parcel 2A and 2B, and TPM for condominium purposes is under a separate site plan review number 23-112.

3. Project to install Stonebrook street improvements along parcel frontage. Stonebrook is an 84' collector status roadway and partially funded in the City's Transportation Impact Fee (TIF) program. At a minimum, a 3/4 street will need to be installed with an 8' stabilized shoulder and drainage control along east side. City engineer will determine if median improvements will be required. Full curb-to-curb width at Cameron Ave. intersection will need to be installed then transition north to 3/4 street for Stonebrook. City may elect to require developer to install full curb-to-curb street improvements on Stonebrook from Cameron Ave. to culvert as the City owns the ultimate street right-of-way. A portion of the street improvement costs (travel lanes) are reimbursable to the developer in the form of TIF credits. Agreement to be established per City program and provisions prior to project development, coordinate with City Engineer.

4. A sanitary sewer main shall be extended north in Stonebrook - there is an existing stub on north side of Cameron at Stonebrook intersection.

5. A 12' wide median will be required on Cameron Ave. to be extended and installed across frontage to Stonebrook as necessary as required by Master Plan. Refer to City 84' collector standards and median design specifications. Site plan layout to revise proposed median from 14' wide to 12' wide median City Std. It has been previously determined that no median breaks will be allowed at the Surf-Thru access drive, however other access restrictions will apply.
6. Refer to Traffic Safety Dept conditions for additional design considerations/requirements on Cameron and whether it can be allowed based on traffic analysis with Master Plan.
7. The median shall be landscaped, and separate services will need to be provided, within City right-of-way or PUE, for future maintenance takeover by City. Landscaping shall be reestablished in the existing median island. The median improvements are not identified in the City's current programs for reimbursement.
8. Public street frontage improvements shall be installed along Cameron & Stonebrook. A 6' min. wide sidewalk with a 10' parkway is required. Per underlying parcel map, a sidewalk easement exists on property to accommodate the sidewalks along both street frontages. Provide landscaping and street trees in parkways and install streetlights per City standards. Project to maintain all street parkway landscaping.
9. Parking lot shall be installed per City Stds. Provide adequate turnaround maneuverability for solid waste and emergency services.
10. Project layout removed onsite access from commercial/office parcels to adjacent multi-Family residential development parcel to the west. As shown, cross access easement will be required between existing Surf Thru parcels and proposed commercial/office parcels. Cross access should extend to proposed and existing access drive on Cameron Ave.
11. Refer to City collector street light design standards and install accordingly. Improvement plans to include an electrical design plan with voltage drop calcs. There is an existing service pedestal installed with the carwash that project can utilize.
12. Exploded view and details of the access points with dimensions is now shown with no proposed gate. If gated entries are desired in the future, adequate vehicle turnaround and min setback of 20' from public right-of-way will be required. Access gates to comply with minimum width standards for Fire Dept.
13. Shown pedestrian connection appears to be missing onsite connection to existing Surf Thru parcel. Provide pedestrian access to existing car wash parcel from surrounding parcels and from proposed building entrances. Ensure compliance with City and State accessibility requirements.
14. The City is currently working on the design/build plans for the culvert crossing over Packwood creek. Developer will need to coordinate with City Engineer at time of project design to determine extent of necessary improvements to complete Stonebrook connection to existing to the north. Coordinate with Eric Bons at (559) 713-4350
15. It appears only two access drives are being proposed for multi-family residential development site plan layout. The locations of drive approaches appears adequate. Drive approaches to comply with commercial City standards, as shown it does not appear to be City Std. design.
16. Public improvements required to be installed to include, but may not be limited to, pavement, street lighting, parkway with street trees, median landscaping, striping and signage, temp transitions, sidewalks, curb ramps, curb and gutter, SD and SS main infrastructure, utility extensions/relocations/undergrounding, and traffic signals. Comply with current City standards.
17. All landscaping to comply with MWELo regulations, landscape & irrigation plans to be submitted with civil plans.

18. Active Transportation Plan (ATP) and Waterway and Trails Master plan calls out for a 10' asphalt paved class 1 shared use path that turns northeast to parallel Packwood Creek. At time of culvert crossing, trail crossing would need to be installed to facilitate improvements at time of development. Depending on project timing, developer may need to install both the culvert crossing and trail crossing. Coordinate with CIP project manager, Eric Bons.

19. Building permits are required, standard plan check, and inspection fees will apply.

20. Development shall coordinate with traffic to provide an acceptable traffic study that matches the necessary Master Plan development for this area. Both the Master Plan and traffic study shall indicate the phasing and timing of on-site and off-site improvements. This shall address the timing of access points, type of access points, i.e., signalization, and extent of construction limit. Note: Cameron, east of Stonebrook, may need to be addressed to allow for median improvements for this development. Transitional pave-out may also be necessary, this will include both fronting ROW of Cameron and Stonebrook.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-166**

Date: **10/11/2023**

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: **07/01/2023**)

(Project type for fee rates: **COMMERCIAL, MEDICAL OFFICE, RETAIL, MULTI-FAMILY**)

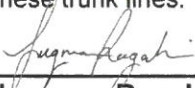
☐ Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,555/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	RM3 @ \$4,984/UNIT MEDICAL @ \$19,090/1KSF RETAIL @ \$17,518/1KSF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	RM3 @ \$538/UNIT MEDICAL @ \$117/1KSF, RETAIL @ \$30/1KSF, FAST FOOD @ \$5,450/EACH TREATMENT PLANT FEE: \$945/UNIT MEDICAL @ \$278/1KSF, RETAIL @ \$66/1KSF, FAST FOOD @ \$23,898/EACH
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,794/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$6,456/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$10,419/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,279/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	RM3 @ \$609/UNIT MEDICAL @ \$813/1KSF, RETAIL @ \$667/1KSF
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.

- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Luqman Ragabi

City of Visalia

Building: Site Plan

Review Comments

SFR 23166
PACHWOOD GROVE NORTH MASTER
PLAN
1632 W CAMERON AVE
(MULTI - FAMILY)

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 EACH BUILDING** For information call (559) 713-4444
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- ☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☒ All accessible units required to be adaptable for persons with disabilities. **ALL GROUND FLOOR UNITS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE.**
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements **1 HR MIN. BETWEEN UNITS (VERT. & HORIZ.)**
- ☐ 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. **RESIDENTIAL: \$ 5.50 PER S.F.**
- ☐ 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: **ALL DWELLING UNITS SHALL BE PROTECTED WITH**

TYPE 13R SPRINKLER SYSTEM AND ALL BUILDINGS WITH MORE THAN 16 UNITS SHALL BE EQUIPPED WITH A MANUAL FIRE ALARM SYSTEM WITH OCCUPANT NOTIFICATION SYSTEM. PROVIDE 10%(EV) CAPABLE, 25%(EV) READY AND 5%(EV) CHARGER EQUIPPED WITH LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS). LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS.

VAL CARCIA 10/10/23

City of Visalia

Building: Site Plan

Review Comments

SPR 231006
RICKWOOD GROVE NORTH MASTER
PLAN
1632 W CAMERON
(COMMERCIAL BUILDING)

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 EACH BUILDING** *For information call (559) 713-4444*
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. *(Small Tenant Improvements)*
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- ☒ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. *For information call (559) 713-4444*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- ☒ Plans must be approved by the Tulare County Health Department **(BLDG 3)** *For information call (559) 624-8011*
- ☐ Project is located in flood zone _____ * ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- ☒ School Development fees. **COMMERCIAL: \$0.78 PER S.F.**
- ☐ Park Development fee \$ _____, per unit collected with building permits.
- ☐ Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- ☐ Acceptable as submitted
- ☐ No comments at this time

Additional comments:

**PROVIDE TYPE I HOOD AND INGROUND GREASE
INTERCEPTOR AT BLDG 3. PROVIDE (PV) SOLAR SYSTEM
AND BATTERY STORAGE, BIKE RACK AND (EV) CHARGING
PARKING AT EACH COMMERCIAL BUILDING. ALL LAND-
SCAPING SHALL MEET THE MWEL0 REQUIREMENTS.**

VAL GARCIA 10/10/23
Signature



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

Date: 10/9/23
Item: 8
Site Plan: SPR23166
Name: Agent McBride

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:
Ample exterior lighting to deter criminal activity.
- ☐ Traffic Concerns:
- ☒ Surveillance Issues:
Exterior surveillance cameras to deter/capture criminal activity.
- ☒ Line of Sight Issues:
Low barrier shrubs to deter criminal activity.
- ☒ Other Concerns:
Participation in the TEP Program to prevent individuals from loitering on the property.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 11, 2023

ITEM NO: 8 Added to Agenda MEETING TIME: 10:45
SITE PLAN NO: [SPR23166](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Packwood Grove North Master Plan
DESCRIPTION: Please see application and operational statement.
APPLICANT: Matt Nohr - Applicant
OWNER: D B O DEVELOPMENT NO 33
APN: 122332039
ADDRESS: 1632 W CAMERON AVE

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 intersection 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 (See additional comments below). 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:

Project will be conditioned for all of the following items. Please note that depending on the information provided and approved, the site plan may need to be revised. These revisions could adversely affect the building and engineering plans, requiring them to be adjusted or revised.

- A Site Specific Traffic Operations S STO analysis is required to be submitted. Refer to COV letter to Matt Nohr, dated August 21, 2023. Submittal required for City review and approval.

- Full median required to be built on Cameron Ave. Median required to connect with existing median on Cameron and extend east to Stonebrook St. Median “fingers” (also known as a 4 foot median that separates the left turn lane with the opposing traffic lane) for left turn pockets required to be added. These fingers were not shown on site plan and need to be included in the offsite civil plans. The full median opening on Cameron at the Main driveway aisle may be permitted, but this full opening is dependent on the FINAL Site Specific Traffic Operations analysis that is required to be submitted for City review and approval.
- Evaluation of driveway access points on northside of Cameron (existing and proposed for this development), and existing access points southside of Cameron between Stonebrook St and a point approx. 250' west of the Surf Thru Carwash driveway required. Median breaks and restrictions will impact driveways on the southside of Cameron, as well as the northside of Cameron, and need to be included in the SSTO analysis. Median shown on site plan needs to conform with finds of the SSTO analysis. This includes, but is not limited to, all median driveway restrictions such as type of access and median opening (e.g. full access, $\frac{3}{4}$ access, and no opening). The findings of the SSTO analysis will determine median design.
- Cameron & main driveway aisle intersection met warrant for signalization per the DRAFT ATE letter, dated July 29, 2022 regarding Trip Generation, Signal Warrant, VMT Analysis for The Packwood Grove North Development Project. Although the letter says the Cameron and main driveway aisle meets warrants under existing geometrics, it is the Applicant's additional trips generated by the development that adds additional traffic impacts to the intersection. Signal installation is required prior to the occupation of any site that uses the Cameron & main driveway aisle for site access. Due to Applicant's additional traffic impacts to Cameron and the main driveway intersection, Applicant is required to pay their proportional share of the traffic signal. Proportional share is dependent on the additional trips generated by the development. Proportional share will be determined by the percent of the development's trips to the total traffic through the intersection, which must be provided in the SSTO. An improvement agreement to address the construction of the traffic signal and any additional site modifications based on the findings in the completed SSTO is required to be entered into between Applicant and City prior to the issuance of any building permit by the City.
- In addition to the traffic signal that is required at the Cameron & main driveway aisle intersection, signal installation is required for Stonebrook & Cameron per the DRAFT ATE letter, dated July 29, 2022. The traffic signal at the Stonebrook & Cameron intersection is a planned transportation improvement by the City and construction is eligible for reimbursement under the City's transportation impact fee program.
- Queuing analysis is required within the SSTO for left turn pockets on Cameron at both the main driveway intersection and all four approaches of the Stonebrook intersection. Queuing analysis will determine length of left turn pockets. Analysis will determine design of center median on Cameron between the main drive aisle and Stonebrook.
- Westbound right turn decel lane for main drive aisle required on Cameron. Refer to COV Traffic Impact Analysis Procedures for requirements. Striped class II bike lanes on Cameron Ave need to be taken into consideration. Note this will require an evaluation of the street cross section and may precipitate the need for additional right of way.
- Provide queue analysis for the onsite drive thru.
- Onsite circulation analysis required to be included within the SSTO.
- The site plan appears that the commercial and residential are independent of each other and could be developed at different times. Furthermore, the commercial site could be phased also. If the commercial portion of the site is phased, please depict that and make sure that the phasing is included within the SSTO analysis. In addition, how will the site circulation be impacted with phasing? What about the offsite improvements (i.e. median or signalization)? Provide phasing evaluation as part of SSTO.

Leslie Blair

Leslie Blair

Susan Currier

From: Jessica Sandoval
Sent: Wednesday, October 11, 2023 8:16 AM
To: Josh Dan; Susan Currier
Cc: Val Garcia
Subject: SPR Comments
Attachments: 23110-1 HOME2SUITES.pdf; 23161 ECE CENTRAL KITCHEN.pdf

Sorry for late submission:

Comments attached-

SPR 23150-no comment other than my standard: if we don't know what's going in there, substantial rework may be required dependent on process or products stored.

SPR 23160: No comment

SPR23162:No comment

SPR23163: NO comment

SPR23164: No Comment

SPR 23166: Estimate date of completion

Thanks!

Sincerely,

Jessica Sandoval

Jessica Sandoval
Pretreatment Program Coordinator
City of Visalia WRF, QA Division
7579 Avenue 288
Visalia, CA 93277
Phone: 559-713-4529
Cell: 559 309-5170
Fax: 559-713-4501

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

23166

October 11, 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 The enclosures at the multifamily parcel look good for STAB load collections. Solid waste services include trash, recycling, and organic collections per the State of California's mandatory recycling laws (AB341 & AB1826). The customer is to identify placement of one city standard (R1/R2) single bin enclosure set for STAB load collections at each of the proposed commercial/medical parcels. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts will be required to secure the gates when opened. The customer is encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placement.

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

From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Tuesday, October 31, 2023 2:39 PM
To: Susan Currier
Cc: lorena.mendibles@dot.ca.gov; Deel, David@DOT
Subject: Caltrans response to Visalia SPR 101123

Hi,

I have reviewed Visalia's SPR Agenda for October 11, 2023:

1. SPR 23150-1 – Industrial Development: No comments.
2. SPR 23110-1 – Home2 Suites by Hilton: No comments.
3. SPR 23160 – Proposed Cemetery Business Office: No comments.
4. SPR 23161 – ECE Central Kitchen: No comments.
5. SPR 23162 – Kaweah Equipment Co Storage Building: No comments.
6. SPR 23163 – First Waves 1 Inc Smoke Shop: No comments.
7. SPR 23164 – Linwood Apartment Complex: No comments.
8. **SPR 23166** – Packwood Grove North Master Plan: **Routed for review.**

Respectfully,



Scott Lau

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☐ Adrian Rubalcaba 713-4271
☐ Edelma Gonzalez 713-4364
☒ Luqman Ragabi 713-4362
☒ Lupe Garcia 713-4197

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (indicated by checked boxes)

☒ Install curb return with ramp, with 35' radius; **STONEBROOK & CAMERON INTERSECTION**

☒ Install curb; ☒ gutter **STONEBROOK**

☒ Drive approach size: ☒ Use radius return; **REFER TO CITY MULTI-FAMILY STDS**

☒ Sidewalk: 6' width; ☒ 10' parkway width at **CAMERON & STONEBROOK**

☐ 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 ALL WORK IN THE 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. **CONNECT/EXTEND EXISTING SD LATERALS IN STONEBROOK**

☒ 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.

ITEM NO: 8 DATE: OCTOBER 11TH, 2023

SITE PLAN NO.: 23-166

PROJECT TITLE: **PACKWOOD GROVE NORTH MASTER PLAN**
DESCRIPTION: **MASTER PLAN FOR THE DEVELOPMENT OF THREE NEW COMMERCIAL/MEDICAL/RETAIL BUILDING ON PARCELS 2A, 2B, & 3 (INCLUDING MINOR SUBDIVISION TO SPLIT PARCEL 2 TO 2A & 2B WITH EASH HAVING A COMMERCIAL CONDO MAP), NEW MULTI-FAMILY RESIDENTIAL ON PARCEL 4, AND ASSOCIATED ON AND OFF-SITE IMPROVEMENT. NO CHANGE TO EXISTING SURF-THRU CAR WASH.**

APPLICANT: **MATT NOHR**

PROP OWNER: **DBO DEVELOPMENT NO 33**

LOCATION: **NWC STONEBROOK & CAMERON**

APN: **122-332-039, -040, & -041**

☒ 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.

STONEBROOK

☒ Traffic indexes per city standards: **REFER TO CITY COLLECTOR DESIGN STDS**

☒ Install street striping as required by the City Engineer. **TBD AT TIME OF CIVIL PLAN REVIEW**

☒ 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: **1** each at **300' INTERVALS AT CENTER LINE**

☒ Written comments required from ditch company **PACKWOOD CREEK** 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. **REQUIRED WITH STREET WIDENING IMPROVEMENTS AS NEEDED**

☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH STREET WIDENING IMPROVEMENTS**

☐ 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 multi-family and commercial/office development will incur impact fees associated with the acreage of improvement and building construction. Refer to page 5 for applicable fees.

2. LLA 2023-003 will create 4 adjusted parcels. Per email conversation with applicant, LLA 2023-003 is currently at the recorder's office. TPM proposing parcel 2A and 2B, and TPM for condominium purposes is under a separate site plan review number 23-112.

3. Project to install Stonebrook street improvements along parcel frontage. Stonebrook is an 84' collector status roadway and partially funded in the City's Transportation Impact Fee (TIF) program. At a minimum, a 3/4 street will need to be installed with an 8' stabilized shoulder and drainage control along east side. City engineer will determine if median improvements will be required. Full curb-to-curb width at Cameron Ave. intersection will need to be installed then transition north to 3/4 street for Stonebrook. A portion of the street improvement costs (travel lanes) are reimbursable to the developer in the form of TIF credits. Agreement to be established per City program and provisions prior to project development, coordinate with City Engineer.

4. A sanitary sewer main shall be extended north in Stonebrook - there is an existing stub on north side of Cameron at Stonebrook intersection.

5. A 12' wide median will be required on Cameron Ave. to be extended and installed across frontage to Stonebrook as necessary as required by Master Plan. Refer to City 84' collector standards and median

design specifications. Site plan layout to revise proposed median from 14' wide to 12' wide median City Std. It has been previously determined that no median breaks will be allowed at the Surf-Thru access drive, however other access restrictions will apply.

6. Refer to Traffic Safety Dept conditions for additional design considerations/requirements on Cameron and whether it can be allowed based on traffic analysis with Master Plan.

7. The median shall be landscaped, and separate services will need to be provided, within City right-of-way or PUE, for future maintenance takeover by City. Landscaping shall be reestablished in the existing median island. The median improvements are not identified in the City's current programs for reimbursement.

8. Public street frontage improvements shall be installed along Cameron & Stonebrook. A 6' min. wide sidewalk with a 10' parkway is required. Per underlying parcel map, a sidewalk easement exists on property to accommodate the sidewalks along both street frontages. Provide landscaping and street trees in parkways and install streetlights per City standards. Project to maintain all street parkway landscaping.

9. Parking lot shall be installed per City Stds. Provide adequate turnaround maneuverability for solid waste and emergency services.

10. Project layout removed onsite access from commercial/office parcels to adjacent multi-Family residential development parcel to the west. As shown, cross access easement will be required between existing Surf Thru parcels and proposed commercial/office parcels. Cross access should extend to proposed and existing access drive on Cameron Ave.

11. Refer to City collector street light design standards and install accordingly. Improvement plans to include an electrical design plan with voltage drop calcs. There is an existing service pedestal installed with the carwash that project can utilize.

12. Exploded view and details of the access points with dimensions is now shown with no proposed gate. If gated entries are desired in the future, adequate vehicle turnaround and min setback of 20' from public right-of-way will be required. Access gates to comply with minimum width standards for Fire Dept.

13. Shown pedestrian connection appears to be missing onsite connection to existing Surf Thru parcel. Provide pedestrian access to existing car wash parcel from surrounding parcels and from proposed building entrances. Ensure compliance with City and State accessibility requirements.

14. The City is currently working on the design/build plans for the culvert crossing over Packwood creek. Developer will need to coordinate with City Engineer at time of project design to determine extent of necessary improvements to complete Stonebrook connection to existing to the north. Coordinate with Eric Bons at (559) 713-4350 City's culvert project will not delay project sign off if delayed.

15. It appears only two access drives are being proposed for multi-family residential development site plan layout. The locations of drive approaches appears adequate. Drive approaches to comply with commercial City standards, as shown it does not appear to be City Std. design.

16. Public improvements required to be installed to include, but may not be limited to, pavement, street lighting, parkway with street trees, median landscaping, striping and signage, temp transitions, sidewalks, curb ramps, curb and gutter, SD and SS main infrastructure, utility extensions/relocations/undergrounding, and traffic signals. Comply with current City standards.

17. All landscaping to comply with MWELO regulations, landscape & irrigation plans to be submitted with civil plans.

18. Active Transportation Plan (ATP) and Waterway and Trails Master plan calls out for a 10' asphalt paved class 1 shared use path that turns northeast to parallel Packwood Creek. At time of culvert crossing, trail crossing would need to be installed to facilitate improvements at time of development. Depending on project timing, developer may need to install ~~both the culvert crossing and trail crossing~~. Coordinate with CIP project manager, Eric Bons.

19. Building permits are required, standard plan check, and inspection fees will apply.

20. Development shall coordinate with traffic to provide an acceptable traffic study that matches the necessary Master Plan development for this area. Both the Master Plan and traffic study shall indicate the phasing and timing of on-site and off-site improvements. This shall address the timing of access points, type of access points, i.e., signalization, and extent of construction limit. Note: Cameron, east of Stonebrook, may need to be addressed to allow for median improvements for this development. Transitional pave-out may also be necessary, this will include both fronting ROW of Cameron and Stonebrook.

21. Based upon traffic study and review by the City Traffic Engineer, signalization of Stonebrook/Cameron shall occur with Phase 1 (Multi-family) and the signalization of Cameron/Major Driveway shall occur with Phase 2 (Commercial) shall be completed with project. Associated median improvements will be required in Cameron.

22. The Phase 1 (Multi-family) project will be reimbursed for arterial and collector improvements per the City's transportation impact fee program. Reimbursable components will be travel lanes within Stonebrook, traffic signal at Stonebrook/Cameron, and median improvements in Cameron Ave. Reimbursements to be made per City policy utilizing transportation impact fee credits and cash payment where reimbursements exceed credit amounts.

23. The Phase 2 (Commercial) project will be reimbursed for traffic signal installation at Cameron/Major driveway and for associated median improvements for Phase 2, all in accordance with the City's transportation impact fee program. Reimbursement timing to be formalized within a reimbursement agreement specifying monthly progress payments to the developer for completed and accepted work.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-166**

Date: **10/11/2023**

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: **07/01/2023**)

(Project type for fee rates: **COMMERCIAL, MEDICAL OFFICE, RETAIL, MULTI-FAMILY**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,555/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	RM3 @ \$4,984/UNIT MEDICAL @ \$19,090/1KSF RETAIL @ \$17,518/1KSF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	RM3 @ \$538/UNIT MEDICAL @ \$117/1KSF, RETAIL @ \$30/1KSF, FAST FOOD @ \$5,450/EACH TREATMENT PLANT FEE: \$945/UNIT MEDICAL @ \$278/1KSF, RETAIL @ \$66/1KSF, FAST FOOD @ \$23,898/EACH
<input type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$8,794/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$6,456/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$10,419/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,279/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	RM3 @ \$609/UNIT MEDICAL @ \$813/1KSF, RETAIL @ \$667/1KSF
<input type="checkbox"/> Parking In-Lieu	

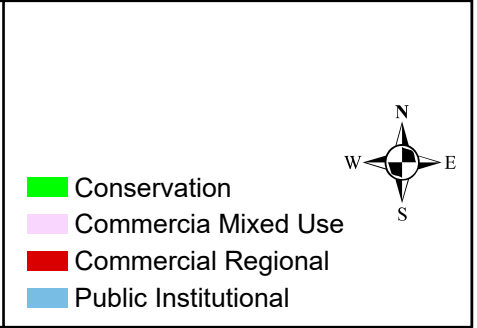
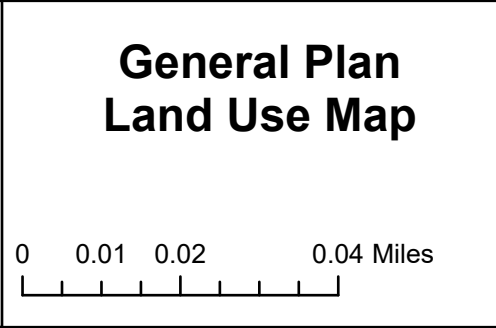
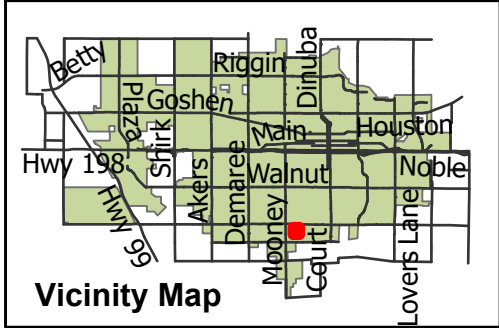
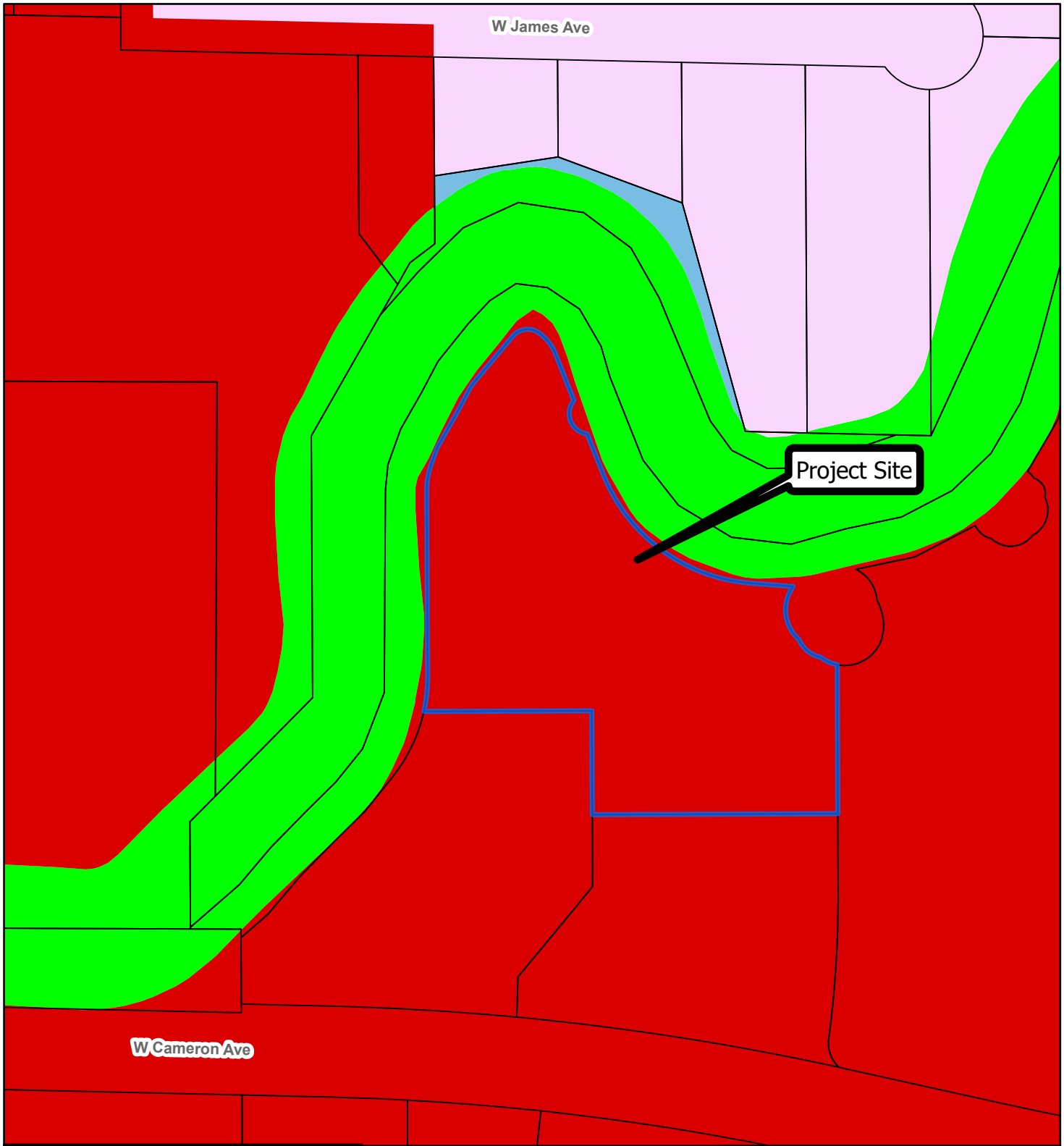
Reimbursement:

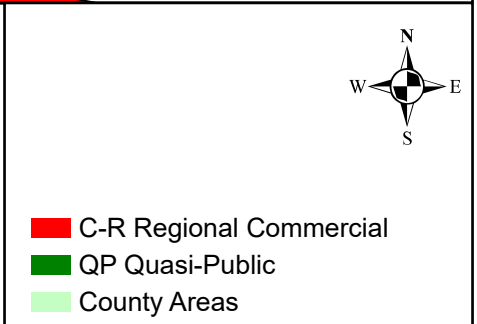
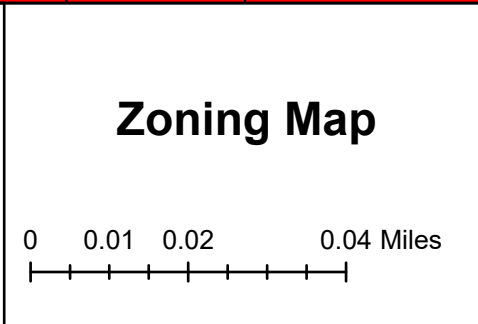
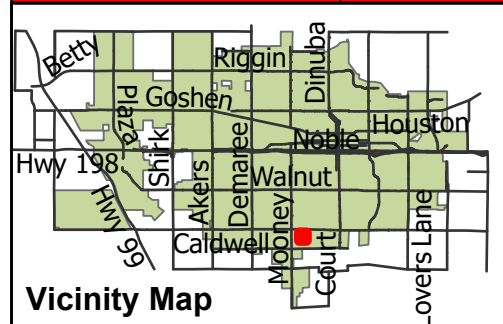
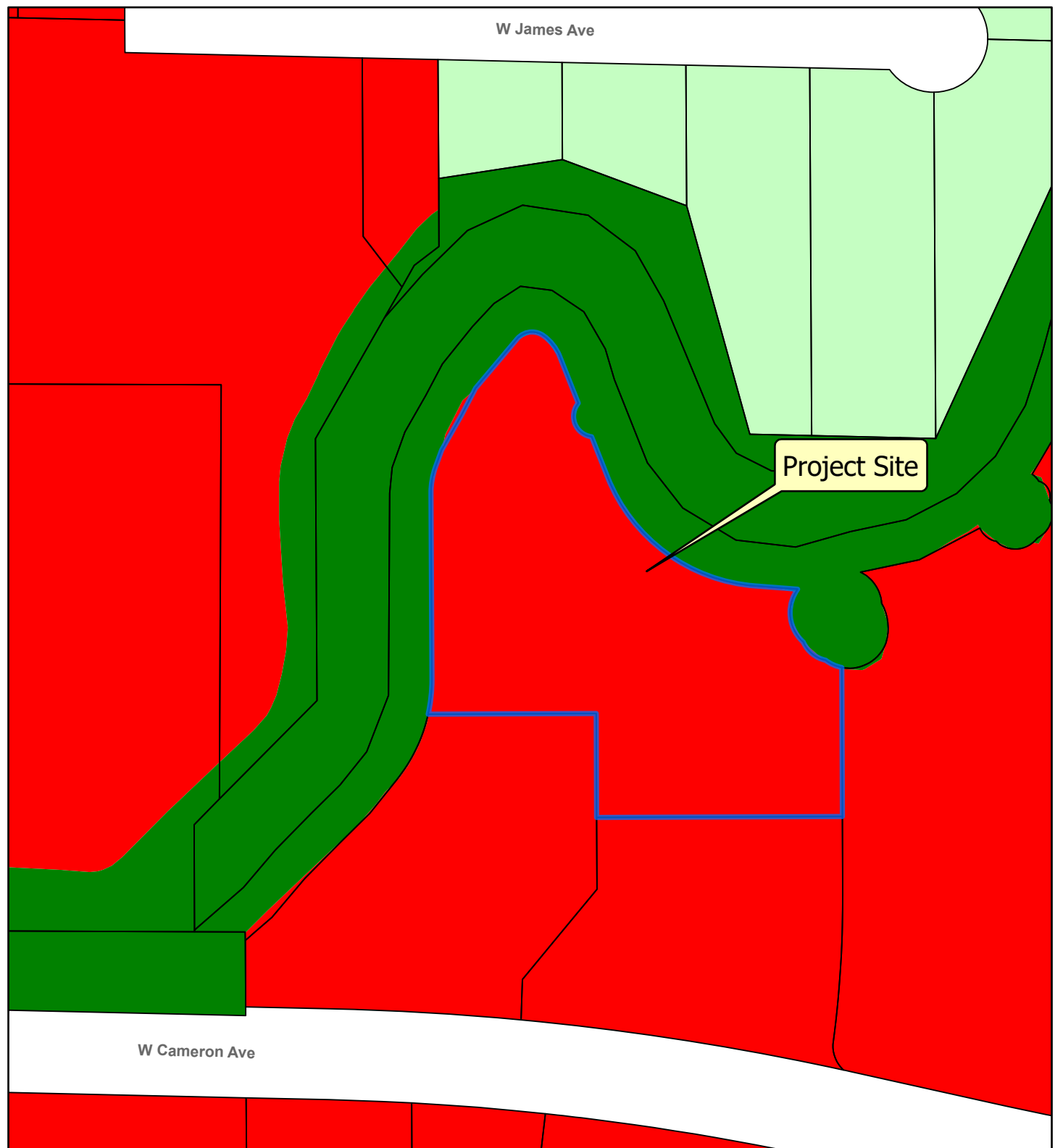
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.

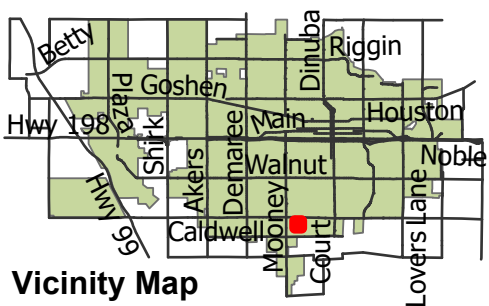
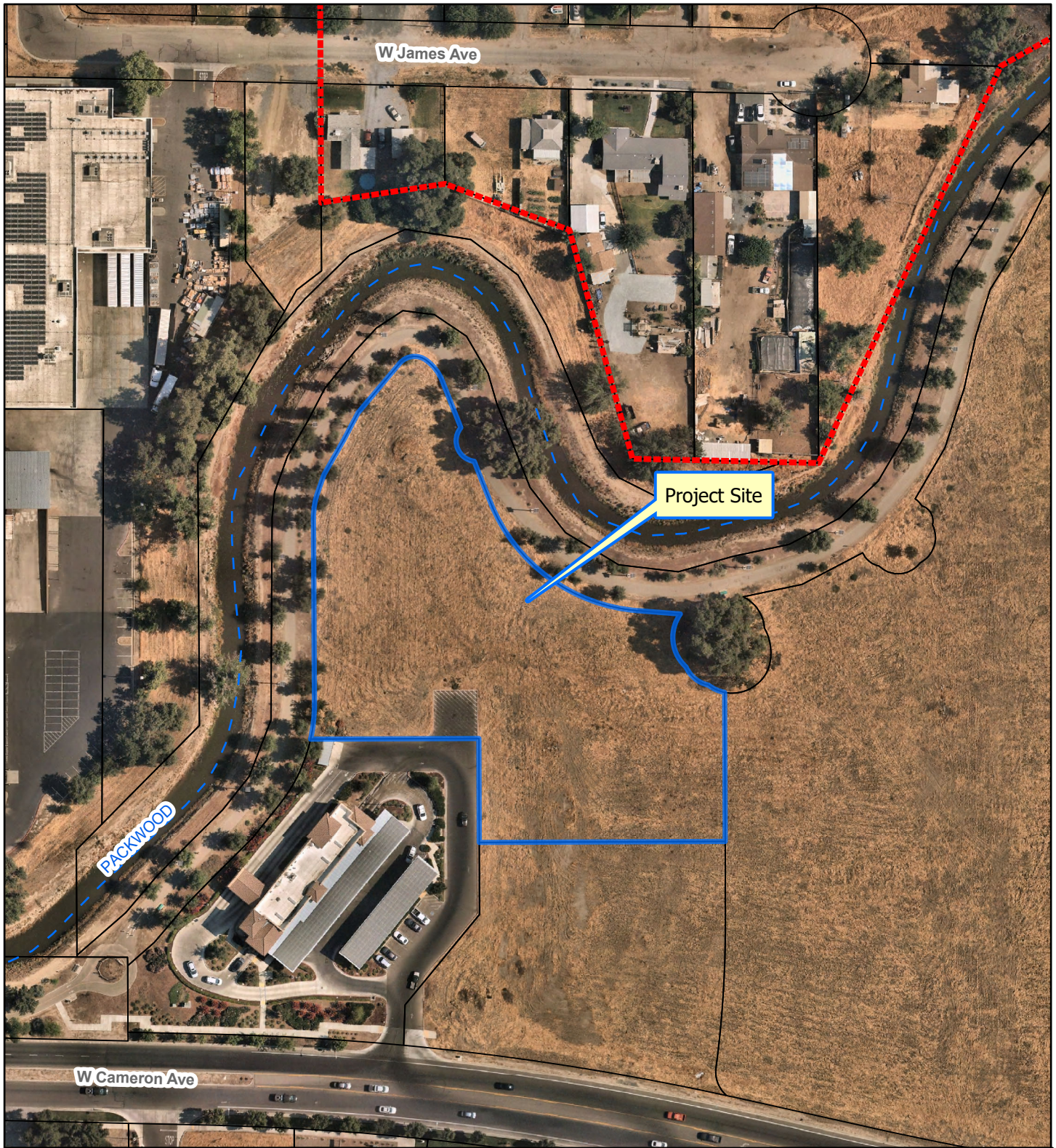
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



~~Luqman Ragabi~~ Lope Garcia





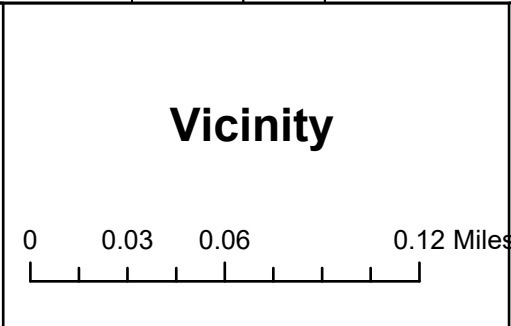
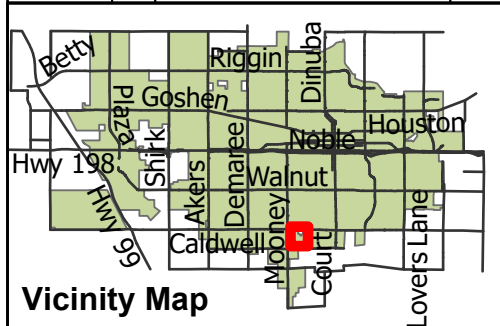
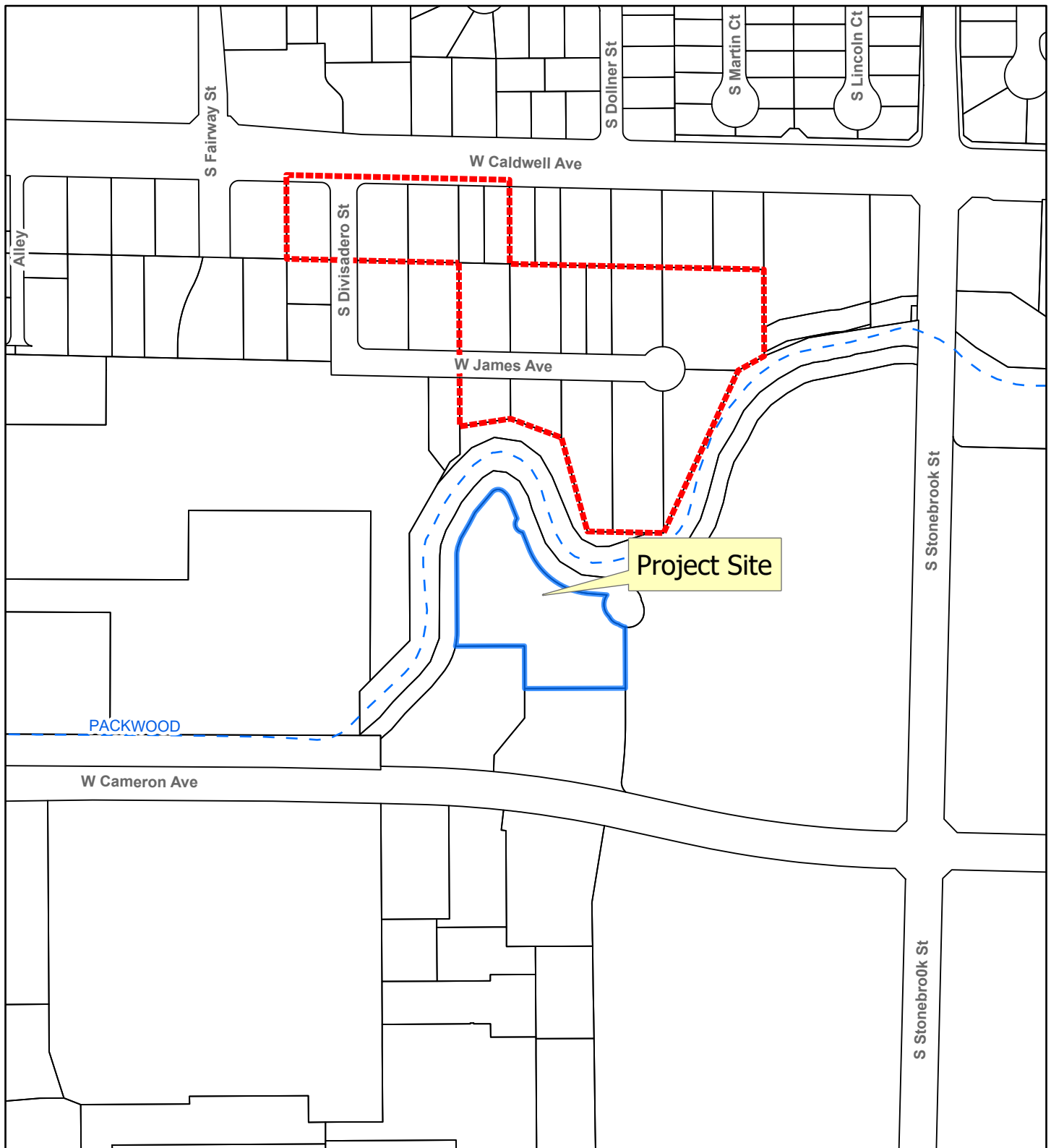


Vicinity Map

Aerial Map

0 0.01 0.03 0.05 Miles







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 28, 2024

PROJECT PLANNER: Brandon Smith, Principal Planner
Phone: 559-713-4636
Email: brandon.smith@visalia.city
Devon Jones, Economic Development Manager
Phone: (559) 713-4190
E-mail: devon.jones@visalia.city

SUBJECT: Zoning Text Amendment No. 2024-01: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance) and sections within other Titles of the Visalia Municipal Code based on multiple factors including, but not limited to: changes in state law, errors in existing zoning text, changes in other sections of the Visalia Municipal Code or changes in city procedures, changes in business and/or development trends and activity, citywide.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2024-34, recommending that the City Council approve adoption of Zoning Text Amendment No. 2024-01, which amends Title 17, Chapters 17.06 Zone Classifications, 17.08 Agricultural Zone, 17.10 Open Space Zone, 17.12 Single-Family Residential Zone, 17.16 Multi-Family Residential Zone, 17.18 Commercial Zones, 17.19 Mixed Use Zones, 17.25 Uses in the Commercial, Mixed Use, Office, and Industrial Zones, 17.26 Planned Development, 17.28 Site Plan Review Permit, 17.30 Development Standards, 17.32 Special Provisions, 17.34 Off-Street Parking and Loading Facilities, 17.36 Fences, Walls, and Hedges, 17.38 Conditional Use Permits, 17.40 Nonconforming Uses and Structures, 17.48 Signs, 17.56 Historic Preservation District, and 17.58 Downtown Retail Overlay District.

This recommendation is based on the findings contained therein and summarized as follows:

- The Zoning Text Amendment is consistent with the goals, objectives, and policies of the City's General Plan.
- The Zoning Text Amendment makes various updates based on changes in state law, changes in city procedures, changes in business and/or development trends or activity, and various corrections based on errors in existing zoning text, or changes in other sections of the Visalia Municipal Code.

RECOMMENDED MOTION

I move to recommend that the City Council approve Zoning Text Amendment No. 2024-01 based on the findings and conditions in Resolution No. 2024-34.

REASON FOR ZONING TEXT AMENDMENTS

It has been staff's practice every few years to process City-initiated text amendments for reasons that generally include clean-up and adjustments to Title 17 "Zoning". There has not been a comprehensive Zoning Ordinance text amendment request since 2017, when the City Council adopted the comprehensive Zoning Ordinance Update in follow-up to the General Plan Update adoption. Zoning Text Amendment (ZTA) No. 2024-01 is a city-initiated request to implement many Zoning Ordinance update needs identified over the last several years. These amendments

consist of mainly non-substantive or 'clean-up' amendments that have been identified over time to 'correct' existing language.

On March 11, 2024, staff presented most of the proposed amendments below for initial Planning Commission review. Following the input received from Planning Commission at this work session presentation, staff also brought forward an amendment to Section 17.36.030 regarding the potential for wall height variations in single-family residential zones when extenuating circumstances exist such as flood grade elevation conflicts for authority to initiate at this time. Additionally, specifically in Item 1 below, staff has brought several amendments necessary given the recent division of the Community Development Department to the Planning and Community Preservation Department and Engineering and Building Department. Below are the detailed edits to the various chapters of the Zoning text as proposed by staff. Where sections of Municipal Code are given, changes specified with ~~strikeout~~ are being deleted from Municipal Code, and changes specified with *underline and italics* are being added to Municipal Code.

1. CHAPTERS 17.06, 17.28, and 17.32 regarding renaming of Community Development Department

Summary: Updates will be necessary given the new structure of the former Community Development Department which was recently recognized. The former Community Development Department is split between the Planning and Community Preservation Department and the Engineering and Building Department. As a result of the department reorganization, references to the Community Development Department will need to be edited. There are also several edits that will need to be made to municipal code language outside of Title 17, including Titles 5, 8, 12, 16, and 18. All changes noted below to Section 1 are in reference to revising the department name.

Section 17.06.020 Establishment of zones by map.

The location and boundaries of the various zones are established, shown, and delineated on the "Official Zoning Map of the City of Visalia," which is made a part hereof, on file in the ~~community development~~ *Planning and Community Preservation* department. (Ord. 2017-01 (part), 2017: prior code § 7227)

Section 17.28.020 Site plan review committee.

A. Members. The site plan review committee shall be comprised of staff representatives of the engineering, building, and planning divisions ~~of the community development~~ as well as the fire department; in addition, the city planner may request input from any other city department or public agency, subject to city council policies.

Section 17.28.030 Application procedure.

A. Information. The ~~community development~~ *Planning and Community Preservation* department shall make available a site plan review application form. The site plan shall be drawn to a scale that clearly indicates all dimensions and includes the following information as well as information identified in the site plan review application form:

B. Submittal: The site plan shall be submitted to the ~~community development~~Planning and Community Preservation department along with a completed site plan review application form. The number of copies of the site plan required shall be determined by the site plan review committee and posted at the community development department and on the city website. If all of the required information as outlined within Section 17.28.030(A) is not submitted, the application may be rejected by the city planner.

Section 17.28.040 Issuance and re-submittal.

C. Upon completion or review, the ~~Community Development~~Planning and Community Preservation Department shall notify the applicant of the committee's determination along with a copy of the finally approved site plan. (Ord. 2018-18 § 1 (part), 2018: Ord. 2017-01 (part), 2017: prior code § 7425)

Section 17.32.163.K. "Abandonment or Discontinuation of Use" under the Regulation of wireless telecommunication facilities section.

1. At such time that a wireless telecommunication facility owner or wireless provider plans to abandon or discontinue operation of that facility, said owner shall notify the ~~community development~~Planning and Community Preservation department director by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations.

2. In the event all legally approved use of any wireless telecommunication facility has been discontinued for a period of six (6) months (one hundred eighty (180) days) and the owner or wireless provider has not notified the ~~community development~~Planning and Community Preservation department director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the ~~community development~~Planning and Community Preservation department director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the wireless telecommunication facility is imminent.

3. At such time as the ~~community development~~Planning and Community Preservation department director determines that a wireless telecommunication facility is abandoned, the ~~community development~~Planning and Community Preservation department director shall provide written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city and to the owner of the property at the address on file with the city, the property address, if applicable, and at the address to which tax notices are sent. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within sixty (60) days of the receipt of the certified letter, shall constitute prima facie evidence that the wireless telecommunication facility has been abandoned.

5. Upon a determination of abandonment by the ~~community development~~Planning and Community Preservation department director pursuant to this section, and the failure of the wireless telecommunication facility owner or other co-applicant to remove the facility in accordance with this section, the wireless telecommunication facility shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the wireless telecommunication facility owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this section shall result in the city taking all actions consistent with Chapter 8.40 and Chapter 1.13.

2. CHAPTERS 17.08, 17.10, 17.12, 17.16, 17.18, 17.26, 17.28, 17.30, 17.32, 17.34, 17.36, 17.38, 17.40, 17.56, 17.58, regarding SITE PLAN REVIEW COMMITTEE

Summary: The term 'Site Plan Review Committee' should be discontinued and will be updated to 'Site Plan Review staff', since this body does not serve as a committee with members of the public (like other Committees and Commissions), but of City and Responsible Agency staff. This requires edits to chapters both inside and outside of Title 17. Those outside of Title 17 include Titles 12 and 16. All changes noted below to Item 9 are in reference to revising the term "committee" to "staff".

In addition, there are a few edits necessary regarding site plan review processes and procedures to reflect current processes such as electronic submittals vs. paper submittals.

Section 17.08.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~staff~~Committee.

Section 17.10.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~staff~~Committee.

Section 17.12.070 Replacement and expansion of legally existing multiple family units.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review ~~staff~~committee shall be subject to the appeals process set forth in Section 17.28.050.

Section 17.12.090 Side yards.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review ~~staff~~committee.

Section 17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review ~~staff~~committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7303)

Section 17.16.190 Model good neighbor policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review staffCommittee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. (Ord. 2017-01 (part), 2017: Ord. 2006-11 § 1, 2006)

Section 17.18.040 Required conditions.

D. All new construction in existing C-N zones not a part of a previously approved planned development shall conform with development standards determined by the site plan review staffcommittee. (Ord. 2017-01 (part), 2017: prior code § 7319)

Section 17.26.050 Application procedures.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review staffcommittee. Such pre-application review shall include, but is not limited to, the following elements:

Section 17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan review staff for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

Section 17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan review staffcommittee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

Section 17.28.020 Site plan review staffcommittee.

A. Members. ~~The s~~Site plan review staffcommittee shall be comprised of staff representatives of the engineering, building, and planning divisions of the community development as well as the fire department; in addition, the city planner may request input from any other city department or public agency, subject to city council policies.

B. Powers and Duties. The site plan review staffcommittee shall have the power to:

Section 17.28.030 Application procedure.

A.20. Such other data as may be required to permit the site plan review staffcommittee to make the required findings;

B. Submittal: The site plan shall be submitted to the community development department along with a completed site plan review application form. The number of copies of the site plan required shall be determined by the site plan review staffcommittee and posted ~~at the community development department and~~ on the city website. If all of the required information as outlined within Section 17.28.030 (A) is not submitted, the application may be rejected by the city planner.

C. Review Timeline: Plans submitted by four p.m. on a Thursday shall be reviewed by the site plan review staffcommittee at their regular meeting at nine a.m. on the following Wednesday. Additional time may be required for site plans that must be reviewed by other agencies and/or city committees. The site plan review staffcommittee may modify these times by posting a revised schedule ~~at the community development department and~~ on the city website. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7424)

Section 17.28.040 Issuance and re-submittal.

A. The site plan review staffcommittee shall declare their intention to allow the project to proceed to apply for the necessary city permits, or require resubmittal of the site plan at the site plan review staffcommittee meeting.

B. Within thirty (30) working days after submission, the site plan review staffcommittee shall provide, in writing to the applicant, either to proceed with applying for necessary city permits, either with or without required revisions, or require resubmittal of the site plan review and identify required revisions. The site plan review staffcommittee shall consider each project's consistency with current city ordinances and whether it will affect the public health, safety and general welfare. In issuing direction to proceed, ~~the~~ staffcommittee shall consider the following:

CB. In making the required findings, the site plan review staffcommittee shall assure that the approval will be consistent with established policies and regulations relating to public improvements, street improvements, as approved and adopted by the city council, including necessary dedications and traffic safety.

DG. Upon completion or review, the Community Development Department shall notify the applicant of the staffcommittee's determination along with a copy of the finally approved site plan. (Ord. 2018-18 § 1 (part), 2018: Ord. 2017-01 (part), 2017: prior code § 7425)

Section 17.28.050 Appeals to the planning commission.

The applicant or any interested person may appeal a decision of the site plan review staffcommittee to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the site plan and shall uphold or revise the decision of the site plan review, based on the findings set forth in Section 17.28.040. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

Section 17.28.080 Required improvements.

Because of changes that may occur in a local neighborhood due to increased vehicular traffic generated by facilities requiring a site plan review permit, and upon the principle that such development should be required to provide street dedications and improvements proportionate to such increased vehicular traffic, the following dedications and improvements may be deemed necessary by the site plan review staffcommittee and may be required as a revision to any site plan.

Section 17.28.085 Timing of improvements.

All improvements shall be to city standards existing at the time the site plan is approved and shall be installed at the time of the proposed development. Where it is determined by the site plan review staffcommittee that it is impractical to install any or all improvements at the time of the proposed development, an agreement to make such improvements may be accepted in lieu thereof. In any event, the applicant shall enter into an agreement with the city for the provision of improvements before a building permit may be issued, as specified in Sections 16.24.050 and 16.24.060. (Ord. 2017-01 (part), 2017)

Section 17.28.110 Suspension and revocation.

Upon violation of any of the applicable provisions of this chapter or upon failure to comply with the revisions identified in the permit, a site plan review permit approval shall be suspended by the city planner or site plan review staffcommittee. Notice of such suspension shall be sent immediately to the person responsible for noncompliance by the building official or by the City code enforcement officer. Within thirty (30) days of the suspension, the planning commission shall consider the suspension. If not satisfied that the regulation, general provision, or required revisions identified in the site plan review permit are being complied with, the commission may revoke the site plan approval or take such action as may be necessary to ensure compliance. (Ord. 2017-01 (part), 2017: prior code § 7432)

Section 17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review staffcommittee.

B. Setback. The minimum building setbacks in each zone district shall be conformed to the requirements set forth in that zone district. However, the site plan review staffcommittee may grant an exception to the required standards based on the uniqueness of the property or the specific design needs of the project. The average setback and landscaping under such exception shall be equal to the required standard.

C. 1. d. All landscaped areas shall be surrounded with six-inch high concrete curbing, unless waived by the site plan review staffcommittee.

C. 5. a. Planter required every other row to a width determined by the site plan review staffcommittee.

DE. Loading.

EF. Screening and Storage.

E.2. Where commercial, office, or industrial site adjoins an R-1 or R-M district, a concrete block or masonry wall to a height recommended by the site plan review staffcommittee shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.

E.3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-1, or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review staffcommittee, if the site plan review staffcommittee finds said use to be unsightly.

E.4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review staffcommittee; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

FG. Curb Cuts.

GH. Lighting. No on-site lighting shall directly or indirectly illuminate adjacent properties or the public street that provides access. The lights and standard to be used shall be approved by the site plan review staffcommittee.

HA. Auto Traffic Easements. When deemed necessary for the traffic safety of the community, the site plan review staffcommittee shall have the right to require as a condition of granting a planned development site plan review permit, that a parcel provide an easement for purposes of vehicular traffic.

Section 17.32.010 Trash storage.

Permanent trash enclosures may be required for multiple family developments of four units or greater, all commercial, professional office and industrial uses subject to Chapter 8.28 of the Visalia Municipal Code. The specific location, design and size of a trash enclosure shall be reviewed and approved by the site plan review staffcommittee. (Ord. 2017-01 (part), 2017: prior code § 7477)

Section 17.32.150 Bed and breakfast facilities.

C. Process. Applications for traditional bed and breakfast facilities meeting the criteria stated below shall be subject to approval of a site plan review permit pursuant to Chapter 17.28. Such applications may be referred to the planning commission by the site plan review staffcommittee. Applications for bed and breakfast inns shall be subject to approval of a conditional use permit pursuant to Chapter 17.38. Bed and breakfast inns shall be subject to any such condition as deemed appropriate by the planning commission to further the purposes of this section.

D. 6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences. The site plan review staffcommittee and/or the planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as all other provisions of this section;

F. Appeals. Interested individuals may appeal the decision of the site plan review staffcommittee regarding traditional bed and breakfast inn facilities to the planning commission as set forth in Chapter 17.28. Decisions of the planning commission regarding bed and breakfast inn facilities may be appealed to the city council as set forth in Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2001-07 § 4, 2001: prior code § 7491)

Section 17.34.020 Schedule of off-street parking space requirements.

A. 2. c. In cases where multi-family developments do not require planning commission review, the site plan review staffcommittee shall have similar authority as described above.

Section 17.34.030 Standards for off-street parking facilities.

B. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the site plan review staffcommittee.

I. Parking spaces for "compact automobile" will be permitted providing that each parking space is not less than fifteen (15) feet in length and seven and one-half feet in width, exclusive of aisles and access drives. Number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls within a parking lot. Any compact parking shall be approved by the site plan review staffcommittee.

M. New parking facilities shall promote the use of time and/or motion sensitive parking lot and security lights, where feasible, as determined by the Site Plan Review staffCommittee.

N. New parking facilities shall promote and be evaluated as part of an overall program to implement low impact development features on-site that reduce impermeable surfaces and increase infiltration. The implementation and design of low impact development features for the site will be determined by the Site Plan Review staffCommittee.

O. Vacant or unimproved lots shall not be used as vehicle parking facilities and/or outdoor storage of commercial equipment, construction equipment, and similar uses unless screened appropriately, as determined by Site Plan Review staffCommittee.

Section 17.34.040 Landscape requirement.

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review staffcommittee. All off-street parking facilities shall conform with the following standards, but not limited to:

G. The site plan review staffcommittee shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the staffcommittee deems it necessary to improve the aesthetic character of the project. (Ord. 2017-01 (part), 2017: prior code § 7498)

Section 17.34.050 Shared parking.

The site plan review staffcommittee may grant an exception to the total number of spaces required when the joint users of a parking facility have divergent needs with respect to daytime versus nighttime use, or weekdays versus Saturdays or Sundays. Conditions for allowing shared parking are:

Section 17.34.070 Off-street loading facilities required.

A. In all commercial and industrial zones and in the O-PA, O-C, and BRP zones, if required by the commission, there shall be located on the site of each building or structure, off-street loading facilities for vehicles. Where, in the opinion of the site plan review ~~staff~~committee, a practical difficulty is involved relating to site size, existing development or access, the planning commission may grant an exception to any portion of the requirements necessary to achieve the intent of this section. For all commercial and industrial buildings, one off-street loading berth shall be provided if the gross floor area exceeds five thousand (5,000) square feet, and one additional berth shall be provided for each additional ten thousand (10,000) square feet.

No off-street loading berths shall be required for buildings of less than five thousand (5,000) square feet of gross floor area.

B. The location of off-street loading facilities shall be approved by the site plan review ~~staff~~committee. (Ord. 2017-01 (part), 2017: prior code § 7501)

Section 17.36.070 Industrial zones.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review ~~staff~~committee finds said use to be unsightly.

Section 17.38.020 Application procedures.

A. 7. Additional technical studies or reports, as required by the Site Plan Review ~~staff~~Committee.

A. 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review ~~staff~~Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

Section 17.40.040 Nonconforming structures.

G. 4. The extent of required improvements shall be determined through application for site plan review permit by the site plan review ~~staff~~committee. Additional parking shall not be required except where a use is expanded in area or intensity, in which case the parking requirements shall apply only to the addition. Appeals of findings of the site plan review ~~staff~~committee may be made to the planning commission as provided in Section 17.28.050.

Section 17.56.050 Creation of historic preservation advisory committee.

C. 2. It shall be the duty of the historic preservation advisory committee to review all applications for site plan review permits within the historic district for compliance with the provisions of this chapter. Items that shall be subject to review by the committee include but are not limited to vehicular access, location and screening of parking, setbacks, location of service use areas, walls and landscaping. The committee may recommend approval, conditional approval, disapproval or resubmittal of the site plan review permit application. The committee's recommendation shall be forwarded to the site plan review ~~staff~~committee for its consideration.

Section 17.56.060 Appeal.

Any person or persons jointly or severally aggrieved by a decision of the historic preservation advisory committee may make an appeal in writing therefrom to the city council within ten days of said action. The city council, after proceeding in the manner as provided therein and with the same power and authority there invested in passing upon appeals before it under the provisions of law and this chapter and in the exercise thereof, may reverse, affirm or modify or affirm as modified the action of the historic preservation advisory committee. Appeals of a decision of the site plan review staffcommittee shall be filed with the planning commission in the manner prescribed in Section 17.28.050. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7705)

Section 17.58.050 Procedures for review of applications.

A. The site plan review staffcommittee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.

B. The site plan review staffcommittee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review staffcommittee shall include the following:

G1. At the option of the planning commission, the site plan review staffcommittee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review staffcommittee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.

D2. It shall be the duty of the site plan review staffcommittee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review staffcommittee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.

F3. It shall be the duty of the site plan review staffcommittee to review all applications for the moving or demolition of structures within the overlay district. The site plan review staffcommittee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G4. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review staffcommittee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

- 1a. Reroofing with like materials;
- 2b. Residing with like materials;

3c. Masonry repairs with like materials;

4d. Chimney repair with like materials. (Ord. 2017-01 (part), 2017: prior code § 7724)

Section 17.58.060 Appeal to the city council.

Any person or persons jointly or severally aggrieved by a decision of the site plan review ~~staffcommittee~~ may make an appeal in writing therefrom to the city council. Such appeal shall be filed with the city clerk within ten days of said action. The appeal shall be placed on the agenda of the council's next regular meeting after the appeal is filed. The council shall review the decision of the board and may reverse, affirm, modify or affirm as modified the action of the board. The decision of the council shall be final. (Ord. 2017-01 (part), 2017: prior code § 7725)

Section 17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review ~~staffcommittee~~ may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030. (Ord. 2017-01 (part), 2017: prior code § 7729)

Section 17.58.100 Role of building official.

A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the site plan review ~~staffcommittee~~, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the site plan review ~~staffcommittee~~ at such time as any conditions specified in such approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of board approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.

3. CHAPTER 17.12 SINGLE-FAMILY RESIDENTIAL ZONE

Section 17.12.040 Conditional Uses

C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes, and hospices; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

Summary: Hospices are a use that is similar to others in the category.

4. CHAPTER 17.12 SINGLE-FAMILY RESIDENTIAL ZONE

Section 17.12.100 Rear Yard

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand two hundred and fifty ~~five hundred (1,250)~~ square feet shall be maintained. ~~Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.~~

Summary: The 1,500 square feet requirement was a requirement dating to when the Single-family Residential zone had a minimum lot size of 6,000 square feet (i.e., R-1-6 zone). The reduced usable rear yard area carries over the same ratio of yard area into the R-1-5 zone. Also, these approvals have historically been conducted by staff without input from the City Planner.

5. CHAPTER 17.16 MULTI-FAMILY RESIDENTIAL ZONE

Section 17.16.040 Conditional Uses

B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes, and hospices; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

Summary: Hospices are a use that is similar to others in the category.

6. CHAPTER 17.18 COMMERCIAL ZONES

Sections 17.18.060, 070, and 080 Development standards in the C-N, C-R, and C-S zone

17.18.060 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

17.18.070 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear property line);

17.18.080 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

Summary: Incorrect location listed. Rear setback should be matched with rear setback. Additionally, the C-R zone language omits this phrase entirely so it should be added.

7. CHAPTER 17.19 MIXED USE ZONES

Section 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area

17.19.070 D. Minimum required landscaped yard (setback) areas:

6. Street side on corner lot: five (5) feet (except where a building is located on property line).

Summary: Need to insert “except where a building is located on property line” to clarify, since this zone permits buildings on property line.

8. CHAPTER 17.25 USES IN THE COMMERCIAL, MIXED USE, OFFICE, AND INDUSTRIAL ZONES

Section 17.25.030 Commercial, Office, and Industrial Zone Use Table

Summary: Various non-substantive edits to the Zone Use Matrix, including clean-up, removing of unutilized lines, capitalization, addition of notes, and addition of clarification. For the most part, no changes are being recommended regarding the allowance of the use in a specific zone (i.e. permitted, conditionally allowed, not allowed) with the exception of a few such changes resulting from uses that are being combined into a single line item. Staff does not believe the changes from combining the items would result in uses that are inconsistent with the purpose and intent of the zones. Those exceptions are identified below among the other specific changes proposed:

- There are two Line M17s, the latter to be renumbered along with the resulting renumbering required.
- Removing line items that do not have listed permitted, or conditionally permitted zones given listing them could cause confusion that those uses could be permitted in various zones.
- Capitalizing listed uses that may be a single use and not part of a list for consistency and ease of use for viewers.
- Adding a capitalized Drive Thru list header.
- Revise 'Parking Facilities for Off-site uses' (P2) to make consistent with Section 17.34.060 by adding reference in 'Special Use Standards' column.
- Add 'Quick Service' to 'Fast Food Restaurants' (E6 and E7)
- Revise 'Combined office/warehouse' (M45) to add 25% office space restriction.
- Removal of several line items that are duplicative or otherwise unnecessary, specifically:
 - Clothing Costume Rental (C6) - Addressed in Retail
 - Adult Daycare, 7 to 12 (D2) - Redundant, edit D1
 - Children Daycare, 9 to 14 (D5) - Redundant, edit D4
 - Pizza Sandwich Shops with/without alcohol, Ice cream shop (E8 – E10) -Addressed in Fast Food
 - This change could provide for a pizza sandwich shop serving wine and beer to be permitted by right in a Neighborhood Commercial zone as opposed to conditionally permitted. Staff believes there is little difference between a pizza sandwich shop that serves wine/beer and a sit-down restaurant with a bar using less than 25% of public area which is permitted by right in Neighborhood Commercial zoning. If such a restaurant were to propose a bar area larger than 25% of the public area, a conditional use permit would be required.
 - Night Clubs/Discotheques (E11) – Addressed in Live Entertainment (E12)
 - This change could provide for a nightclub/discotheque to be conditionally permitted in a Commercial Mixed-Use zone. Staff believes the requirement of a conditional use permit allows ample space for scrutiny and review in this new zone and that such uses could likely also operate without disturbing the peace in many Commercial Mixed Use zoned areas.
 - Lumberyard (see also Retail) (M6) - Addressed in Retail

- Hospices (M58) – Add ‘hospices’ to ‘Convalescent Hospitals/Senior Care Facilities/Nursing Homes’ (M55)
 - This change could provide for a hospice to be conditionally permitted in the Commercial Mixed Use and Downtown Mixed-Use zones. Staff believes the requirement of a conditional use permit allows ample space for scrutiny and review in these new zones and that such uses could likely also operate without disturbing the peace in these areas.
- Opticians – Dispensing (M61) – Addressed in Medical Offices
 - This change could provide for an optician to be conditionally permitted in the Regional Commercial zone and permitted by right in the Office Conversion zone. Staff believes the requirement of a conditional use permit allows ample space for scrutiny and review in the Regional Commercial zone and that there is little difference in terms of land use impacts between an Optician office that the market would support in an Office Conversion zone and an Optometrist office which is already permitted by right in the Office Conversion zone.
- Temporary Trailers (O10) - No longer processed with TCUPs
- Private Libraries (R6)
- Temporary Facilities (Christmas tree recycling) (R25)
- Household Pets (R32)
- Add ‘Lumberyard’ to Fencing Stores/yards (R43)
- Floor & Wall Coverings, Hardware Stores, Paint Stores (R44, R48 - R51) combine under ‘Home Improvement’ (R52) to be permitted in all C zones
 - This change could provide for floor and wall covering stores to be permitted by right in Neighborhood Commercial zones; hardware stores over 10,000 square feet (SF) to be permitted by right in Neighborhood Commercial, Regional Commercial, Service Commercial, and Commercial Mixed Use zones; hardware stores under 10,000 SF to be permitted by right in Regional Commercial zones; paint stores to be permitted by right in Neighborhood Commercial and Downtown Mixed Use zones; and, home improvement stores to be permitted by right in Neighborhood Commercial and Downtown Mixed Use zones. While there are many changes with this proposed edit, staff believes there is little difference amongst the various use types and that ultimately, the consumer market would dictate site suitability in these various zones for these types of stores.
- Outlet stores (R70 - R72) - Addressed in Retail
- Printing Services (S27) - Addressed in Manufacturing (M35), Photocopying (P4), Photography (P6)
- Remove ‘Water processing & bottling’ (M30) and split ‘Soft drink bottling & distribution’ (M28) into ‘Beverage manufacturing’ requiring a CUP in Industrial zone and ‘Beverage distribution’ being permitted by right in Industrial and Light Industrial zones.
 - Given groundwater resource concerns and the Sustainable Groundwater Management Act, this use must be revised to better reflect the City’s ability to accommodate this industry.

Please see complete list of edits in attached, “Edits to Table 17.25.030 Zoning Use Matrix”.

9. CHAPTER 17.28 SITE PLAN REVIEW PERMIT

Section 17.28.100 Lapse of site plan review permit

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 planning entitlement is approved by the Planning Commission or City Council, or a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

Summary: Clarify that a Planning entitlement will allow for a site plan review permit to continue to be active beyond one year.

10. CHAPTER 17.32 SPECIAL PROVISIONS

Section 17.32.140 Garage Conversions

B. Requirements:

1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;

~~2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;~~

~~3.~~ 23. The area converted shall be subject to all applicable building code requirements;

~~4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;~~

~~5.~~ 35. The garage door shall either be removed from the structure, or a wall shall be constructed behind the preexisting garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

~~6.~~ 46. In the case of garage door removal buffering, such as a planter, shall be provided between the carport or garage and the remaining parking area;

~~7.~~ 57. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

Summary: Remove 12 month occupancy rule and owner occupancy requirement due to the City's inability to review and enforce this requirement. Additionally, State law now permits ADUs within garages.

11. CHAPTER 17.34 OFF-STREET PARKING AND LOADING FACILITIES

Section 17.34.020 Schedule of off-street parking space requirements

A. ~~65.~~ 65. Planned unit developments, condominiums: one covered parking space plus one uncovered guest parking space for each dwelling unit.

Summary: Numbering correction; Should be item #6 since #5 is repeated twice.

12. CHAPTER 17.36 FENCES, WALLS AND HEDGES

Section 17.36.040 Multiple-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or within five feet of a street side property line ~~a required side yard~~ on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open.

Section 17.36.050 Commercial and mixed use zones

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.060 Office zones (O-PA, O-C, BRP)

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.070 Industrial zones

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

Summary: All sections need to be edited to be consistent with the fence standards for Single-family residential zones, which describe allowing a three-foot fence within a required front yard or within five feet of a street side property line on a corner lot. Section 17.36.040 is revised to have consistent wording as other sections. Also, these approvals have historically been conducted by staff without input from the City Planner.

13. CHAPTER 17.36 FENCES, WALLS AND HEDGES

Section 17.36.030 Single-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.040 Multiple-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or a required side yard on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.050 Commercial and mixed use zones.

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-1 or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.060 Office zones (O-PA, O-C, BRP).

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-1 or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.070 Industrial zones.

A. Where a site within an I-L or I zone adjoins an R-A, R-1 or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Summary: Add language to allow for wall height variations should certain factors arise that result in increases to the parcel elevation grade and/or increases in building pad height to address grading and/or floor plain management issues.

14.CHAPTER 17.48 SIGNS

Summary: Various clean-up edits to the Sign Ordinance, summarized as follows:

Section 17.48.030 Exempt Signs.

C. Commercial Displays On Vehicles. Signs on vehicles may be displayed, provided that:

~~1.~~ The message pertains to the establishment of which the vehicle is an instrument or tool;
and

~~2~~1. The message does not utilize changeable copy or special illumination.

Summary: Section 1 should be removed as this is unenforceable and unrealistic, leaving only section 2 to be renamed Section 1.

G. Interior Signs. Signs that are located entirely within a building or enclosed structure and not visible from the public right of way and do not require other necessary permits such as electrical or structural permits.

Summary: 'Interior Signs' section needs to be rewritten to address signage in spaces such as Visalia Mall that require permitting due to electrical work associated.

L. Window Signs. Permanent Window Signs that conform to the standards of Section 17.48.110(~~F~~). (Ord. 2017-01 (part), 2017: Ord. 2016-11 § 2 (part), 2016)

Summary: Refers to Section 17.48.110(I) when it should refer to Section 17.48.110.F.

Section 17.48.040 Prohibited Signs.

N. Snipe Signs. Snipe signs, meaning sSigns tacked, nailed, posted, pasted, glued, or otherwise attached to trees, utility poles, government signs, fences, trailers, temporary construction barriers or other supporting structures, are prohibited unless the sign owner also owns the structure supporting the sign. (Ord. 2017 (part), 2017: Ord. 2016-11 § 2 (part), 2016)

Summary: 'Snipe Signs' section needs to be revised to allow individuals to post such signs on their own property (e.g., 'beware of dog' signs on fences, in yards).

Section 17.48.090 Sign Standards for Agricultural and Residential Zones.

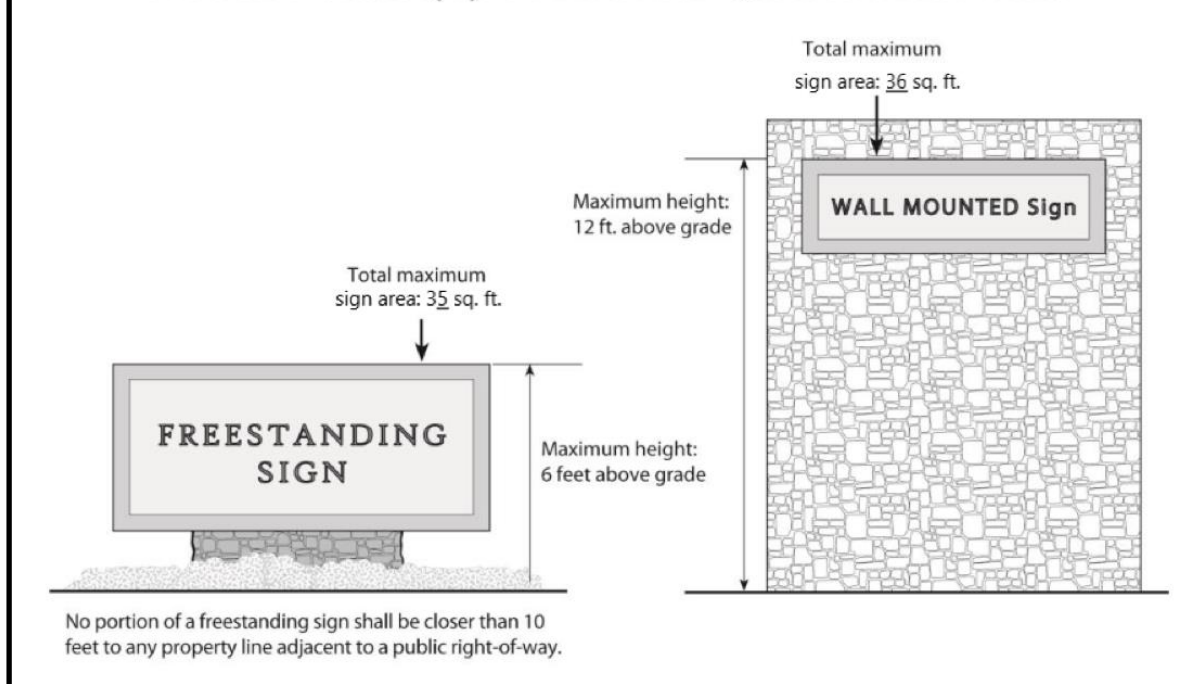
D.1. Sign Types, Materials and Maintenance. Allowable temporary signs include portable signs, window signs, or banners. Portable signs shall be constructed of materials and maintained as set forth in Section 17.48.130.B.4 below, temporary window signs shall be constructed of materials and maintained as set forth in Section 17.48.130.~~C.5~~D.2 below, and banners shall be constructed of materials and maintained as set forth in Section 17.48.130.~~C.5~~D.2 below. All temporary signs shall also be maintained in accordance with Section 17.48.170.

Summary: In 'Temporary Signs Allowed on Residential Properties' the code references to temporary window sign and temporary banners are reversed.

E.2.c Internal Temporary Signage. Additional portable signs, banners and flags may be maintained within the boundaries of a residential subdivision, provided that they are predominantly not viewable from the exterior of the developing residential subdivision, and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic within the developing residential subdivision. Inflatable portable signs may only be displayed on Saturdays and Sundays. Portable signs shall be constructed of materials and maintained as set forth in Section 17.48.130.B.4 below and banners shall be constructed of materials and maintained as set forth in Section 17.48.130.~~D.2~~C.5 below. All internal temporary signs shall also be maintained in accordance with Section 17.48.170.

Summary: In 'Temporary Signs on Developing Residential Properties' the code reference to temporary banners incorrectly references code for temporary window signs.

FIGURE 17.48.090(G): PUBLIC AND QUASI-PUBLIC USES



G.2. Maximum Sign Area per Sign: Freestanding signs shall not be more than 35 square feet in area. Wall signs shall not be more than 36 square feet in area.

Summary: In 'Public and Quasi-Public Uses' the maximum sign areas specified in subsection G.2 and in the figure are in conflict.

Section 17.48.100 Sign Standards for Other Zones.

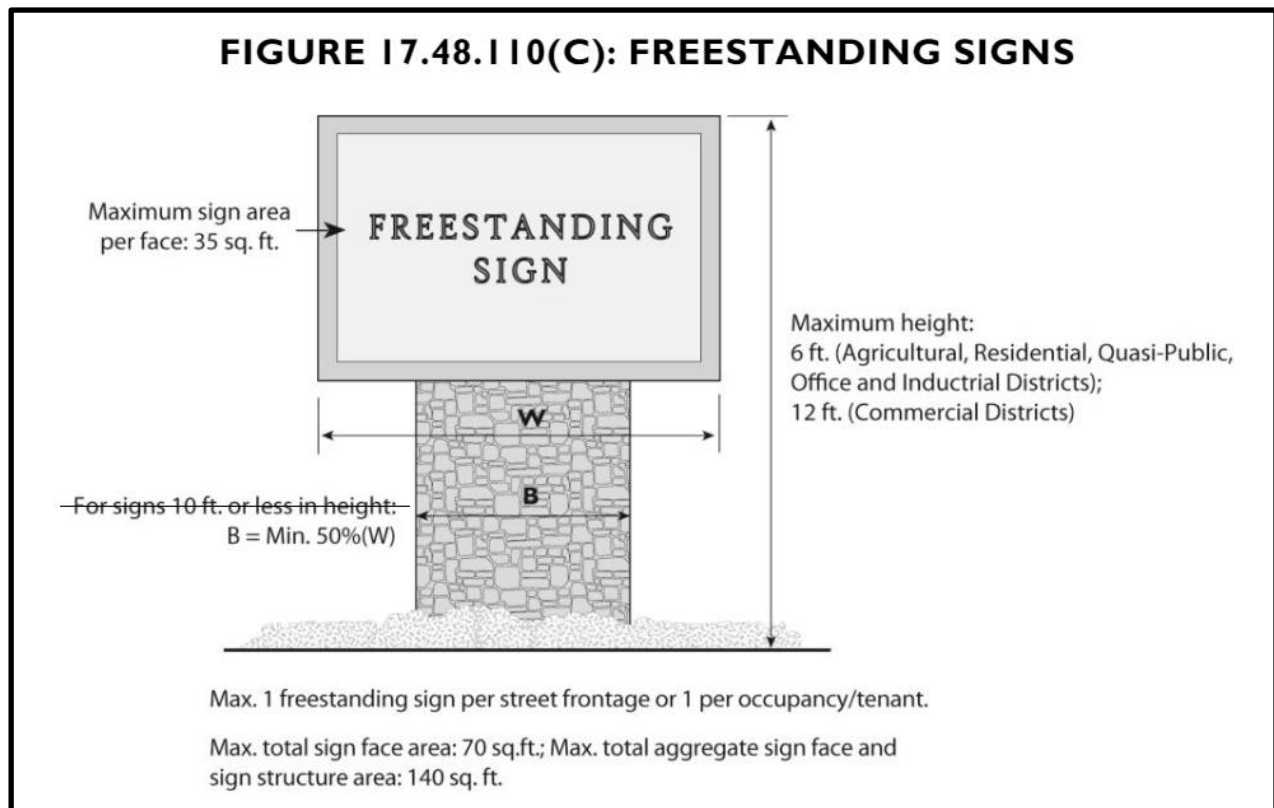
17.48.100 Sign Standards for Commercial, Office, Industrial, and Quasi-Public Zones ~~Other Zones.~~

Summary: This section should be renamed "Sign Standards for Commercial, Office, Industrial, and Quasi-Public Zones" which helps identify that this section addresses signage requirements for these zones.

Section 17.48.110 Standards for Specific Sign Types.

C.6. Sign Base. Freestanding signs of 10 feet or less shall be mounted on a base, the width of which shall not be less than 50 percent of the width of the widest part of the sign.

Summary: 'Sign Base' section needs to remove "of 10 feet or less".



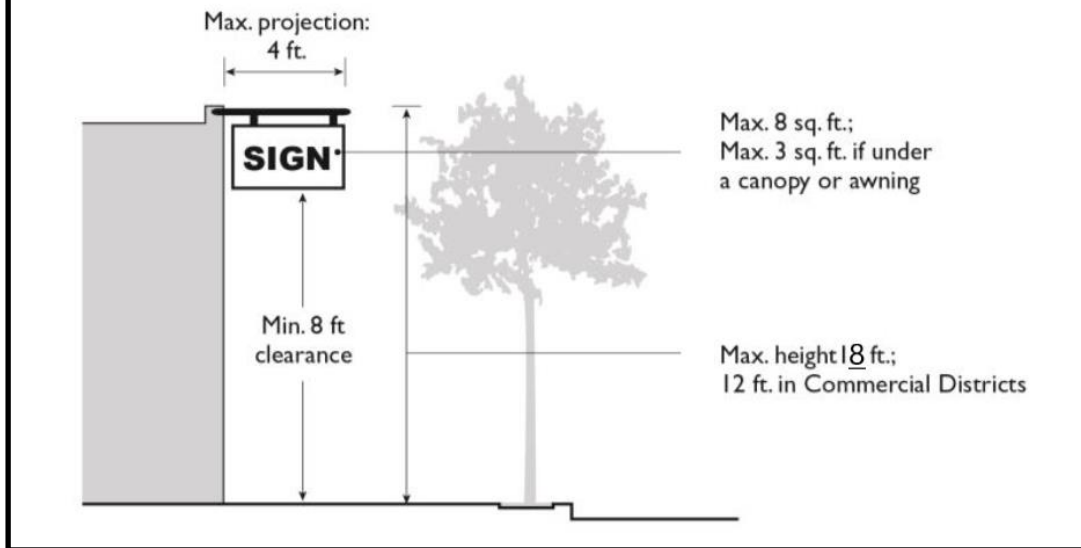
Summary: Figure 17.48.110(C) caption shall remove the phrase "for signs 10 ft. or less in height".

~~C.8. Open Air Uses. For open air uses such as automobile dealerships, the additional standards apply to freestanding signs:~~

- ~~—a. Maximum Sign Area. 35 square feet per face, with the total sign area not exceeding 70 square feet.~~
- ~~—b. Setback. 20 feet from any interior side property line.~~

Summary: Remove Sections 17.48.110.C.8.a and b., due to these sections being redundant of Sections 17.48.110.C.4 and 5.

FIGURE 17.48.110(D): PROJECTING SIGNS



D.3. Maximum Height. 18 feet; 12 feet in Commercial Districts.

Summary: The maximum height specified is in conflict with that indicated in figure 17.48.110(D).

E.3. Maximum Sign Area ~~per Sign~~. See Table 17.48.100(B).

Summary: Remove phrase “per sign”.

Section 17.48.160 Nonconforming Signs.

C. Abandonment of Nonconforming Sign. Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 30 days, the nonconforming sign must be removed. *If the sign is not so removed, the City Planner or designee may have the sign removed in accordance with the public nuisance abatement provisions of this Code.*

Summary: Add specific language for noticing property owners.

15. CHAPTER 17.58 DOWNTOWN RETAIL OVERLAY DISTRICT

17.58.050 Procedures for review of applications

~~E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.~~

Summary: Remove requirement for Site Plan Review consideration of any signage within the Downtown Retail Overlay District. This is currently not enforced and is not consistent with the purpose of Site Plan Review.

BACKGROUND INFORMATION

Environmental Review:

The requested action would be considered exempt under Section 15061(b)(3), Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDED FINDINGS

1. That the Zoning Text Amendment is needed to achieve the objectives of the Zoning Ordinance (Visalia Municipal Code Title 17) prescribed in Code Section 17.02.020.
2. That the proposed Zone Text Amendment is consistent with the intent of the General Plan, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. The Zoning Text Amendment makes various updates based on changes in state law, changes in city procedures, changes in business and/or development trends or activity, and various corrections based on errors in existing zoning text, or changes in other sections of the Visalia Municipal Code.
4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

APPEAL INFORMATION

The Planning Commission's recommendation on Zoning Ordinance Text Amendment No. 2024-01 is advisory only and is automatically referred to the City Council for final action.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-34 for 2024 Zoning Ordinance Text Update
- Exhibit A – Planning Commission Work Session Staff Report (March 11, 2024)
- Edits to Table 17.25.030 Zoning Use Matrix

Chapter 17.44
ZONING AMENDMENTS

Sections:

- 17.44.010 Purpose.**
- 17.44.020 Initiation.**
- 17.44.030 Application procedures.**
- 17.44.040 Public hearing—Notice.**
- 17.44.050 Investigation and report.**
- 17.44.060 Hearing.**
- 17.44.070 Action of city planning commission.**
- 17.44.090 Action of city council.**
- 17.44.100 Change of zoning map.**
- 17.44.110 New application.**
- 17.44.120 Report by city planner.**

17.44.010 Purpose.

As a general plan for Visalia is put into effect, there will be a need for changes in zoning boundaries and other regulations of this title. As the general plan is reviewed and revised periodically, other changes in the regulations of this title may be warranted. Such amendments shall be made in accordance with the procedure prescribed in this chapter.

17.44.020 Initiation.

A. A change in the boundaries of any zone may be initiated by the owner of the property within the area for which a change of zone is proposed or by his authorized agent. If the area for which a change of zone is proposed is in more than one ownership, all of the property owners or their authorized agents shall join in filing the application, unless included by planning commission resolution of intention.

B. A change in boundaries of any zone, or a change in a zone regulation, off-street parking or loading facilities requirements, general provision, exception or other provision may be initiated by the city planning commission or the city council in the form of a request to the commission that it consider a proposed change; provided, that in either case the procedure prescribed in Sections 17.44.040 and 17.44.090 shall be followed.

17.44.030 Application procedures.

A. A property owner or his authorized agent may file an application with the city planning commission for a change in zoning boundaries on a form prescribed by the commission and that said application shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property for which the change in zoning boundaries is proposed, the authorized agent of the owner, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;

3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show the applicant's proposal;
 5. Additional information as required by the historic preservation advisory board.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of processing the application.

17.44.040 Public hearing—Notice.

The city planning commission shall hold at least one public hearing on each application for a change in zone boundaries and on each proposal for a change in zone boundaries or of a zone regulation, off-street parking or loading facilities requirements, general provisions, exception or other provision of this title initiated by the commission or the city council. Notice of the public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by publication in a newspaper of general circulation within the city, and by mailing notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

17.44.050 Investigation and report.

The city planning staff shall make an investigation of the application or the proposal and shall prepare a report thereon that shall be submitted to the city planning commission.

17.44.060 Hearing.

- A. At the public hearing, the city planning commission shall review the application or the proposal and may receive pertinent evidence as to why or how the proposed change is necessary to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020.
- B. If the commission's recommendation is to change property from one zone designation to another, the commission may recommend that conditions be imposed so as not to create problems adverse to the public health, safety and general welfare of the city and its residents.

17.44.070 Action of city planning commission.

The city planning commission shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. The commission shall transmit a report to the city council recommending that the application be granted, conditionally approved, or denied or that the proposal be adopted or rejected, together with one copy of the application, resolution of the commission or request of the Council, the sketches or drawings submitted and all other data filed therewith, the report of the city engineer and the findings of the commission.

17.44.080 [Reserved].

17.44.090 Action of city council.

- A. Upon receipt of the resolution or report of the city planning commission, the city council shall review the application or the proposal and shall consider the resolution or report of the commission and the report of the city planning staff.

B. The city council shall make a specific finding as to whether the change is required to achieve the objectives of the zoning ordinance prescribed in Section 17.02.020. If the council finds that the change is required, it shall enact an ordinance amending the zoning map or an ordinance amending the regulations of this title, whichever is appropriate. The city council may impose conditions on the change of zone for the property where it finds that said conditions must be imposed so as not to create problems inimical to the public health, safety and general welfare of the city and its residents. If conditions are imposed on a change of zone, said conditions shall run with the land and shall not automatically be removed by a subsequent reclassification or change in ownership of the property. Said conditions may be removed only by the city council after recommendation by the planning commission. If the council finds that the change is not required, it shall deny the application or reject the proposal.

17.44.100 Change of zoning map.

A change in zone boundary shall be indicated on the zoning map.

17.44.110 New application.

Following the denial of an application for a change in a zone boundary, no application for the same or substantially the same change shall be filed within one year of the date of denial of the application.

17.44.120 Report by city planner.

On any amendment to the zoning code changing property from one zone classification to another, the city planner shall inform the planning commission and the city council of any conditions attached to previous zone changes as a result of action taken pursuant to Sections 17.44.060, 17.44.070 and 17.44.090.

RESOLUTION NO. 2024-34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT NO. 2024-01, A REQUEST BY THE CITY OF VISALIA TO AMEND VISALIA MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE) AND SECTIONS WITHIN OTHER TITLES OF THE VISALIA MUNICIPAL CODE BASED ON MULTIPLE FACTORS INCLUDING, BUT NOT LIMITED TO: CHANGES IN STATE LAW, ERRORS IN EXISTING ZONING TEXT, CHANGES IN OTHER SECTIONS OF THE VISALIA MUNICIPAL CODE, CHANGES IN CITY PROCEDURES, AND CHANGES IN BUSINESS AND/OR DEVELOPMENT TRENDS AND ACTIVITY.

WHEREAS, Zoning Text Amendment No. 2024-01 is requested by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance) and sections within other Titles of the Visalia Municipal Code based on multiple factors including, but not limited to: changes in state law, errors in existing zoning text, changes in other sections of the Visalia Municipal Code or changes in city procedures, changes in business and/or development trends and activity. The specific amendments apply City-wide and are specified in Attachment “A” of this Resolution; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on May 28, 2024; and

WHEREAS, the Planning Commission of the City of Visalia considered the Zone Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is exempt under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Zone Text Amendment based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is needed to achieve the objectives of the Zoning Ordinance (Visalia Municipal Code Title 17) prescribed in Code Section 17.02.020.
2. That the proposed Zone Text Amendment is consistent with the intent of the General Plan, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. The Zoning Text Amendment makes various updates based on changes in state law, changes in city procedures, changes in business and/or development trends

or activity, and various corrections based on errors in existing zoning text, or changes in other sections of the Visalia Municipal Code.

4. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Zone Text Amendment described herein in Attachment "A", in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

Resolution No. 2024-34

ATTACHMENT "A"

Zoning Text Amendment No. 2024-01, implementing numerous amendments to Title 17 (Zoning Ordinance) based on factors including, but not limited to, changes in state law, errors in existing zoning text, changes in other sections of the Visalia Municipal Code, changes in city procedures, and changes in business and/or development trends and activity.

Changes to City of Visalia Municipal Code, as specified by underline and italics for additions and ~~strikeout~~ for deletions.

CHAPTERS 17.06, 17.28, and 17.32 regarding renaming of Community Development Department:

Section 17.06.020 Establishment of zones by map.

The location and boundaries of the various zones are established, shown, and delineated on the "Official Zoning Map of the City of Visalia," which is made a part hereof, on file in the ~~community development~~Planning and Community Preservation department. (Ord. 2017-01 (part), 2017: prior code § 7227)

Section 17.28.020 Site plan review committee.

A. Members. The site plan review committee shall be comprised of staff representatives of the engineering, building, and planning divisions of the ~~community development~~ as well as the fire department; in addition, the city planner may request input from any other city department or public agency, subject to city council policies.

Section 17.28.030 Application procedure.

A. Information. The ~~community development~~Planning and Community Preservation department shall make available a site plan review application form. The site plan shall be drawn to a scale that clearly indicates all dimensions and includes the following information as well as information identified in the site plan review application form:

B. Submittal: The site plan shall be submitted to the ~~community development~~Planning and Community Preservation department along with a completed site plan review application form. The number of copies of the site plan required shall be determined by the site plan review committee and posted at the community development department and on the city website. If all of the required information as outlined within Section 17.28.030(A) is not submitted, the application may be rejected by the city planner.

Section 17.28.040 Issuance and re-submittal.

C. Upon completion or review, the ~~Community Development~~Planning and Community Preservation Department shall notify the applicant of the committee's determination along with a copy of the finally approved site plan. (Ord. 2018-18 § 1 (part), 2018: Ord. 2017-01 (part), 2017: prior code § 7425)

Section 17.32.163.K. “Abandonment or Discontinuation of Use” under the Regulation of wireless telecommunication facilities section.

1. At such time that a wireless telecommunication facility owner or wireless provider plans to abandon or discontinue operation of that facility, said owner shall notify the ~~community development~~Planning and Community Preservation department director by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations.

2. In the event all legally approved use of any wireless telecommunication facility has been discontinued for a period of six (6) months (one hundred eighty (180) days) and the owner or wireless provider has not notified the ~~community development~~Planning and Community Preservation department director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the ~~community development~~Planning and Community Preservation department director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the wireless telecommunication facility is imminent.

3. At such time as the ~~community development~~Planning and Community Preservation department director determines that a wireless telecommunication facility is abandoned, the ~~community development~~Planning and Community Preservation department director shall provide written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city and to the owner of the property at the address on file with the city, the property address, if applicable, and at the address to which tax notices are sent. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within sixty (60) days of the receipt of the certified letter, shall constitute prima facie evidence that the wireless telecommunication facility has been abandoned.

5. Upon a determination of abandonment by the ~~community development~~Planning and Community Preservation department director pursuant to this section, and the failure of the wireless telecommunication facility owner or other co-applicant to remove the facility in accordance with this section, the wireless telecommunication facility shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the wireless telecommunication facility owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this section shall result in the city taking all actions consistent with Chapter 8.40 and Chapter 1.13. (Ord. 2017-01 (part), 2017: Ord. 2015-01 § 5, 2015)

CHAPTERS 17.08, 17.10, 17.12, 17.16, 17.18, 17.26, 17.28, 17.30, 17.32, 17.34, 17.36, 17.38, 17.40, 17.56, 17.58, regarding "SITE PLAN REVIEW COMMITTEE"

Section 17.08.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~staff~~Committee.

Section 17.10.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~staff~~Committee.

Section 17.12.070 Replacement and expansion of legally existing multiple family units.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review ~~staff~~committee shall be subject to the appeals process set forth in Section 17.28.050.

Section 17.12.090 Side yards.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review ~~staff~~committee.

Section 17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review ~~staff~~committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7303)

Section 17.16.190 Model good neighbor policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review ~~staff~~Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long-term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. (Ord. 2017-01 (part), 2017: Ord. 2006-11 § 1, 2006)

Section 17.18.040 Required conditions.

D. All new construction in existing C-N zones not a part of a previously approved planned development shall conform with development standards determined by the site plan review ~~staff~~committee. (Ord. 2017-01 (part), 2017: prior code § 7319)

Section 17.26.050 Application procedures.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review ~~staff~~committee. Such pre-application review shall include, but is not limited to, the following elements:

Section 17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan ~~review~~ ~~staff~~committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

Section 17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan review ~~staff~~committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

Section 17.28.020 Site plan review staffcommittee.

A. Members. ~~The s~~Site plan review staffcommittee shall be comprised of staff representatives of the engineering, building, and planning divisions of the community development as well as the fire department; in addition, the city planner may request input from any other city department or public agency, subject to city council policies.

B. Powers and Duties. The site plan review staffcommittee shall have the power to:

Section 17.28.030 Application procedure.

A.20. Such other data as may be required to permit the site plan review staffcommittee to make the required findings;

B. Submittal: The site plan shall be submitted to the community development department along with a completed site plan review application form. The number of copies of the site plan required shall be determined by the site plan review staffcommittee and posted ~~at the community development department and on the city website~~. If all of the required information as outlined within Section 17.28.030(A) is not submitted, the application may be rejected by the city planner.

C. Review Timeline: Plans submitted by four p.m. on a Thursday shall be reviewed by the site plan review staffcommittee at their regular meeting at nine a.m. on the following Wednesday. Additional time may be required for site plans that must be reviewed by other agencies and/or city committees. The site plan review staffcommittee may modify these times by posting a revised schedule ~~at the community development department and on the city website~~. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7424)

Section 17.28.040 Issuance and re-submittal.

A. The site plan review staffcommittee shall declare their intention to allow the project to proceed to apply for the necessary city permits, or require resubmittal of the site plan at the site plan review staffcommittee meeting.

B. Within thirty (30) working days after submission, the site plan review staffcommittee shall provide, in writing to the applicant, either to proceed with applying for necessary city permits, either with or without required revisions, or require resubmittal of the site plan review and identify required revisions. The site plan review staffcommittee shall consider each project's consistency with current city ordinances and whether it will affect the public health, safety and general welfare. In issuing direction to proceed, the staffcommittee shall consider the following:

CB. In making the required findings, the site plan review staffcommittee shall assure that the approval will be consistent with established policies and regulations relating to public improvements, street improvements, as approved and adopted by the city council, including necessary dedications and traffic safety.

DC. Upon completion or review, the Community Development Department shall notify the applicant of the staffcommittee's determination along with a copy of the finally approved site plan. (Ord. 2018-18 § 1 (part), 2018: Ord. 2017-01 (part), 2017: prior code § 7425)

Section 17.28.050 Appeals to the planning commission.

The applicant or any interested person may appeal a decision of the site plan review ~~staff~~committee to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the site plan and shall uphold or revise the decision of the site plan review, based on the findings set forth in Section 17.28.040. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2010-02 § 3, 2010: Ord. 2006-18 § 5, 2007: Ord. 9605 § 30 (part), 1996: prior code § 7426)

Section 17.28.080 Required improvements.

Because of changes that may occur in a local neighborhood due to increased vehicular traffic generated by facilities requiring a site plan review permit, and upon the principle that such development should be required to provide street dedications and improvements proportionate to such increased vehicular traffic, the following dedications and improvements may be deemed necessary by the site plan review ~~staff~~committee and may be required as a revision to any site plan.

Section 17.28.085 Timing of improvements.

All improvements shall be to city standards existing at the time the site plan is approved and shall be installed at the time of the proposed development. Where it is determined by the site plan review ~~staff~~committee that it is impractical to install any or all improvements at the time of the proposed development, an agreement to make such improvements may be accepted in lieu thereof. In any event, the applicant shall enter into an agreement with the city for the provision of improvements before a building permit may be issued, as specified in Sections 16.24.050 and 16.24.060. (Ord. 2017-01 (part), 2017)

Section 17.28.110 Suspension and revocation.

Upon violation of any of the applicable provisions of this chapter or upon failure to comply with the revisions identified in the permit, a site plan review permit approval shall be suspended by the city planner or site plan review ~~staff~~committee. Notice of such suspension shall be sent immediately to the person responsible for noncompliance by the building official or by the City code enforcement officer. Within thirty (30) days of the suspension, the planning commission shall consider the suspension. If not satisfied that the regulation, general provision, or required revisions identified in the site plan review permit are being complied with, the commission may revoke the site plan approval or take such action as may be necessary to ensure compliance. (Ord. 2017-01 (part), 2017: prior code § 7432)

Section 17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review staffcommittee.

B. Setback. The minimum building setbacks in each zone district shall be conformed to the requirements set forth in that zone district. However, the site plan review staffcommittee may grant an exception to the required standards based on the uniqueness of the property or the specific design needs of the project. The average setback and landscaping under such exception shall be equal to the required standard.

C. 1. d. All landscaped areas shall be surrounded with six-inch high concrete curbing, unless waived by the site plan review staffcommittee.

C. 5. a. Planter required every other row to a width determined by the site plan review staffcommittee.

DE. Loading.

EF. Screening and Storage.

E.2. Where commercial, office, or industrial site adjoins an R-1 or R-M district, a concrete block or masonry wall to a height recommended by the site plan review staffcommittee shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.

E.3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-1, or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review staffcommittee, if the site plan review staffcommittee finds said use to be unsightly.

E.4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review staffcommittee; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

FG. Curb Cuts.

GH. Lighting. No on-site lighting shall directly or indirectly illuminate adjacent properties or the public street that provides access. The lights and standard to be used shall be approved by the site plan review staffcommittee.

H. Auto Traffic Easements. When deemed necessary for the traffic safety of the community, the site plan review staffcommittee shall have the right to require as a condition of granting a planned development site plan review permit, that a parcel provide an easement for purposes of vehicular traffic.

Section 17.32.010 Trash storage.

Permanent trash enclosures may be required for multiple family developments of four units or greater, all commercial, professional office and industrial uses subject to Chapter 8.28 of the Visalia Municipal Code. The specific location, design and size of a trash enclosure shall be reviewed and approved by the site plan review staffcommittee. (Ord. 2017-01 (part), 2017: prior code § 7477)

Section 17.32.150 Bed and breakfast facilities.

C. Process. Applications for traditional bed and breakfast facilities meeting the criteria stated below shall be subject to approval of a site plan review permit pursuant to Chapter 17.28. Such applications may be referred to the planning commission by the site plan review staffcommittee. Applications for bed and breakfast inns shall be subject to approval of a conditional use permit pursuant to Chapter 17.38. Bed and breakfast inns shall be subject to any such condition as deemed appropriate by the planning commission to further the purposes of this section.

D. 6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences. The site plan review staffcommittee and/or the planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as all other provisions of this section;

F. Appeals. Interested individuals may appeal the decision of the site plan review staffcommittee regarding traditional bed and breakfast inn facilities to the planning commission as set forth in Chapter 17.28. Decisions of the planning commission regarding bed and breakfast inn facilities may be appealed to the city council as set forth in Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2001-07 § 4, 2001: prior code § 7491)

Section 17.34.020 Schedule of off-street parking space requirements.

A. 2. c. In cases where multi-family developments do not require planning commission review, the site plan review staffcommittee shall have similar authority as described above.

Section 17.34.030 Standards for off-street parking facilities.

B. Entrances and exits to parking lots and other parking facilities shall be provided at locations approved by the site plan review staffcommittee.

I. Parking spaces for "compact automobile" will be permitted providing that each parking space is not less than fifteen (15) feet in length and seven and one-half feet in width, exclusive of aisles and access drives. Number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls within a parking lot. Any compact parking shall be approved by the site plan review staffcommittee.

M. New parking facilities shall promote the use of time and/or motion sensitive parking lot and security lights, where feasible, as determined by the Site Plan Review staffCommittee.

N. New parking facilities shall promote and be evaluated as part of an overall program to implement low impact development features on-site that reduce impermeable surfaces and increase infiltration. The implementation and design of low impact development features for the site will be determined by the Site Plan Review staffCommittee.

O. Vacant or unimproved lots shall not be used as vehicle parking facilities and/or outdoor storage of commercial equipment, construction equipment, and similar uses unless screened appropriately, as determined by Site Plan Review staffCommittee.

Section 17.34.040 Landscape requirement.

The submission of any plan for off-street parking facilities shall be accompanied by a detailed landscape plan for approval by the site plan review staffcommittee. All off-street parking facilities shall conform with the following standards, but not limited to:

G. The site plan review staffcommittee shall approve all landscaping plans within a parking area and shall have the right to require additional landscaping if the staffcommittee deems it necessary to improve the aesthetic character of the project. (Ord. 2017-01 (part), 2017: prior code § 7498)

Section 17.34.050 Shared parking.

The site plan review staffcommittee may grant an exception to the total number of spaces required when the joint users of a parking facility have divergent needs with respect to daytime versus nighttime use, or weekdays versus Saturdays or Sundays. Conditions for allowing shared parking are:

Section 17.34.070 Off-street loading facilities required.

A. In all commercial and industrial zones and in the O-PA, O-C, and BRP zones, if required by the commission, there shall be located on the site of each building or structure, off-street loading facilities for vehicles. Where, in the opinion of the site plan review staffcommittee, a practical difficulty is involved relating to site size, existing development or access, the planning commission may grant an exception to any portion of the requirements necessary to achieve the intent of this section. For all commercial and industrial buildings, one off-street loading berth shall be provided if the gross floor area exceeds five thousand (5,000) square feet, and one additional berth shall be provided for each additional ten thousand (10,000) square feet.

No off-street loading berths shall be required for buildings of less than five thousand (5,000) square feet of gross floor area.

B. The location of off-street loading facilities shall be approved by the site plan review staffcommittee. (Ord. 2017-01 (part), 2017: prior code § 7501)

Section 17.36.070 Industrial zones.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-1 or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staffcommittee finds said use to be unsightly.

Section 17.38.020 Application procedures.

A. 7. Additional technical studies or reports, as required by the Site Plan Review staffCommittee.

A. 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review staffCommittee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

Section 17.40.040 Nonconforming structures.

G. 4. The extent of required improvements shall be determined through application for site plan review permit by the site plan review staffcommittee. Additional parking shall not be required except where a use is expanded in area or intensity, in which case the parking requirements shall apply only to the addition. Appeals of findings of the site plan review staffcommittee may be made to the planning commission as provided in Section 17.28.050.

Section 17.56.050 Creation of historic preservation advisory committee.

C. 2. It shall be the duty of the historic preservation advisory committee to review all applications for site plan review permits within the historic district for compliance with the provisions of this chapter. Items that shall be subject to review by the committee include but are not limited to vehicular access, location and screening of parking, setbacks, location of service use areas, walls and landscaping. The committee may recommend approval, conditional approval, disapproval or resubmittal of the site plan review permit application. The committee's recommendation shall be forwarded to the site plan review ~~staff~~committee for its consideration.

Section 17.56.060 Appeal.

Any person or persons jointly or severally aggrieved by a decision of the historic preservation advisory committee may make an appeal in writing therefrom to the city council within ten days of said action. The city council, after proceeding in the manner as provided therein and with the same power and authority there invested in passing upon appeals before it under the provisions of law and this chapter and in the exercise thereof, may reverse, affirm or modify or affirm as modified the action of the historic preservation advisory committee. Appeals of a decision of the site plan review ~~staff~~committee shall be filed with the planning commission in the manner prescribed in Section 17.28.050. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7705)

Section 17.58.050 Procedures for review of applications.

A. The site plan review ~~staff~~committee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.

B. The site plan review ~~staff~~committee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review ~~staff~~committee shall include the following:

~~€~~1. At the option of the planning commission, the site plan review ~~staff~~committee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review ~~staff~~committee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.

~~D~~2. It shall be the duty of the site plan review ~~staff~~committee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review ~~staff~~committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.

F3. It shall be the duty of the site plan review ~~staffcommittee~~ to review all applications for the moving or demolition of structures within the overlay district. The site plan review ~~staffcommittee~~ shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G4. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review ~~staffcommittee~~ applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

- 4a. Reroofing with like materials;
- 2b. Residing with like materials;
- 3c. Masonry repairs with like materials;
- 4d. Chimney repair with like materials. (Ord. 2017-01 (part), 2017: prior code § 7724)

Section 17.58.060 Appeal to the city council.

Any person or persons jointly or severally aggrieved by a decision of the site plan review ~~staffcommittee~~ may make an appeal in writing therefrom to the city council. Such appeal shall be filed with the city clerk within ten days of said action. The appeal shall be placed on the agenda of the council's next regular meeting after the appeal is filed. The council shall review the decision of the board and may reverse, affirm, modify or affirm as modified the action of the board. The decision of the council shall be final. (Ord. 2017-01 (part), 2017: prior code § 7725)

Section 17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review ~~staffcommittee~~ may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030. (Ord. 2017-01 (part), 2017: prior code § 7729)

Section 17.58.100 Role of building official.

A. The building official shall refuse to issue all building or sign permits based upon an application disapproved by the site plan review staff committee, unless such application is later approved by the city council. The building official may approve any application approved or conditionally approved by the site plan review staff committee at such time as any conditions specified in such approval are clearly indicated by the applicant on the plans presented to the building official for approval. If an appeal to the city council is filed within ten days from the date of board approval of an application, no permit shall be issued until the outcome of said appeal is finally determined by the city council.

CHAPTER 17.12 SINGLE-FAMILY RESIDENTIAL ZONE

Section 17.12.040 Conditional Uses

C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes, and hospices; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

Section 17.12.100 Rear Yard

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand two hundred and fifty five hundred (1,250-1,500) square feet shall be maintained. ~~Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.~~

CHAPTER 17.16 MULTI-FAMILY RESIDENTIAL ZONE

Section 17.16.040 Conditional Uses

B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes, and hospices; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

CHAPTER 17.18 COMMERCIAL ZONES

Sections 17.18.060, 070, and 080 Development standards in the C-N, C-R, and C-S zone

17.18.060 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

17.18.070 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear property line);

17.18.080 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

CHAPTER 17.19 MIXED USE ZONES

Section 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area

17.19.070 D. Minimum required landscaped yard (setback) areas:

6. Street side on corner lot: five (5) feet (except where a building is located on property line).

CHAPTER 17.25 USES IN THE COMMERCIAL, MIXED USE, OFFICE, AND INDUSTRIAL ZONES

Section 17.25.030 Commercial, Office, and Industrial Zone Use Table

In this section, in addition to changes specified by underline for additions and ~~strikeout~~ for deletions, **highlighted** portions indicate capitalization of existing text.

Table 17.25.030

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	A											
	AGRICULTURAL - FARMING											17.08
A1	Beekkeeping											
A12	Farmers' Market		P			P						
A3	Grain Elevators/Silos											
A24	Greenhouses (commercial growers)									P		
A5	Horse stables/Ranch (3 or more horses)											
A6	Limited Raising of Small Animals, Livestock, and fowl on a Domestic Noncommercial Scale (2 cows, 4 sheep, goats, no pigs)											
A7	Raising of Livestock and Fowl, except Stockyards (commercial)											
A38	Raising of Field, Truck or Orchard Crop & Horticultural Specialties						P	P	P	P		
A49	Riding Academies/Stables									C	C	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
A54 0	Roadside Stands Selling Produce Grown on Site	T	T	T	T	T	T	T	T	T	
A61 1	ANIMAL SHELTERS/ HUMANE SOCIETIES								C	C	
	AUDITORIUMS (see THEATERS)										
	AUTOMOTIVE (for gas stations see SERVICE STATIONS)										
A71 2	Auto Leasing/Renting			P	C	C					
A81 3	Auto Dismantling/Wrecking/ Salvage Yards									C	17.32.070
A91 4	Auto Machine Shops			P					P		
A10 5	Auto Oil, Lube & Smog Test Shops	C	C	P	P	C					
A11 6	Auto Repairs, Major- Overhauling, Rebuilding, Painting		C	P	C	C					
A12 7	Automotive Supplies, Parts & Accessories	C	P		P	P					
A13 8	Automotive Upholsterers			P							
A14 9	Boat Sales/Service			P							
A15 20	Car Washing -self service	C	C	P	C	C					

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
A16 21	Car Washing - automated	C	C	P	C	C				C		
A17 22	Car Sales - New & Used			P		C						
A18 23	Motorcycles, Sales and Service			P								
A19 24	RV/Boat Storage Yards			P						P		
A20 5	Recreational Vehicles Sales and Service			P						P		
A21 6	Tire Sales & Service (excluding major repairs) – stand alone	C	P	P	P	C						
A22 7	Tire Sales & Service (excluding major repairs) - located within the primary permitted use on the site		P	P	P							
A23 8	Towing/Road Service			P						P		
A24 9	Truck/Trailer Sales and/or Service			P						C		
A25 30	Truck Rental/Leasing			P								
	B											
	BANKS & FINANCIAL INSTITUTIONS											
B1	Stand-Alone Automatic Teller (ATM)	P	P	P	P	P	P	P	P	P	P	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
B2	Office					P		P			
	BARBERS, HAIRSTYLISTS, TANNING CENTERS, COSMETICIANS, & DAY SPAS										
B3	Stand Alone	P	P	P	P	P	C	C			
B4	Located with the Primary Permitted Use on the Site	P	P		P	P	P		P	P	
B5	Tattooist		P	P	C	P					
	BED & BREAKFAST ACCOMMODATIONS										
B6	Traditional					C		C			17.32.150
B7	Inns					C		C			17.32.150
B8	BOARDING / ROOMING HOUSES					C					
	BUS DEPOTS										
B9	Station (passenger services)			C		C		C			
B10	Repair Yard & Shops			P					P	P	
B11	Public & Private Transfer Point		C	C	C	C		C	C	C	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	C										
C1	CATERING SERVICES			P	P	P			P	P	
C2	CEMETERIES & MAUSOLEUMS										17.52
C3	CHRISTMAS TREE SALES LOTS / OTHER SEASONAL COMMERCIAL USES / SPECIAL EVENTS	T	T	T	T						
	CHURCHES & OTHER RELIGIOUS INSTITUTIONS										
C4	Up to 200 Seats			C	C	C	C		C		
C5	More than 200 Seats				C	C	C				
C6	CLOTHING / COSTUME RENTAL		P		P	P					
	COMMUNICATIONS										
C67	Communications Equipment Building	C		P	P	C	C		C	P	P
C78	Radio and TV Broadcasting Studios - with antenna off-site		P	P	P	P			C	P	P
C89	Radio and TV Broadcasting Studios - with antenna on-site			C	C				P	P	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
C9 9	Wireless telecommunication facilities – more than 100 feet away from property planned/zoned residential	C	C	C	C	C		C	P	P	17.32.163	
C10 1	Wireless telecommunication facilities - within 100-ft of property planned/zoned residential	C	C	C	C	C			C	C	17.32.163	
D												
DAYCARE, LICENSED												
D1	Adult - six 12 or fewer er adults	P	P	P	P	P	P	P	P	P		
D2	Adult – 7 to 12 adults	P	P	P	P	P	P	P	P	P		
D23	Adult - 13 or more adults	C	C	C	C	C	C	C	C	C		
D34	Children - 8 14 or fewer	P	P	P	P	P	P	P	P	P		
D5	Children – 9 to 14	P	P	P	P	P	P	P	P	P		
D46	Children - 15 or more	C	C	C	C	C	C	C	C	C		
D57	In Conjunction with Primary Use	P	P	P	P	P		P	P	P		
<u>DRIVE-THRU LANES</u>												

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix												
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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
D68	Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162	P	P	P	P		P		P			17.32.162
D79	Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162	C	C	C	C		C		P			17.32.162
D81 9	Drive-Thru Lanes in Industrial Zone									C	C	17.32.161
E												
EATING & DRINKING ESTABLISHMENTS												
E1	Bars/Taverns - within 300 feet of any residence/public use	C	C		C							
E2	Bars/Taverns - not within 300 feet of any residence/public use		P		C							
E3	Micro-breweries / micro-wineries (with or without restaurants)	C	P	C	C	C			C	C	C	17.63
E4	Craft distilleries				P	C	C			C	C	Craft distilleries Permitted in 17.63 Overlay District
E5	Cafeterias	P	P	P	P	P	C		P	C	C	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
E6	<u>Quick Service</u> /Fast Food Restaurants							P			See Lines D8 and D9 of Table 17.25.030 for <u>Drive-thru lane</u> zoning requirements.
E7	<u>Quick Service</u> /Fast Food Restaurants (Industrial Zone)								C	C	17.32.161
E8	Pizza/Sandwich Shops—serving wine/beer					C		P			
E9	Pizza/Sandwich Shops—no alcohol					P		P	C	C	
E10	Ice Cream Shop					P		P			
E11	Night Clubs/Discotheques										
E8 2	Live Entertainment										17.04
E9 3	Sit-Down Restaurant/Cafe - with or without full bar using less than 25% of public area					P	P	P	P		
E10 4	Sit-Down Restaurant/Cafe - full bar using greater than 25% of public area					C	C	C			
E15	Enclosed Solid Waste Transfer Stations										

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	F										
F1	FLORIST	P	P	P	P		C				
F2	FORTUNETELLING / PALM READER				P						5.20
	FUEL STORAGE										
F 3 4	Propane/Butane				P				P	P	
F 4 5	Propane/Butane (maximum 2000 gallons)		P	P							
F 5 6	Propane/Butane within 50 feet of Planned/zoned Residential				C				C	C	
F 6 7	Propane/Butane within 50 feet of Planned/zoned Residential (maximum 2000 gallons)		C	C							
F 7 8	Above Ground Tanks dispensing Class I, II, and III-A liquids - within 100 feet of a residential use or residential zoned property	C	C	C	C			C	C	C	17.32.025
F 8 9	Above Ground Tanks dispensing Class I, II, and III-A liquids - more than 100 feet from a residential use or residential zoned property	P	P	P	P			P	P	P	17.32.025
F10	Pump & Underground Storage Tank										

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
F91 1	Pump & Underground Storage Tank - 500 gallons or less								P	P		
F10 2	Pump & Underground Storage Tank - more than 500 gallons								P	P		
F11 3	Petroleum & Petroleum Products Storage								C	C		
	Public Fuel Dispensing (see Service Stations)											
F12 4	FUNERAL HOME / MORTUARY		C	C	C	C						
	G											
G1	GALLERIES – ART / PHOTOGRAPHY / CRAFTS	P	P	P	P	C						
	H											
H1	HOME OCCUPATION BUSINESSES	P	P	P	P	P	P	P	P	P	17.32.030	
H2	HOTELS AND MOTELS		C		C	C		C				
	I											
	J											
	K											

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)		
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I			
K1	KENNELS (LOCATED 500 FEET OR MORE FROM A RESIDENTIAL ZONE)									C			
	L												
	LAUNDRY / DRY CLEANERS												
L1	Dry Cleaners (cleaning plant)	P	P	P	P	P			P				
L2	Dry Cleaners (cleaning plant including carpet/rug cleaning and dyeing)			P	P					P			
L3	Diaper Supply Service			P	P					P			
L4	Linen & Uniform Supply Service			P	P					P			
L5	Self service	P	P	P	P	P							
	M												
	MANUFACTURING / ASSEMBLING												
	Building & Construction Trade												
M1	- building materials yards (storage & distribution)				P						P	P	
M2	- cabinetmaker/carpenter shops				P						P	P	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	CN	CR	CS	CMU	D-MU	O-PA	O-C	BRP	I-L	I		
M3	- concrete & ready-mix manufacture & distribution								C	C		
M4	- contractor's equipment storage yards			P					P	P		
M5	- drilling/dredging/ditching service			P						P		
M6	- lumberyard (see also RETAIL)			P					P			
M67	- sheet metal shop			P					P			
	Chemical Products, except as more specifically described below (manufacturing, blending, compounding, packaging, bottling)											
M78	- laboratories (i.e., organic/inorganic)							P	P	P		
M89	- paint, dye & glue manufacturers								C	P		
M910	- pharmaceuticals					C		C	P	P		
M101	- manufacture of raw plastic materials, colorants, liquids, powders, resins								C	P		
M112	- soap detergent & other cleaning preparations								C	P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	Food & Beverage - Preparation & Bottling/Packing & Distribution										
M12 ₃	- animal & marine fats & oils (refining & rendering)									C	
M13 ₄	- beer & ale distributors		P						P	P	
M14 ₅	- breweries and wineries producing 60,000 barrels or less per year								P	P	
M15 ₆	- breweries and wineries producing more than 60,000 barrels per year									C	
M16 ₇	- commercial bakeries		C						P	P	
M17	- dairy products processing & packaging								C	C	
M18	- fruit & vegetable brokers & shippers								P	P	
M19	- grain, feed & flour mills									P	
M20	- ice manufacturers & storage		P						P	P	
M21	- meat & poultry product processing including butchering/slaughtering									C	
M22	- meat and food locker, packaging		P						P	P	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M23	- nut processing (dehydrating, hulling & drying)									P	
M24	- packaging of previously prepared food items			P	P			P	P	P	
M25	- processing, canning & packing food products									P	
M26	- refinery for food products, i.e. sugar									C	
M27	- snack food preparation, packaging								P	P	
M28	- soft drink bottling & beverage distribution								P	P	
M29	- beverage manufacturing									C	
M30 29	- vegetable oil mills									P	
M30	-water processing & bottling								P	P	
M31	Flammable/Combustible Liquids									C	13.32.027
M32	Heavy Equipment/Machine Manufacture/Assembly (welding & fabrication, i.e., agricultural equipment, aircraft equipment parts & supplies, large appliances, auto/truck manufacturing, industrial machinery)									C	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
M33	Kiln works for clay and pottery products								P	P		
M34	Light Manufacturing/Assembly (i.e., computer hardware & parts, electric supplies - coils, wire, cable, etc.)							C	P	P		
	Printing & Publishing Industry											
M35	- desktop, blueprint & photocopy		P	P		P			P	P		
M36	- publishing, printing &/or binding (newspapers, magazines, brochures, books, etc.)			P					P	P	P	
	Products Manufactured/Assembled from Previously Prepared Materials											
M37	- manufacture of paper & plastic packaging & cartons								C	P	P	
M38	- clothing assembly/imprinting			P						P	P	
M39	- metal fabrication & die cutting			P						P	P	
M40	- rubber & plastic product manufacturing									C	P	
M41	- textile mills (dyeing, weaving, knitting, cutting)										P	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M42	- packaging/distribution of prepared materials (non-food items)							P	P	P	
M43	Raw Materials Manufacture									C	17.04
M44	Stone mills/monument yards								C	P	
	<u>Trucking, Warehousing, and Internet Fulfillment Centers</u>										
M45	- combined office/warehouse-type buildings <u>(not exceeding 25% of total building area)</u>			P					P	P	
M46	- Delivery only medical marijuana retail								P	P	17.32.167 5.66 8.64
M47	- general warehousing & storage			P					P	P	
M48	- local bus charter			P					P		
M49	- moving companies/trucking/storage			P					P	P	
M50	- refrigerated warehouses/storage			P					P	P	
M51	- school bus yards			P					P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
M52	- trucking & freight forwarding terminal			C					P	P		
M53	MASSAGE THERAPIST	C	P		C	C	C	C				
MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)												
M54	Hospitals, Acute Care (general medical/surgical)				C	C						
M55	Ambulance Services/Medical Transport			C	C	C		C				
M56	Convalescent Hospitals / Senior Care Facilities / Nursing Homes / <u>Hospices</u>				C	C	C					
M57	Clinics (medical group, urgent care/walk-ins, <u>dental</u> , <u>rehabilitation</u>)	C	C		C	C	C		C	C		
M58	Dialysis Centers and Blood Donation Centers		C	C	P	C	C		C			
M60 59	<u>Hospices</u>					C						
M59 60	Laboratories (medical testing & diagnostic)				P	C	C	P				
M60 1	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P						

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M63 ₂ Opticians—Dispensing	C			P	P	P					
M61 ₃ Psychiatric Hospitals, including Treatment of Substance Abuse						C					
M62 ₄ Residential Alcohol/Substance Abuse Treatment Facility						C					
M63 ₅ Rehabilitation Hospitals				C	C	C					
M64 ₆ MUSEUMS (SPECIAL INTEREST/HISTORICAL-PUBLIC/PRIVATE)		C			C	C					
N											
O											
OFFICES											
	General Business and Professional (i.e., data processing services, employment agencies, insurance agencies, etc.)										
O1	- less than 2,000 sq. ft.	P	P	P	P	P	P	P			
O2	- 2,000 sq. ft. to 6,000 sq. ft.	C	P	C	P	P	P	P			
O3	- more than 6,000 sq. ft.	C	C	C	P	P	P	P			

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
O4	- up to 25% of total leased area for center	P	P				P	P	P		
O5	- more than 25% of total leased area for center	C	C				C	C	C		
O6	Medical (i.e., Physical therapists, physicians/surgeons, dentists/ orthodontists, optometrists, chiropractors, etc.)	C	C		P	P	P	P			
O7	Counseling/psychologist - individuals	C	C		P	P	P	P			
O8	Counseling/psychologist - groups	C	C		P	C	P	C			
O9	Offices Associated with Industrial Uses (not exceeding 25% of total building area)			P					P	P	P
Q10	Temporary Trailers (construction)	T	T	T	T	T	T	T	T	T	
	P										
P1	PARCEL DELIVERY SERVICES / PARCEL DISTRIBUTION (UPS, FEDERAL EXPRESS, ETC.)			P	P		C			P	
P2	PARKING FACILITIES FOR OFF-SITE USES		C	P	P	C	C		C	C	C

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USE	<u>Commercial and Mixed Use Zones</u>					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
P3	PARK & RIDE	C			C			C	P	P	
PHOTOCOPY SERVICES / DESKTOP PUBLISHING											
P4	With Printing Press		P		C	C	C		P	P	
P5	Without Printing Press	P	P		P	P	P	P	P		
PHOTOGRAPHY / PHOTO SERVICES											
P6	Photography Studio	P	P	C	P	P	C	P			
P7	Photography Labs/Blue Printing/Microfilming (developing, printing - no retail on site)			P	P	C	C		P	P	
P8	Photography labs (developing, printing - no retail on site)			P	P	C			P	P	
P9	Photography Labs with Retail on Site	P	P	P	P	P					
P10	PLANNED UNIT DEVELOPMENTS	C	C	C	C	C	C	C	C	C	17.26
P11	PRIVATE CLUBS AND LODGES		C		C		C				17.32.115
P12	PRIVATE POSTAL SERVICE (MAIL BOXES, MAILING SERVICE) (SEE ALSO PARCEL DELIVERY SERVICES)	P				P				P	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	PUBLIC COMMUNITY SERVICES										
P13	Community & Recreation Centers	C			C	C					
P14	Community Gardens	C			C	C					
P15	Fire Stations	C	P	C	C	C	P		C	P	P
P16	Police Stations & Substations	C	P	P	P	P		P	P	P	
P17	Post Offices					C	P				
P18	Public Buildings, Offices & Grounds	C	P		C	P	C		C		
P19	Public Golf Courses/Driving Ranges										
P19 20	Public Libraries	C			C	P	C		C		
P20 1	Public Parks/Playgrounds	C		C	C	P					
P21 2	Post Office Substations	C	P		P	P	P		P	P	
	Q										
	R										
	RAILROADS										

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)		
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I			
R1	Freight Stations, Repair & Yards									C	C		
R2	Passenger Stations												
RECREATION FACILITIES													
R3	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs)					C	C		C	C	C		
R4	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs) less than 5,000 sq. ft.					P	P	P	P	P	P		
R5	Aquatic Centers					C	C		C	C	C		
R6	Private Libraries									P	C		
R67	Athletic/Playing Fields								C				
R78	Bowling Alleys						C		C	C			
R89	Circus, Carnivals, Fairs & Festivals, Revivals/Assemblies						T	T	T	T			
R910	Dance, Yoga & Music Studios					P	P	P	P	P	P		
R101	Martial Arts					P	P	P	P	P	P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
R11 2	Golf Courses & Driving Ranges			C								
R12 3	Miniature Golf Courses		C	C								
R13 4	Ice & <u>Roller Skating</u> Rinks		C	C								
R14 5	Pool Halls/Billiard Parlors	C	C	C	C							
R15 6	Video Machines/Coin-Operated Games - 1 to 4 machines	P	P	P	P			P			17.32.120	
R16 7	Video Machines/Coin-Operated Games - 5 or more machines	C	C	C	C						17.32.120	
R17 8	Other Recreational Facilities	C	C	C	C			C	C	C		
R18 9	Rifle and Pistol Range, indoor	C	C	C	C			C	C	C		
RECYCLING FACILITIES												
R19 20	Heavy Processing			C					C	P	17.32.160	
R20 1	Light Processing			C					P	P	17.32.160	
R21 2	Large Collection			C					P	P	17.32.160	
R22 3	Small Collection	C	C	C	C				P	P	17.32.160	

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
R23 4	Reverse Vending Machines	P	P	P	P	P			P	P	P	17.32.160
R25	Temporary Facilities, i.e. recycling of Christmas trees, tree trimmings, etc.		T	T	T					T	T	17.32.160
R24 6	Household Hazardous Waste Collection Center			P						P		17.32.160
RESIDENTIAL (see also Residential Zones)												
R25 7	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
R26 8	Group/Foster Homes, Licensed - 1 - 6 individuals in addition to residing family						C					
R27 9	Group/Foster Homes, Licensed - more than 6 individuals						C					
R28 30	Emergency Shelters									P		
R29 31	Emergency/Temporary Housing					C				C	C	
R32	Household Pets	P	P	P	P	P	P	P	P	P	P	
R30 3	Single Room Occupancy (SRO) units					C						
RETAIL												

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
General Merchandise												
R31 4 - less than 4,000 sq. ft.	P	P		P	P			C				
R32 5 - 4,000 to 6,000 sq. ft.	P	P		P	P							
R33 6 - 6,001 to 40,000 sq. ft.	C	P		P	P							
R34 7 - 40,001 to 60,000 sq. ft.		P		P	C						17.32.050	
R35 8 - over 60,000 sq. ft.		P		C	C							
Building/Landscape Materials												
Lumberyards (see MANUFACTURING/ ASSEMBLING)												
R36 9 - Lumberyards ; fencing stores/yards			P						P			
R40 floor & wall coverings	C	P	P	P	P							
R37 41 Garden Centers/Nurseries - located within primary use	P	P	P	P								
R38 42 Garden Centers/Nurseries - stand alone	C		P	C					P			
R39 43 Glass Stores (windows, etc. for auto, residential, commercial)			P	P								

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix															
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed															
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)				
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I					
R44	Hardware Stores including lumberyards														
R45	Hardware Stores 10,000 square feet or more														
R46	Hardware Stores less than 10,000 square feet					P		P	P	P					
R47	Paint Stores						P	P	P						
R408	Home Improvement					P	P	P	P	P					
	Drugstore/Pharmacy														
R419	- including general retail merchandise					P	P		P	P	C			17.32.050 17.32.055	
R4250	- not including general retail merchandise, 1,500 sq. ft. or more					P	P		P	P	P		P		
R4351	- not including general retail merchandise, up to 1,500 sq. ft.					P	P		P		P				
R4452	Farm Equipment Sales							P					P		
R4553	Feed Stores							P	C						
	Food Stores														
R4654	- convenience store - 7000 sq. ft. or less					C	C	C	C	C			C	C	C

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R47 55	- liquor store within 300 feet of residential/public use	C		C	C						
R48 56	- liquor store not within 300 feet of residential/public use	C	C		C	P					In C-R zone, 5,000 sq. ft minimum building area in per Ordinance 2012-08
R49 57	- specialty food stores (bakery, delicatessen, butcher shop, meat market, health food, gourmet/imported food, etc.)	P	P		P	P	C		C		17.32.050
R50 8	- supermarkets/grocery stores	P			P	P					17.32.050
R51 9	-wine tasting with sales	C	P	C	C	C			C	C	C
R52 60	Furniture & Furnishings - new		P	P	P	P					
R53 61	Furniture & Furnishings - secondhand *up to 10,000 square feet	P	P	P	P	P					
R54 62	Gun Shops - within primary use	P	P		P	P					
R55 63	Gun Shops - stand alone		P		P	P					

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	CN	CR	CS	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
Magazine/Newspaper Sales (Freestanding Booth/Stand/Kiosk)												
R 56 64 - indoor	C	P	P	P	P	P		P				
R 57 65 - outdoor	C	C	C	C	C	C		C				
Outlet Stores												
R66 -bakery				P								
R67 -apparel		P		P								
R68 -furnishings				P								
R 58 69 Pawnshops				C	C							
R 59 70 Pet Stores	P	P		P	P						17.32.050	
R 60 71 Pool/Spa Supplies/Equipment	P	P	P	P	P				P		17.32.050	
R 61 72 Secondhand Store/Thrift Shops - up to 2,000 square feet		P		P	P							
R 62 73 Secondhand Store/Thrift Shops - greater than 2,000 square feet		P		P	C							
R 63 74 Smoke Shops (retail of cigarettes and smoke devices / paraphernalia)				C	C							

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	CN	CR	CS	CMU	DMU	O-PA	O-C	BRP	I-L	I		
	S											
	SCHOOLS, PUBLIC AND PRIVATE (see also Quasi-Public and Residential Zones)											
S1	Preschool/After-School Care	C			C	C	C	C				
S2	Elementary Schools, K-6 or K-8	C	C	C	C	C	C					
S3	Middle Schools	C	C	C	C	C	C					
S4	High Schools	C	C	C	C	C	C					
S5	Colleges/Universities (academic)		C		C	C		C				
S6	Business, Trade, Vocational, Charter or other Specialized Schools		C	C	C	C		C	C	C		
S7	After Hours Academic Education Facilities (After 6:00 p.m.)		C		C	C	P	P				
S8	Tutoring Centers	C	C		C	C	C					
	SERVICE, COMMERCIAL											
S9	Air Conditioning Shops			P					P			

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S10	Appliance, Electrical Equipment, Tools (disassemble & repair)	P		P	P	P					
S11	Check-Cashing Service	C	C		C	C					
S12	Chemical Stripping/Powder Coating			P					P	P	
S13	Chrome & Anodizing Shops			P					P	P	
S14	Courier Services			P	P	P	C		P		
S15	Auction House			C					C		
S16	Bail Bonds				C	C	C				
S17	Equipment Rental – conducted outdoors			P	C				P		
S18	Equipment Rental – conducted indoors		P	P	P	P			P		
S19	Exterminators/Fumigators			P					P		
S20	Gunsmith Shops, including incidental retail			P	P	C			P		
S21	Heavy Machinery and Equipment (welding, cutting, grinding, casting, etc.)			P					P	P	
S22	Janitorial Service			P							

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S23	Lawn Maintenance & Tree Trimming			P						P		
S24	Locksmiths	P	P	P	P	P						
S25	Other Household & Maintenance Services			P						C		
S26	Pet Grooming / Dog Training (conducted indoors)	P	P	P	P	P						
S27	Printing Service (see also Photocopy Services)	C			P	C						
S27 8	Repair Shops (tools, non-automotive, mechanical equipment)			P						P		
S28 9	Sharpening Service - tools, knives, saw blades, lawn mowers, etc.			P						P		
S29 30	Sharpening Service - small tools not including saw blades and lawn mowers	P		P	P					P		
S30 1	Sheltered Workshops	C		P	C				C	P		
S31 2	Shoe Repair Shops	P	P	P	P	P						
S32 3	Sign Painting & Fabrication			P						P		
S33 4	Taxidermists			P						P		

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix												
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE		Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S34 5	Tailor, Dressmaking, & Alterations	P	P	P	P	P						
S35 6	Upholstering Shops (furniture only)			P	P					P		
S36 7	Upholstering Shops - Showroom with minimum 35% of gross receipts to be retail sales					C						
SERVICE STATIONS												
S37 8	Fuel dispensing only - not including major auto repair services of any kind	C	C	P	C	C			C	P		
S38 9	Also including major auto repair services		C	P	C					C		
S39 40	Also including light servicing of trucks			P						C		
S41	Storage, Sorting, Collection, Or Bailing of Iron, Junk, Paper, Rags, Or Scrap (Not Including Auto Dismantling)											
S40 2	STORAGE TANKS, NON-FUEL									P	P	
S41 3	SWAP MEETS										C	
T												
T1	TAXI/LIMOUSINE SERVICE			P	P	P			P			

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	CN	CR	CS	CMU	DMU	O-PA	O-C	BRP	I-L	I		
	THEATERS											
T2	Auditoriums		C		C							
T3	Drive-in			C								
T4	Movie		C	C	C							
T5	Live Performance		C	C	P							
	U											
U1	UNENCLOSED SOLID WASTE TRANSFER STATIONS									C		
	UTILITIES											
U2	Business Offices		P	P	P	P		P				
U3	Electric Distribution Substations	C	C	C	C		C	C	C	C	P	
U4	Elevated Pressure Tanks	C	C	P	P		C		C	P	P	
U5	Gas Regulator Stations	C	C	P	C	C		C	P	P		
U6	Public Service Pumping Stations	C	C	P	C		C		C	P	P	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
U7	Payment Centers	P		P	P	P		P			
U8	Public Utility Service Yards			P	C				P		
V											
VETERINARY SERVICES											
V1	Animal Care Clinic (no boarding)	P	C	P	P	C			P		
V2	Hospitals/Clinics (located 500 ft. from a residential zone including short term boarding of animals)	C		C	C				P		
W											
W1	WHOLESALE COMMERCIAL ESTABLISHMENT			P					P		
WAREHOUSING/STORAGE											
W2	- primary use								P	P	
W3	- not to exceed 20% of gross floor area of permitted use	P	P	P	P			P	P	P	
W4	- <u>in excess of</u> 20% of gross floor area of permitted use	C	C	C	C			C	P	C	
W5	Mini Storage Facilities			P	C				P	C	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix												
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	X											
	Y											
	Z											
	OTHER											
OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	P	P	P	P	P	P	P	P		
OT2	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	C	C	C	C	C	C	C	C		

CHAPTER 17.28 SITE PLAN REVIEW PERMIT

Section 17.28.100 Lapse of site plan review permit

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 planning entitlement is approved by the Planning Commission or City Council, or a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

CHAPTER 17.32 SPECIAL PROVISIONS

Section 17.32.140 Garage Conversions

B. Requirements:

1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;
- ~~2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;~~
23. The area converted shall be subject to all applicable building code requirements;
- ~~4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;~~
35. The garage door shall either be removed from the structure, or a wall shall be constructed behind the preexisting garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;
46. In the case of garage door removal buffering, such as a planter, shall be provided between the carport or garage and the remaining parking area;
57. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

CHAPTER 17.34 OFF-STREET PARKING AND LOADING FACILITIES

Section 17.34.020 Schedule of off-street parking space requirements

- A. 65. Planned unit developments, condominiums: one covered parking space plus one uncovered guest parking space for each dwelling unit.

CHAPTER 17.36 FENCES, WALLS AND HEDGES

Section 17.36.030 Single-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.040 Multiple-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or within five feet of a street side property line ~~a required side yard~~ on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

Section 17.36.050 Commercial and mixed use zones

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-1 or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.060 Office zones (O-PA, O-C, BRP)

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-1 or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.070 Industrial zones

A. Where a site within an I-L or I zone adjoins an R-A, R-1 or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

CHAPTER 17.48 SIGNS

Section 17.48.030 Exempt Signs.

C. Commercial Displays On Vehicles. Signs on vehicles may be displayed, provided that:

~~1. The message pertains to the establishment of which the vehicle is an instrument or tool; and~~

~~2. The message does not utilize changeable copy or special illumination.~~

G. Interior Signs. Signs that are located entirely within a building or enclosed structure and not visible from the public right of way and do not require other necessary permits such as electrical or structural permits.

L. Window Signs. Permanent Window Signs that conform to the standards of Section 17.48.110(~~F~~). (Ord. 2017-01 (part), 2017: Ord. 2016-11 § 2 (part), 2016)

Section 17.48.040 Prohibited Signs.

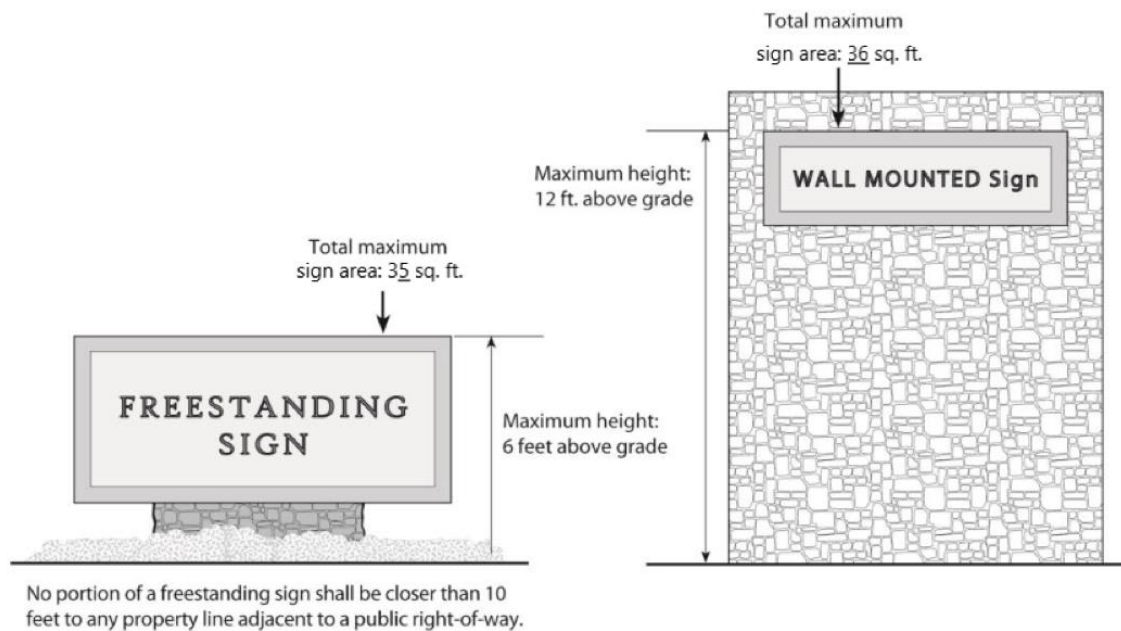
N. Snipe Signs. Snipe signs, meaning signs tacked, nailed, posted, pasted, glued, or otherwise attached to trees, utility poles, government signs, fences, trailers, temporary construction barriers or other supporting structures, are prohibited unless the sign owner also owns the structure supporting the sign. (Ord. 2017 (part), 2017: Ord. 2016-11 § 2 (part), 2016)

Section 17.48.090 Sign Standards for Agricultural and Residential Zones.

D.1. Sign Types, Materials and Maintenance. Allowable temporary signs include portable signs, window signs, or banners. Portable signs shall be constructed of materials and maintained as set forth in Section 17.48.130.B.4 below, temporary window signs shall be constructed of materials and maintained as set forth in Section 17.48.130.~~C.5D.2~~ below, and banners shall be constructed of materials and maintained as set forth in Section 17.48.130.~~C.5D.2~~ below. All temporary signs shall also be maintained in accordance with Section 17.48.170.

E.2.c Internal Temporary Signage. Additional portable signs, banners and flags may be maintained within the boundaries of a residential subdivision, provided that they are predominantly not viewable from the exterior of the developing residential subdivision, and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic within the developing residential subdivision. Inflatable portable signs may only be displayed on Saturdays and Sundays. Portable signs shall be constructed of materials and maintained as set forth in Section 17.48.130.B.4 below and banners shall be constructed of materials and maintained as set forth in Section 17.48.130.D.2C.5 below. All internal temporary signs shall also be maintained in accordance with Section 17.48.170.

FIGURE 17.48.090(G): PUBLIC AND QUASI-PUBLIC USES



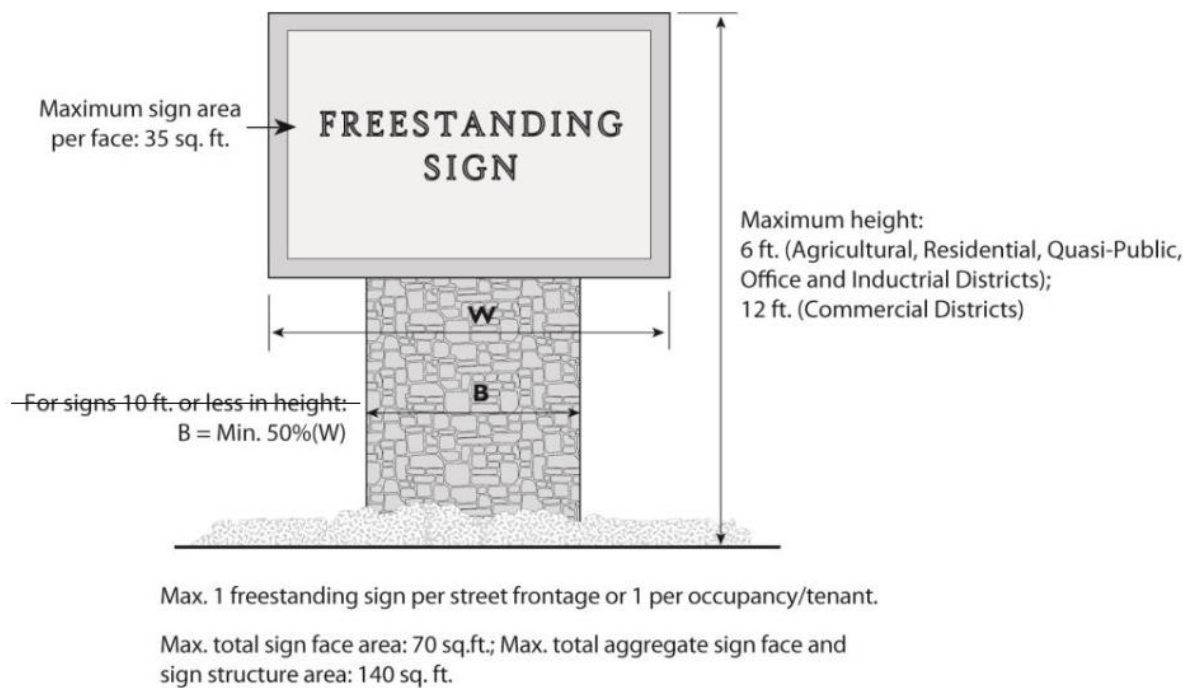
Section 17.48.100 Sign Standards for Other Zones.

17.48.100 Sign Standards for Commercial, Office, Industrial, and Quasi-Public Zones
~~Other Zones.~~

Section 17.48.110 Standards for Specific Sign Types.

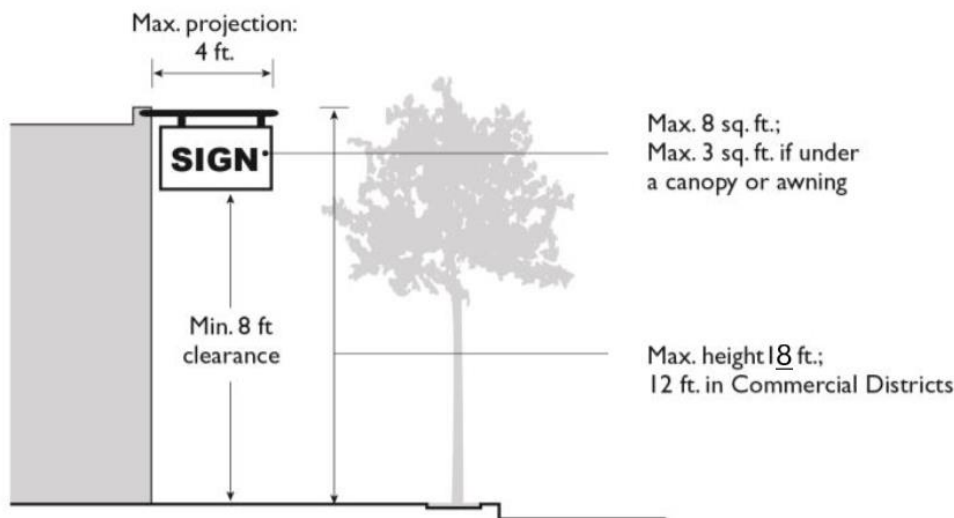
C.6. Sign Base. Freestanding signs of 10 feet or less shall be mounted on a base, the width of which shall not be less than 50 percent of the width of the widest part of the sign.

FIGURE 17.48.110(C): FREESTANDING SIGNS



- ~~C.8. Open Air Uses. For open air uses such as automobile dealerships, the additional standards apply to freestanding signs:~~
- ~~—a. Maximum Sign Area. 35 square feet per face, with the total sign area not exceeding 70 square feet.~~
 - ~~—b. Setback. 20 feet from any interior side property line.~~

FIGURE 17.48.110(D): PROJECTING SIGNS



~~E.3. Maximum Sign Area per Sign. See Table 17.48.100(B).~~

Section 17.48.160 Nonconforming Signs.

C. Abandonment of Nonconforming Sign. Whenever a nonconforming sign has been abandoned, or the use of the property has been discontinued for a continuous period of 30 days, the nonconforming sign must be removed. *If the sign is not so removed, the City Planner or designee may have the sign removed in accordance with the public nuisance abatement provisions of this Code.*

CHAPTER 17.58 DOWNTOWN RETAIL OVERLAY DISTRICT

17.58.050 Procedures for review of applications

~~E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.~~



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 11, 2024

PROJECT PLANNER: Brandon Smith, Principal Planner
Phone: 559-713-4636
Email: brandon.smith@visalia.city
Devon Jones, Economic Development Manager
Phone: (559) 713-4190
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SUBJECT: Work Session Discussion - Initiation of Potential Zoning Text Amendments:
Provide staff direction toward initiating various text amendments within Visalia Municipal Code Title 17 (Zoning Ordinance) based on multiple factors including, but not limited to:

- Changes in state law
- Errors in existing zoning text
- Changes in other sections of the Visalia Municipal Code or changes in city procedures
- Changes in business and/or development trends and activity

STAFF RECOMMENDATION

Staff recommends that the Planning Commission receive this staff report, presentation, and provide input on initiating various potential zoning text amendments.

Additionally, staff recommends initiating the text amendments listed in '**Section 1**'. Staff will return with draft amendment language and a formal Zoning Text Amendment item for Planning Commission and City Council consideration.

Staff will also return at a future date with additional information, based on input received from the Planning Commission, regarding potential amendments listed in '**Section 2**'.

RECOMMENDED MOTION

I move to authorize staff to initiate zoning text amendments as discussed in '**Section 1**'.

Alternative: I move for staff to come back at a future Planning Commission meeting with additional information as requested.

POTENTIAL ZONING TEXT AMENDMENTS

The text amendments discussed herein are being requested by City staff to update the Zoning Ordinance and to respond to current issues. It has been staff's practice every few years to process City-initiated text amendments for reasons that generally include clean-up and adjustment. There has not been a comprehensive Zoning Ordinance Amendment request since 2017, when the City Council adopted the Zoning Ordinance Update in follow-up to the General Plan Update.

Staff has divided these potential amendments into two separate sections. Section 1 consists of mainly non-substantive or 'clean-up' amendments that have been identified over time to 'correct' existing language. Section 2 consists of more complex amendments that staff believes warrants Planning Commission review and consideration as they may better reflect actual development or

industry activity, changes in development and business trends, changes in state law, or streamline the zoning text. Pending Commission authority to initiate zoning text amendments for Section 1, staff will return at a future Planning Commission meeting with formal ZTA language updates for Commission's recommendation to be sent to Council for adoption. For Section 2 amendments, staff recommends returning to Planning Commission and possibly City Council for further discussion before proceeding with a formal request to process a ZTA to address these items.

Below is a list of the Section 1 and 2 amendments for Planning Commission consideration. As part of this work session dialogue, staff will consider any other potential amendment suggestions and feedback from the Planning Commission.

Section 1

CHAPTER 17.12 SINGLE-FAMILY RESIDENTIAL ZONE

Section 17.12.100 Rear Yard

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand two hundred and fifty ~~five hundred~~ (1,250~~1,500~~) square feet shall be maintained. ~~Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.~~

Summary: The 1,500 square feet requirement was a requirement dating to when the Single-family Residential zone had a minimum lot size of 6,000 square feet (i.e., R-1-6 zone). The reduced usable rear yard area carries over the same ratio of yard area into the R-1-5 zone. Also, these approvals have historically been conducted by staff without input from the City Planner.

CHAPTER 17.12 SINGLE-FAMILY RESIDENTIAL ZONE

Sections 17.12.040 Conditional Uses

C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes, and hospices; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

CHAPTER 17.16 MULTI-FAMILY RESIDENTIAL ZONE

Sections 17.16.040 Conditional Uses

B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes, and hospices; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

Summary: Hospices are a use that is similar to others in the category.

CHAPTER 17.18 COMMERCIAL ZONES

Sections 17.18.060, 070, and 080 Development standards in the C-N, C-R, and C-S zone

17.18.060 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

17.18.070 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear property line);

17.18.080 D. Minimum required landscaped yard (setback) areas:

2. Rear: five (5) feet (except where a building is located on rear side property line);

Summary: Incorrect location listed; Rear setback should be matched with rear setback. Additionally, the C-R zone language omits this phrase entirely so it should be added.

CHAPTER 17.19 MIXED USE ZONES

Sections 17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area

17.19.070 D. Minimum required landscaped yard (setback) areas:

6. Street side on corner lot: five (5) feet (except where a building is located on property line).

Summary: Need to insert “except where a building is located on property line” to clarify, since this zone does permit buildings on property line.

CHAPTER 17.28 SITE PLAN REVIEW PERMIT

17.28.100 Lapse of site plan review permit.

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 planning entitlement is approved by the Planning Commission or City Council, or a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

Summary: Clarify that a Planning entitlement will allow for a site plan review permit to continue to be active beyond one year.

CHAPTER 17.28 regarding SITE PLAN REVIEW COMMITTEE

Summary: The term ‘Site Plan Review Committee’ should be discontinued and will be updated to ‘Site Plan Review staff’, since this body does not serve as a committee with members of the public (like other Committees and Commissions), but of City and Responsible Agency staff. This requires edits to chapters both inside and outside of Title 17.

In addition, other edits regarding site plan review processes and procedures are necessary to reflect current processes such as electronic submittals vs. paper submittals and online meetings.

CHAPTER 17.32 SPECIAL PROVISIONS

17.32.140 Garage Conversions.

B. Requirements:

1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;

~~2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;~~

~~23.~~ The area converted shall be subject to all applicable building code requirements;

~~4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;~~

~~35.~~ The garage door shall either be removed from the structure, or a wall shall be constructed behind the preexisting garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

~~46.~~ In the case of garage door removal buffering, such as a planter, shall be provided between the carport or garage and the remaining parking area;

~~57.~~ The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

Summary: Remove 12 month occupancy rule and owner occupancy requirement due to the City's inability to review and enforce this requirement. Additionally, State law now permits ADUs within garages.

CHAPTER 17.34 OFF-STREET PARKING AND LOADING FACILITIES

17.34.020 Schedule of off-street parking space requirements.

A. ~~65.~~ Planned unit developments, condominiums: one covered parking space plus one uncovered guest parking space for each dwelling unit.

Summary: Numbering correction; Should be item #6 since #5 is repeated twice.

CHAPTER 17.36 FENCES, WALLS AND HEDGES

Section 17.36.040 Multiple-family residential zones

A. Fences, walls and hedges not exceeding seven feet in height shall be permitted except that in a required front yard, or within five feet of a street side property line a ~~required side yard~~ on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height is at least fifty (50) percent open.

Section 17.36.050 Commercial and mixed use zones

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.060 Office zones (O-PA, O-C, BRP)

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street

side yard to a height of four feet provided that the additional one-foot height is not of a solid material, ~~upon approval of the city planner.~~

Section 17.36.070 Industrial zones.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

Summary: All sections need to be edited to be consistent with the fence standards for Single-family residential zones, which describe allowing a three-foot fence within a required front yard *or within five feet of a street side property line on a corner lot*. Section 17.36.040 is revised to have consistent wording as other sections. Also, these approvals have historically been conducted by staff without input from the City Planner.

CHAPTER 17.48 SIGNS

Summary: Various clean-up edits to the Sign Ordinance, summarized as follows:

17.48.030 Exempt Signs.

- 17.48.030.C – ‘Commercial Displays on Vehicles’ section 1 should be removed as this is unenforceable and unrealistic, leaving section 2 only.
- 17.48.030.G – ‘Interior Signs’ section needs to be rewritten to address signage in spaces such as Visalia Mall that require permitting due to electrical work associated.
- 17.48.030.L – Refers to Section 17.48.110(I) when it should refer to Section 17.48.110.F.

17.48.040 Prohibited Signs.

- 17.48.040.N – ‘Snipe Signs’ section needs to be revised to allow individuals to post such signs on their own property (e.g., ‘beware of dog’ signs on fences, in yards).

17.48.090 Sign Standards for Agricultural and Residential Zones.

- 17.48.090.D.1 – In ‘Temporary Signs Allowed on Residential Properties’ the code references to temporary window sign and temporary banners are reversed.
- 17.48.090.E.2.c – In ‘Temporary Signs on Developing Residential Properties’ the code reference to temporary banners incorrectly references code for temporary window signs.
- 17.48.090.G – In ‘Public and Quasi-Public Uses’ the maximum sign areas specified in subsection G.2 and in the figure are in conflict.

17.48.100 Sign Standards for Other Zones.

- 17.48.100 - This section should be renamed “Sign Standards for Commercial, Office, Industrial, and Quasi-Public Zones”.

17.48.110 Standards for Specific Sign Types.

- 17.48.110.C.6 – ‘Sign Base’ section needs to remove “of 10 feet or less”.
- Figure 17.48.110(C) caption shall remove the phrase “for signs 10 ft. or less in height”.

- 17.48.110.C.8 - This section is not needed; it is redundant of Sections 17.48.110.C.4 and 5.
- 17.48.110.D.3 – The maximum height specified is in conflict with that indicated in figure 17.48.110(D)
- 17.48.110.E.3 - Remove phrase “per sign”.

17.48.160 Nonconforming Signs.

- 17.48.160.C. – Add specific language for noticing property owners.

CHAPTER 17.58 DOWNTOWN RETAIL OVERLAY DISTRICT

17.58.050 Procedures for review of applications

~~E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.~~

Summary: Remove requirement for Site Plan Review consideration of any signage within the Downtown Retail Overlay District. This is currently not enforced and is not consistent with the purpose of Site Plan Review.

CHAPTER 17.25 USES IN THE COMMERCIAL, MIXED USE, OFFICE, AND INDUSTRIAL ZONES

17.25.030 Commercial, Office, and Industrial Zone Use Table.

Summary: Various non-substantive edits to the Zone Use Matrix, including clean-up, removing of unutilized lines, capitalization, addition of notes, and addition of clarification. No changes are being recommended in Section 1 regarding the allowance of the use in a specific zone (i.e. permitted, conditionally allowed, not allowed). Section 2 however will entail changing the allowance of uses in specific zones. Specific changes for Section 1 are as follows:

- There are two Line M17s, the latter to be renumbered along with the resulting renumbering required.
- Removing line items that do not have listed permitted, or conditionally permitted zones given listing them could cause confusion that those uses could be permitted in various zones.
- Capitalizing listed uses that may be a single use and not part of a list for consistency and ease of use for viewers.
- Adding a capitalized Drive Thru list header.

- Revise 'Parking Facilities for Off-site uses' (P2) to make consistent with Section 17.34.060 by adding reference in 'Special Use Standards' column.
- Add 'Quick Service' to 'Fast Food Restaurants' (E6 and E7)
- Revise 'Combined office/warehouse' (M45) to add 25% office space restriction.
- Removal of several line items that are duplicative or otherwise unnecessary, specifically:
 - Clothing Costume Rental (C6) - Addressed in Retail
 - Adult Daycare, 7 to 12 (D2) - Redundant, edit D1
 - Children Daycare, 9 to 14 (D5) - Redundant, edit D4
 - Pizza Sandwich Shops with/without alcohol, Ice cream shop (E8 – E10) -Addressed in Fast Food
 - Night Clubs/Discotheques (E11) – Addressed in Live Entertainment (E12)
 - Lumberyard (see also Retail) (M6) - Addressed in Retail
 - Hospices (M58) – Add 'hospices' to 'Convalescent Hospitals/Senior Care Facilities/Nursing Homes' (M55)
 - Opticians – Dispensing (M61) – Addressed in Medical Offices
 - Temporary Trailers (O10) - No longer processed with TCUPs
 - Private Libraries (R6)
 - Temporary Facilities (Christmas tree recycling) (R25)
 - Household Pets (R32)
 - Add 'Lumberyard' to Fencing Stores/yards (R43)
 - Floor & Wall Coverings, Hardware Stores, Paint Stores (R44, R48 - R51) combine under 'Home Improvement' (R52) to be permitted in all C zones
 - Outlet stores (R70 - R72) - Addressed in Retail
 - Printing Services (S27) - Addressed in Manufacturing (M35), Photocopying (P4), Photography (P6)

Section 2

The following are several potential considerations based on actual development activity, changes in state law, changes in business terminology, opportunities for efficiency, or creation of operating standards in lieu of entitlement requirements.

- Table 17.25.030 – Commercial, Office, and Industrial Zone Use Table:
 - Add line item for 'Event centers, banquet halls, and/or event venues'.
 - Add line item for other types of recreational uses to reduce CUPs for 'Other Recreational Facilities' (R18). Examples: Escape Rooms, VR Arcades, etc.
 - Expand line item for 'Clinics' (M57) into more specific line items to better segregate for potentially permitted by right uses, and/or define 'Clinic' in 17.04.
 - Expand line item for 'Medical Offices' (O6) into more specific line items to better segregate for potentially permitted by right uses, and/or define in 17.04.
 - Re-evaluate 'Barbers, Hairstylists, Day Spas, etc.' (B3) requirement of CUP in Office zones (O-PA, O-C)
 - If 'Day Spa' is the use more specific to requiring a CUP, then separate out the use types.

- Re-evaluate 'Tattooist' (B5) requirement of a CUP in C-MU zone.
- Re-evaluate 'Tutoring Center' (S8) requirement of a CUP in all zones.
 - Define the source of concern. (e.g., # of students/size, traffic impacts)
- Re-evaluate 'Counseling Offices' (O7 and O8) requirement of a CUP in zones.
- Re-evaluate Industrial zone allowed uses, based upon the General Plan / Zoning Ordinance Update re-designating large areas from Light Industrial to Industrial.
 - Example: allow 'Air Conditioning Shops' (S9) in I zone as a type of contractor yard.
- Eliminate 'Water Processing & Bottling Plants' (M30) from the table given groundwater resource concerns; separate 'Soft Drink Bottling & Distribution' (M28) into separate categories for 'bottling' as a conditionally allowed use in the I zone and 'distribution' as a permitted use in both zones.
- Add line item for 'Social Media Studio' in office type zones
- Define & add line item for 'Battery storage facilities' under the Utilities section
- Add temporary uses (TCUPs) to the matrix including:
 - Food Cart Food Trucks (Issued for six months. Cannot locate at same location after six months)
 - Cell Phone Give-away tents
 - Events which block off parking spaces and/or access on private property (subject to impact on parking or adjacent businesses):
 - Parking lot sales
 - Seasonal storage
 - Fundraising events
 - Car shows
 - Warming Centers/Cooling Centers
 - Flower sales (Valentine's Day, Mother's Day, etc.). Only allowed for vendors selling outside of their established business.
 - Live entertainment (Issued for venues hosting a one-day event with paid or limited entry. E.g. Adventure Park)
- Add line item for 'Reversion to Residential Use" as permitted in Office zones and any other zones where residences are established in non-residential zones.
- Add definitions to Chapter 17.04 to further clarify various proposed uses listed.
- Chapter 17.16: Multi-family Residential Zones
 - Reevaluate rear yard setback requirements for smaller multifamily developments.
- Chapter 17.24: Business Research Park Zone
 - Consider adding new permitted and/or conditional uses such as medical offices.
- Section 17.30.015: Development standards
 - Consider adding section for lighting impacts/standards to more accurately quantify potential light pollution to adjacent sensitive uses using current industry standards
- Section 17.32.162: Drive-thru lane performance standards
 - Reevaluate drive-thru performance standards, which could include (among others):
 - Prohibiting drive-thrus if w/in 250' of residential

- Potentially removing 17.32.162 B.6. (Drive thru menu board orientation requirement)
 - Specifying when a queuing analysis is required
- Chapter 17.34: Off-Street Parking and Loading Facilities:
 - Update parking standards based upon new state laws:
 - Multi-family residential requirements = 1 stall for affordable studio / 1-bed units
 - Properties along a High transit corridor exempted from parking
 - Dance, martial arts, gyms, yoga studios: re-evaluate parking standards
- Chapter 17.36: Fences, Walls, and Hedges
 - Clarify wording regarding use of barbed wire.
 - Fencing materials allowed needs to be defined.
- Section 17.38.070: Temporary Conditional Use Permits (TCUPs)
 - Reevaluate TCUP processes and standards.
- Section 17.48.140: Master Sign Program
 - Add clarifying language as to what qualifies as a 'minor variance' allowed under the MSP.

BACKGROUND INFORMATION

Environmental Review:

The requested action would be considered exempt under Section 15061(b)(3), Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption has been prepared for the project because Section 15061 (b) (3) states that the project is exempted from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Table 17.25.030

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	A										
	AGRICULTURAL - FARMING										17.08
A1	Beekeeping										
A 12	Farmers' Market		P			P					
A3	Grain Elevators/Silos										
A 24	Greenhouses (commercial growers)									P	
A5	Horse stables/Ranch (3 or more horses)										
A6	Limited Raising of Small Animals, Livestock, and fowl on a Domestic Noncommercial Scale (2 cows, 4 sheep, goats, no pigs)										
A7	Raising of Livestock and Fowl, except Stockyards (commercial)										
A 38	Raising of Field, Truck or Orchard Crop & Horticultural Specialties						P	P	P	P	
A 49	Riding Academies/Stables									C	C

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
A51 0	Roadside Stands Selling Produce Grown on Site	T	T	T	T	T	T	T	T	T	
A61 1	ANIMAL SHELTERS/ HUMANE SOCIETIES								C	C	
	AUDITORIUMS (see THEATERS)										
	AUTOMOTIVE (for gas stations see SERVICE STATIONS)										
A71 2	Auto Leasing/Renting			P	C	C					
A81 3	Auto Dismantling/Wrecking/ Salvage Yards									C	17.32.070
A91 4	Auto Machine Shops			P					P		
A10 5	Auto Oil, Lube & Smog Test Shops	C	C	P	P	C					
A11 6	Auto Repairs, Major- Overhauling, Rebuilding, Painting		C	P	C	C					
A12 7	Automotive Supplies, Parts & Accessories	C	P		P	P					
A13 8	Automotive Upholsterers			P							
A14 9	Boat Sales/Service			P							
A15 20	Car Washing -self service	C	C	P	C	C					

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
A16 21	Car Washing - automated	C	C	P	C	C				C		
A17 22	Car Sales - New & Used			P		C						
A18 23	Motorcycles, Sales and Service			P								
A19 24	RV/Boat Storage Yards			P					P			
A20 5	Recreational Vehicles Sales and Service			P					P			
A21 6	Tire Sales & Service (excluding major repairs) – stand alone	C	P	P	P	C						
A22 7	Tire Sales & Service (excluding major repairs) - located within the primary permitted use on the site		P	P	P							
A23 8	Towing/Road Service			P					P			
A24 9	Truck/Trailer Sales and/or Service			P					C			
A25 30	Truck Rental/Leasing			P								
	B											
	BANKS & FINANCIAL INSTITUTIONS											
B1	Stand-Alone Automatic Teller (ATM)	P	P	P	P	P	P	P	P	P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
B2	Office					P		P				
	BARBERS, HAIRSTYLISTS, TANNING CENTERS, COSMETICIANS, & DAY SPAS											
B3	Stand Alone					P	P	P	P	P	C	C
B4	Located with the Primary Permitted Use on the Site					P	P		P	P		
B5	Tattooist						P	P	C	P		
	BED & BREAKFAST ACCOMMODATIONS											
B6	Traditional								C			17.32.150
B7	Inns								C			17.32.150
B8	BOARDING / ROOMING HOUSES								C			
	BUS DEPOTS											
B9	Station (passenger services)							C				
B10	Repair Yard & Shops							P			P	P
B11	Public & Private Transfer Point						C	C	C	C		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	C											
C1	CATERING SERVICES			P	P	P				P	P	
C2	CEMETERIES & MAUSOLEUMS											17.52
C3	CHRISTMAS TREE SALES LOTS / OTHER SEASONAL COMMERCIAL USES / SPECIAL EVENTS	T	T	T	T	T						
	CHURCHES & OTHER RELIGIOUS INSTITUTIONS											
C4	Up to 200 Seats			C	C	C	C	C		C		
C5	More than 200 Seats					C	C	C				
C6	CLOTHING / COSTUME RENTAL		P		P	P						
	COMMUNICATIONS											
C67	Communications Equipment Building	C		P	P	C	C		C	P	P	
C78	Radio and TV Broadcasting Studios - with antenna off-site		P	P	P	P			C	P	P	
C89	Radio and TV Broadcasting Studios - with antenna on-site			C	C					P	P	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
C9 10 Wireless telecommunication facilities – more than 100 feet away from property planned/zoned residential	C	C	C	C	C	C		C	P	P	17.32.163	
C10 1 Wireless telecommunication facilities - within 100-ft of property planned/zoned residential	C	C	C	C	C	C			C	C	17.32.163	
D												
DAYCARE, LICENSED												
D1 Adult - six 12 or fewer adults	P	P	P	P	P	P	P	P	P	P		
D2 Adult 7 to 12 adults	P	P	P	P	P	P	P	P	P	P		
D23 Adult - 13 or more adults	C	C	C	C	C	C	C	C	C	C		
D34 Children - 8 14 or fewer	P	P	P	P	P	P	P	P	P	P		
D5 Children 9 to 14	P	P	P	P	P	P	P	P	P	P		
D46 Children - 15 or more	C	C	C	C	C	C	C	C	C	C		
D57 In Conjunction with Primary Use	P	P	P	P	P	P		P	P	P		
<u>DRIVE-THRU LANES</u>												

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
D 68	Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162	P	P	P	P		P		P			17.32.162
D 79	Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162	C	C	C	C		C		P			17.32.162
D 81 Ø	Drive-Thru Lanes in Industrial Zone								C	C		17.32.161
E												
EATING & DRINKING ESTABLISHMENTS												
E1	Bars/Taverns - within 300 feet of any residence/public use	C	C		C							
E2	Bars/Taverns - not within 300 feet of any residence/public use		P		C							
E3	Micro-breweries / micro-wineries (with or without restaurants)	C	P	C	C	C			C	C	C	17.63
E4	Craft distilleries			P	C	C				C	C	Craft distilleries Permitted in 17.63 Overlay District
E5	Cafeterias	P	P	P	P	P	C		P	C	C	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
E6	<u>Quick Service</u> /Fast Food Restaurants										See Lines D8 and D9 of Table 17.25.030 for Drive-thru lane zoning requirements.
	P	P	P	P	P	C		P			
E7	<u>Quick Service</u> /Fast Food Restaurants (Industrial Zone)								C	C	17.32.161
E8	Pizza/Sandwich Shops—serving wine/beer					C		P			
E9	Pizza/Sandwich Shops—no alcohol					C		P	C	C	
E10	Ice Cream Shop					C		P			
E11	Night Clubs/Discotheques										
E8 2	Live Entertainment										17.04
E9 3	Sit-Down Restaurant/Cafe - with or without full bar using less than 25% of public area					P	P	P	P		
E10 4	Sit-Down Restaurant/Cafe - full bar using greater than 25% of public area					C	C	C			
E15	Enclosed Solid Waste Transfer Stations										

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix												
P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	F											
F1	FLORIST	P	P	P	P	P		C				
F2	FORTUNETELLING / PALM READER				P							5.20
	FUEL STORAGE											
F 3 4	Propane/Butane				P					P	P	
F 4 5	Propane/Butane (maximum 2000 gallons)		P	P								
F 5 6	Propane/Butane within 50 feet of Planned/zoned Residential				C					C	C	
F 6 7	Propane/Butane within 50 feet of Planned/zoned Residential (maximum 2000 gallons)		C	C								
F 7 8	Above Ground Tanks dispensing Class I, II, and III-A liquids - within 100 feet of a residential use or residential zoned property	C	C	C	C	C			C	C	C	17.32.025
F 8 9	Above Ground Tanks dispensing Class I, II, and III-A liquids - more than 100 feet from a residential use or residential zoned property	P	P	P	P	P			P	P	P	17.32.025
F10	Pump & Underground Storage Tank											

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
F9 4 4	Pump & Underground Storage Tank - 500 gallons or less								P	P		
F1 0 2	Pump & Underground Storage Tank - more than 500 gallons								P	P		
F1 1 3	Petroleum & Petroleum Products Storage								C	C		
	Public Fuel Dispensing (see Service Stations)											
F1 2 4	FUNERAL HOME / MORTUARY			C	C	C						
	G											
G1	GALLERIES – ART / PHOTOGRAPHY / CRAFTS	P	P	P	P	C						
	H											
H1	HOME OCCUPATION BUSINESSES	P	P	P	P	P	P	P	P	P		17.32.030
H2	HOTELS AND MOTELS		C		C	C			C			
	I											
	J											
	K											

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix											
	P = Use is Permitted by Right					C = Use Requires Conditional Use Permit						
	T = Use Requires Temporary Use Permit					Blank = Use is Not Allowed						
USE		Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
K1	KENNELS (LOCATED 500 FEET OR MORE FROM A RESIDENTIAL ZONE)			C						C		
	L											
	LAUNDRY / DRY CLEANERS											
L1	Dry Cleaners (cleaning plant)	P	P	P	P	P			P			
L2	Dry Cleaners (cleaning plant including carpet/rug cleaning and dyeing)			P	P					P		
L3	Diaper Supply Service			P	P					P		
L4	Linen & Uniform Supply Service			P	P					P		
L5	Self service	P	P	P	P	P						
	M											
	MANUFACTURING / ASSEMBLING											
	Building & Construction Trade											
M1	- building materials yards (storage & distribution)			P						P	P	
M2	- cabinetmaker/carpenter shops			P						P	P	

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
M3	- concrete & ready-mix manufacture & distribution								C	C		
M4	- contractor's equipment storage yards			P					P	P		
M5	- drilling/dredging/ditching service			P						P		
M6	- lumberyard (see also RETAIL)			P					P			
M 6 7	- sheet metal shop			P					P			
	Chemical Products, except as more specifically described below (manufacturing, blending, compounding, packaging, bottling)											
M 7 8	- laboratories (i.e., organic/inorganic)							P	P	P		
M 8 9	- paint, dye & glue manufacturers								C	P		
M 9 10	- pharmaceuticals					C		C	P	P		
M1 0	- manufacture of raw plastic materials, colorants, liquids, powders, resins								C	P		
M1 1 2	- soap detergent & other cleaning preparations								C	P		

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	Food & Beverage - Preparation & Bottling/Packing & Distribution										
M12 ₃	- animal & marine fats & oils (refining & rendering)									C	
M13 ₄	- beer & ale distributors			P					P	P	
M14 ₅	- breweries and wineries producing 60,000 barrels or less per year								P	P	
M15 ₆	- breweries and wineries producing more than 60,000 barrels per year									C	
M16 ₇	- commercial bakeries			C					P	P	
M17	- dairy products processing & packaging								C	C	
M18	- fruit & vegetable brokers & shippers								P	P	
M19	- grain, feed & flour mills									P	
M20	- ice manufacturers & storage			P					P	P	
M21	- meat & poultry product processing including butchering/slaughtering									C	
M22	- meat and food locker, packaging			P					P	P	

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M23	- nut processing (dehydrating, hulling & drying)									P	
M24	- packaging of previously prepared food items			P	P			P	P	P	
M25	- processing, canning & packing food products									P	
M26	- refinery for food products, i.e. sugar									C	
M27	- snack food preparation, packaging								P	P	
M28	- soft drink bottling & beverage distribution								P	P	
<u>M29</u>	<u>- beverage manufacturing</u>									<u>C</u>	
<u>M30</u> 29	- vegetable oil mills									P	
<u>M30</u>	-water processing & bottling								P	P	
M31	Flammable/Combustible Liquids									C	13.32.027
M32	Heavy Equipment/Machine Manufacture/Assembly (welding & fabrication, i.e., agricultural equipment, aircraft equipment parts & supplies, large appliances, auto/truck manufacturing, industrial machinery)									C	

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		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M33	Kiln works for clay and pottery products									P	P	
M34	Light Manufacturing/Assembly (i.e., computer hardware & parts, electric supplies - coils, wire, cable, etc.)								C	P	P	
	Printing & Publishing Industry											
M35	- desktop, blueprint & photocopy		P	P		P			P	P		
M36	- publishing, printing &/or binding (newspapers, magazines, brochures, books, etc.)			P					P	P	P	
	Products Manufactured/Assembled from Previously Prepared Materials											
M37	- manufacture of paper & plastic packaging & cartons								C	P	P	
M38	- clothing assembly/imprinting			P						P	P	
M39	- metal fabrication & die cutting			P						P	P	
M40	- rubber & plastic product manufacturing									C	P	
M41	- textile mills (dyeing, weaving, knitting, cutting)										P	

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		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M42	- packaging/distribution of prepared materials (non-food items)								P	P	P	
M43	Raw Materials Manufacture										C	17.04
M44	Stone mills/monument yards									C	P	
	Trucking, Warehousing, and Internet Fulfillment Centers											
M45	- combined office/warehouse-type buildings <u>(not exceeding 25% of total building area)</u>			P						P	P	
M46	- Delivery only medical marijuana retail									P	P	17.32.167 5.66 8.64
M47	- general warehousing & storage			P						P	P	
M48	- local bus charter			P						P		
M49	- moving companies/trucking/storage			P						P	P	
M50	- refrigerated warehouses/storage			P						P	P	
M51	- school bus yards			P						P		

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
M52	- trucking & freight forwarding terminal			C					P	P	
M53	MASSAGE THERAPIST	C	P		C	C	C				
	MEDICAL FACILITIES/SERVICES (for medical/dental offices see OFFICES)										
M54	Hospitals, Acute Care (general medical/surgical)				C	C					
M55	Ambulance Services/Medical Transport			C	C	C		C			
M56	Convalescent Hospitals / Senior Care Facilities / Nursing Homes / <u>Hospices</u>				C	C	C				
M57	Clinics (medical group, urgent care/walk-ins, dental, rehabilitation)	C	C		C	C			C	C	
M58	Dialysis Centers and Blood Donation Centers		C	C	P	C			C		
M60 59	Hospices					€					
M59 60	Laboratories (medical testing & diagnostic)				P	C		P			
M60 1	Medical Equipment/supplies (oxygen, prosthetics, walkers, etc.)		P	P	P	P					

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
M63 2	Opticians—Dispensing	C			P	P	P					
M61 3	Psychiatric Hospitals, including Treatment of Substance Abuse					C						
M62 4	Residential Alcohol/Substance Abuse Treatment Facility					C						
M63 5	Rehabilitation Hospitals				C	C	C					
M64 6	MUSEUMS (SPECIAL INTEREST/HISTORICAL-PUBLIC/PRIVATE)		C			C	C					
	N											
	O											
	OFFICES											
	General Business and Professional (i.e., data processing services, employment agencies, insurance agencies, etc.)											
O1	- less than 2,000 sq. ft.	P	P	P	P	P	P	P				
O2	- 2,000 sq. ft. to 6,000 sq. ft.	C	P	C	P	P	P	P				
O3	- more than 6,000 sq. ft.	C	C	C	P	P	P	P				

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
O4	- up to 25% of total leased area for center	P	P				P	P	P		
O5	- more than 25% of total leased area for center	C	C				C	C	C		
O6	Medical (i.e., Physical therapists, physicians/surgeons, dentists/ orthodontists, optometrists, chiropractors, etc.)	C	C		P	P	P	P			
O7	Counseling/psychologist - individuals	C	C		P	P	P	P			
O8	Counseling/psychologist - groups	C	C		P	C	P	C			
O9	Offices Associated with Industrial Uses (not exceeding 25% of total building area)			P					P	P	P
O10	Temporary Trailers (construction)	T	T	T	T	T	T	T	T	T	
	P										
P1	PARCEL DELIVERY SERVICES / PARCEL DISTRIBUTION (UPS, FEDERAL EXPRESS, ETC.)			P	P		C			P	
P2	PARKING FACILITIES FOR OFF-SITE USES		C	P	P	C	C		C	C	C

17.34.060

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
P3	PARK & RIDE	C			C			C	P	P	
PHOTOCOPY SERVICES / DESKTOP PUBLISHING											
P4	With Printing Press		P		C	C	C		P	P	
P5	Without Printing Press	P	P		P	P	P	P	P		
PHOTOGRAPHY / PHOTO SERVICES											
P6	Photography Studio	P	P	C	P	P	C	P			
P7	Photography Labs/Blue Printing/Microfilming (developing, printing - no retail on site)			P	P	C	C		P	P	
P8	Photography labs (developing, printing - no retail on site)			P	P	C			P	P	
P9	Photography Labs with Retail on Site	P	P	P	P	P					
P10	PLANNED UNIT DEVELOPMENTS	C	C	C	C	C	C	C	C	C	17.26
P11	PRIVATE CLUBS AND LODGES		C		C		C				17.32.115
P12	PRIVATE POSTAL SERVICE (MAIL BOXES, MAILING SERVICE) (SEE ALSO PARCEL DELIVERY SERVICES)	P				P			P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
	PUBLIC COMMUNITY SERVICES										
P13	Community & Recreation Centers	C			C	C					
P14	Community Gardens	C			C	C					
P15	Fire Stations	C	P	C	C	C	P		C	P	P
P16	Police Stations & Substations	C	P	P	P	P		P	P	P	
P17	Post Offices					C	P				
P18	Public Buildings, Offices & Grounds	C	P		C	P	C		C		
P19	Public Golf Courses/Driving Ranges										
P19 20	Public Libraries	C			C	P	C		C		
P20 1	Public Parks/Playgrounds	C		C	C	P					
P21 2	Post Office Substations	C	P		P	P		P	P		
	Q										
	R										
	RAILROADS										

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USE		Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R1	Freight Stations, Repair & Yards									C	C	
R2	Passenger Stations					C						
	RECREATION FACILITIES											
R3	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs)	C	C		C	C	C		C			
R4	Athletic and Health Clubs (gymnasiums, fitness centers, racquet clubs) less than 5,000 sq. ft.	P	P	P	P	P	P		P	P		
R5	Aquatic Centers	C	C		C	C	C		C			
R6	Private Libraries					P			C			
R6 ⁷	Athletic/Playing Fields				C							
R7 ⁸	Bowling Alleys		C		C	C						
R8 ⁹	Circus, Carnivals, Fairs & Festivals, Revivals/Assemblies		T	T	T	T			T	T		
R9 ⁴ 0	Dance, Yoga & Music Studios	P	P	P	P	P	P		P	P		
R10 ¹	Martial Arts	P	P	P	P	P	P		P	P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R11 2				C							
R12 3		C		C							
R13 4		C		C							
R14 5	C	C		C	C						
R15 6	P	P		P	P			P			17.32.120
R16 7	C	C		C	C						17.32.120
R17 8	C	C	C	C	C			C	C	C	
R18 9	C	C	C	C	C			C	C	C	
	RECYCLING FACILITIES										
R19 20			C						C	P	17.32.160
R20 1			C						P	P	17.32.160
R21 2			C						P	P	17.32.160
R22 3	C	C	C	C					P	P	17.32.160

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
R23 4	Reverse Vending Machines	P	P	P	P			P	P	P	17.32.160	
R25	Temporary Facilities, i.e. recycling of Christmas trees, tree trimmings, etc.		T	T	T				T	T	17.32.160	
R24 6	Household Hazardous Waste Collection Center			P					P		17.32.160	
RESIDENTIAL (see also Residential Zones)												
R25 7	Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C		
R26 8	Group/Foster Homes, Licensed - 1 - 6 individuals in addition to residing family					C						
R27 9	Group/Foster Homes, Licensed - more than 6 individuals					C						
R28 30	Emergency Shelters								P			
R29 31	Emergency/Temporary Housing				C				C	C		
R32	Household Pets	P	P	P	P	P	P	P	P	P		
R30 3	Single Room Occupancy (SRO) units				C							
RETAIL												

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	General Merchandise											
R31 ₄	- less than 4,000 sq. ft.	P	P		P	P			C			
R32 ₅	- 4,000 to 6,000 sq. ft.	P	P		P	P						
R33 ₆	- 6,001 to 40,000 sq. ft.	C	P		P	P						
R34 ₇	- 40,001 to 60,000 sq. ft.		P		P	C						17.32.050
R35 ₈	- over 60,000 sq. ft.		P		C	C						
	Building/Landscape Materials											
	lumberyards (see MANUFACTURING/ASSEMBLING)											
R36 ₉	- <u>Lumberyards</u> ; fencing stores/yards			P					P			
R40	floor & wall coverings	C	P	P	P	P						
R37 ₄₁	Garden Centers/Nurseries - located within primary use	P	P	P	P							
R38 ₄₂	Garden Centers/Nurseries - stand alone	C		P	C				P			
R39 ₄₃	Glass Stores (windows, etc. for auto, residential, commercial)			P	P							

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R44			P								
R45					P						
R46	P		P	P	P						
R47		P	P	P							
R40 8	P	P	P	P	P						
	Drugstore/Pharmacy										
R41 9	P	P		P	P	C					17.32.050 17.32.055
R42 50	P	P		P	P	P		P			
R43 51	P	P		P		P					
R44 52			P						P		
R45 53			P	C							
	Food Stores										
R46 54	C	C	C	C	C			C	C	C	

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
R47 55	- liquor store within 300 feet of residential/public use		C		C	C					
R48 56	- liquor store not within 300 feet of residential/public use	C	C		C	P					In C-R zone, 5,000 sq. ft minimum building area in per Ordinance 2012-08
R49 57	- specialty food stores (bakery, delicatessen, butcher shop, meat market, health food, gourmet/imported food, etc.)	P	P		P	P	C		C		17.32.050
R50 8	- supermarkets/grocery stores	P			P	P					17.32.050
R51 9	-wine tasting with sales	C	P	C	C	C			C	C	C
R52 60	Furniture & Furnishings - new		P	P	P	P					
R53 61	Furniture & Furnishings - secondhand *up to 10,000 square feet	P	P	P	P	P					
R54 62	Gun Shops - within primary use	P	P		P	P					
R55 63	Gun Shops - stand alone		P		P	P					

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	Magazine/Newspaper Sales (Freestanding Booth/Stand/Kiosk)											
R56 64	- indoor	C	P	P	P	P		P				
R57 65	- outdoor	C	C	C	C	C		C				
	Outlet Stores											
R66	-bakery				P							
R67	-apparel		P		P							
R68	-furnishings				P							
R58 69	Pawnshops				C	C						
R59 70	Pet Stores	P	P		P	P					17.32.050	
R60 71	Pool/Spa Supplies/Equipment	P	P	P	P	P			P		17.32.050	
R61 72	Secondhand Store/Thrift Shops - up to 2,000 square feet		P		P	P						
R62 73	Secondhand Store/Thrift Shops - greater than 2,000 square feet		P		P	C						
R63 74	Smoke Shops (retail of cigarettes and smoke devices / paraphernalia)				C	C						

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	S											
	SCHOOLS, PUBLIC AND PRIVATE (see also Quasi-Public and Residential Zones)											
S1	Preschool/After-School Care	C			C	C	C	C				
S2	Elementary Schools, K-6 or K-8	C	C	C	C	C						
S3	Middle Schools	C	C	C	C	C						
S4	High Schools	C	C	C	C	C						
S5	Colleges/Universities (academic)		C		C	C			C			
S6	Business, Trade, Vocational, Charter or other Specialized Schools		C	C	C	C			C	C	C	
S7	After Hours Academic Education Facilities (After 6:00 p.m.)		C		C	C	P		P			
S8	Tutoring Centers	C	C		C	C	C					
	SERVICE, COMMERCIAL											
S9	Air Conditioning Shops			P						P		

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	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S10	Appliance, Electrical Equipment, Tools (disassemble & repair)	P		P	P	P						
S11	Check-Cashing Service	C	C		C	C						
S12	Chemical Stripping/Powder Coating			P						P	P	
S13	Chrome & Anodizing Shops			P						P	P	
S14	Courier Services			P	P	P	C		P			
S15	Auction House			C						C		
S16	Bail Bonds				C	C	C					
S17	Equipment Rental – conducted outdoors			P	C					P		
S18	Equipment Rental – conducted indoors		P	P	P	P				P		
S19	Exterminators/Fumigators			P						P		
S20	Gunsmith Shops, including incidental retail			P	P	C				P		
S21	Heavy Machinery and Equipment (welding, cutting, grinding, casting, etc.)			P						P	P	
S22	Janitorial Service			P								

	Commercial, Mixed Use, Office, and Industrial Zones Use Matrix											
	P = Use is Permitted by Right					C = Use Requires Conditional Use Permit						
	T = Use Requires Temporary Use Permit					Blank = Use is Not Allowed						
	USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
		C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
S23	Lawn Maintenance & Tree Trimming			P						P		
S24	Locksmiths	P	P	P	P	P						
S25	Other Household & Maintenance Services			P						C		
S26	Pet Grooming / Dog Training (conducted indoors)	P	P	P	P	P						
S27	Printing Service (see also Photocopy Services)	C			P	C						
S27 8	Repair Shops (tools, non-automotive, mechanical equipment)			P						P		
S28 9	Sharpening Service - tools, knives, saw blades, lawn mowers, etc.			P						P		
S29 30	Sharpening Service - small tools not including saw blades and lawn mowers	P		P	P					P		
S30 1	Sheltered Workshops	C		P	C				C	P		
S31 2	Shoe Repair Shops	P	P	P	P	P						
S32 3	Sign Painting & Fabrication			P						P		
S33 4	Taxidermists			P						P		

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
S34 5	P	P	P	P	P							
S35 6			P	P					P			
S36 7					C							
SERVICE STATIONS												
S37 8	C	C	P	C	C			C	P			
S38 9		C	P	C					C			
S39 40			P						C			
S41												
S40 2									P	P		
S41 3										C		
T												
T1			P	P	P			P				

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USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	THEATERS											
T2	Auditoriums		C		C							
T3	Drive-in			C								
T4	Movie		C	C	C							
T5	Live Performance		C	C	P							
	U											
U1	UNENCLOSED SOLID WASTE TRANSFER STATIONS									C		
	UTILITIES											
U2	Business Offices		P	P	P	P		P				
U3	Electric Distribution Substations	C	C	C	C		C	C	C	C	P	
U4	Elevated Pressure Tanks	C	C	P	P		C		C	P	P	
U5	Gas Regulator Stations	C	C	P	C	C		C	P	P		
U6	Public Service Pumping Stations	C	C	P	C		C		C	P	P	

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	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
U7	Payment Centers	P			P	P		P				
U8	Public Utility Service Yards			P	C				P			
V												
VETERINARY SERVICES												
V1	Animal Care Clinic (no boarding)	P	C	P	P		C			P		
V2	Hospitals/Clinics (located 500 ft. from a residential zone including short term boarding of animals)	C		C	C					P		
W												
W1	WHOLESALE COMMERCIAL ESTABLISHMENT			P						P		
WAREHOUSING/STORAGE												
W2	- primary use									P	P	
W3	- not to exceed 20% of gross floor area of permitted use	P	P	P	P	P			P	P	P	
W4	- in excess of 20% of gross floor area of permitted use	C	C	C	C	C			C	P	C	
W5	Mini Storage Facilities			P	C					P	C	

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed												
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
	X											
	Y											
	Z											
	OTHER											
OT1	Other Uses Similar in Nature and Intensity as Determined by the City Planner	P	P	P	P	P	P	P	P	P		
OT2	Other Uses Similar in Nature and Intensity as Determined by the City Planner Subject to the Granting of a Conditional Use Permit	C	C	C	C	C	C	C	C	C		