

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS: Bill Davis, Charlie Norman, Adam Peck, Chris Tavarez, Mary Beatie

**MONDAY, MARCH 10, 2025**

**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. ROLL CALL –
4. 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.
5. AGENDA COMMENTS OR CHANGES –
6. 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
7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2025-02:** A request by Kathy Yuan to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone. The site is located at 3537 West Noble Avenue (APN: 095-010-068). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-04.

## 8. CITY PLANNER UPDATE –

- Seefried Industrial Project noticed for March 17<sup>th</sup> Council meeting
- Residential Object Design Standards Update

## 9. ADJOURNMENT

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

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

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

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 20 2025, 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 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 24, 2025**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** March 10, 2025

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone No.: (559) 713-4443  
E-Mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Conditional Use Permit No. 2025-02:** A request by Kathy Yuan to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone. The site is located at 3537 West Noble Avenue (APN: 095-010-068).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-02, as conditioned, based upon the findings and conditions in Resolution No. 2025-02. 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. 2025-02, based on the findings and conditions in Resolution No. 2025-02.

## PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request by Kathy Yuan to establish a foot and body massage spa within an approximately 1,140 square foot commercial unit within the Visalia Marketplace Shopping Center (see Exhibit "A"). Per the Floor Plan in Exhibit "B", the unit will contain three massage stations, along with a customer lobby, a break room for staff, and a bathroom facility. No exterior modifications are proposed as part of the submittal.

According to the Operational Statement in Exhibit "C", the facility will provide foot and body massage services, with three employees working onsite. Operating hours will be Monday through Sunday, 9:00 a.m. to 10:00 p.m. The facility will conduct work by appointment and will also accept walk-in customers. The applicant is a certified massage practitioner through the California Massage Therapy Council (CAMTC). No identity or certification information has been provided for the other two employees that will work onsite. Please note, any new massage therapist who seeks to work at this establishment will be required to submit all required documentation, including CAMTC certification, through the City's Business Tax Division process prior to engaging in employment.

The proposed foot and body massage use will occupy a tenant space that was previously approved for massage use via Conditional Use Permit No. 2022-18. That approval was revoked without prejudice by the City of Visalia on October 28, 2024, due to evidence indicating that the operators of the establishment were in violation of several Visalia Municipal Code provisions, including using a commercial building for residential purposes without proper permits. A revocation without prejudice allows for the processing of the same or similar use to reapply without waiting for one year as required per Section 17.38.050 of the Zoning Ordinance. The operators of the previous establishment have a familial affiliation with the project applicant for CUP No. 2025-02. Kathy Yuan is the sister of the previous operator Ling Ling Burros, though Yuan states she was not employed with the previous business at the time of its operation.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Commercial Mixed Use
Zoning	C-MU – Mixed Use Commercial
Surrounding Zoning and Land Use	North: C-MU / Mixed commercial uses, West Noble Ave, State Highway 198 South: C-MU, R-M-3 (Multi-Family Residential, 1,200 square foot minimum site area per unit) / Mixed commercial uses, multifamily residential. East: C-MU / Mixed commercial uses West: C-MU / Mixed commercial uses
Environmental Review	Categorical Exemption No. 2025-04
Site Plan	2024-278

### **RELATED PROJECTS**

On September 26, 2022, the Visalia Planning Commission approved **Conditional Use Permit No. 2022-18**, a request to allow a foot and body massage spa to operate at 3537 West Noble Avenue, in the C-MU Zone.

On October 28, 2024, the Visalia Planning Commission approved the **Revocation of Conditional Use Permit No. 2022-18**, a request by the City of Visalia to revoke an approval to operate a foot and body massage spa at 3537 West Noble Avenue, in the C-MU Zone. The CUP was revoked based on evidence submitted by the City of Visalia indicating that the proprietors were in violation of several CUP and Visalia Municipal Code provisions, including using a commercial building for residential purposes without proper permits. The revocation was conducted without prejudice, thereby allowing the applicant to submit a new CUP request for a massage establishment without waiting for a mandated period of time.

## PROJECT EVALUATION

### **Land Use Compatibility**

The Visalia Zoning Matrix identifies a “massage therapist” as a conditionally permitted use within the C-MU Zone, requiring submittal and approval of a CUP. A mixture of retail, service, and restaurant commercial uses are currently located throughout the Visalia Marketplace complex. Within the immediate vicinity of the unit to be occupied by the applicant, there are several similar service-related uses, including the Great Clips barber shop and Rockstar Nail Spa. Parking needs for the use will be satisfied by the existing parking field depicted in Exhibit “A”. The parking field contains approximately 97 parking stalls, sufficient to address the needs of all commercial uses within the project site boundaries. Extensive conditions of approval have also been applied, requiring operation of the use in compliance with Visalia Municipal Code requirements. This includes requirements for onsite inspections, for all employees to have CAMTC certification, and limitations on activities such as residing onsite. Such conditions will assist in increasing compatibility with the surrounding areas.

### **Parking**

The parking requirement for a massage therapy use is two parking stalls per workstation provided. Based on this requirement and the three massage stations proposed, a total of six parking spaces shall be required for the use. However, when a use is part of a larger shopping

center complex, Visalia Municipal Code Section 17.34.020.F.14 allows for calculation of the parking requirement at a rate of one stall per 225 square feet of building area. This reduces the required parking number to five parking stalls. In either case, the existing parking field depicted in Exhibit "A" more than meets the demand. Approximately 97 parking stalls are provided onsite, exceeding the 80 stalls required based on the size of the building in which the massage use will be located. Furthermore, the overall Visalia Marketplace shopping center provides ample parking near the proposed use. The shopping center itself is not fully built out, containing three vacant commercial pads. As such the existing parking field is not being used at full capacity.

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

Should the owner/operator fail to comply with the requirements of this CUP or the Visalia Municipal Code, a *Notice of Conditional Use Permit Suspension Order to Cease and Desist* shall be sent, requiring the owner/operator to cease all operations pursuant to Visalia Municipal Code Section 17.38.040. The City of Visalia has the authority to automatically suspend a CUP 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, to consider revocation of the CUP. If the Commission determines that the applicable regulations have not been followed, the Commission may revoke the CUP or act as may be necessary to ensure compliance with the regulations of the Visalia Municipal Code and conditions of the CUP.

### **Environmental Review**

The requested action is considered Categorically Exempt under Section 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-04). The exemption is appropriate as the use will occupy an existing structure, with minimal alterations only to the building interior proposed. All public utilities and infrastructure are already in place.

## **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) for existing facilities. (Categorical Exemption No. 2025-04).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project shall be developed consistent with the comments and conditions of Site Plan Review No. 2024-278, incorporated herein by reference.
2. That the site shall be developed in substantial compliance with the approved site plan and floor plan as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C". Any changes to the operation shall be subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. That the hours of operation for the massage establishment shall be 9:00 a.m. – 10:00 p.m., daily.
5. That all massage therapists of the use shall be certified through the California Massage Therapy Council (CAMTC) and name the city of Visalia as the location of employment.
6. That the number of employees shall not exceed three employees. Any changes to the number of employees will require an amendment to this Conditional Use Permit.
7. That all exterior windows fronting a public street, highway, walkway, or parking area shall not block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs, blurs, or unreasonably darkens the view into the premises.
8. That all front, reception, hallway, or front exterior doors except back or rear exterior doors used for employee entrance to and exit from the massage establishment shall be kept unlocked during business hours.
9. No massage shall be given within any cubicle, room, booth, or any area within a massage establishment which is fitted with a door capable of being locked, unless the only door is an exterior door.
10. That minimum lighting consisting of at least one artificial light of not less than forty watts shall be provided and shall be operating in each room or enclosure where massage services are being performed on clients, and in all areas where clients are present.
11. Living quarters shall be prohibited within the massage establishment. No person or persons shall be allowed to reside, dwell, occupy, or live inside a massage establishment at any time. Beds and floor mattresses shall not be permitted on the premises.
12. That the operator and/or on duty responsible employee shall consent to the inspection of the massage establishment by the City of Visalia Building and Safety Division, Code Enforcement Division, Fire Department, Police Department, and/or Tulare County Health and Human Services Department, at any time, for the purposes of determining whether the provisions of the Conditional Use Permit, massage ordinance, or other applicable laws or regulations are being met.
13. The City of Visalia's Building and Safety Division, Code Enforcement Division, Fire Department, and Police Department, and the Tulare County Health and Human Services Department may, from time to time, make unannounced inspections of each massage establishment for the purpose of determining that the provisions of this chapter, State laws or other applicable laws or regulations are met.

14. That no person shall enter, be, or remain in any part of a massage establishment while in possession of an open container of alcohol, or consuming or using any alcoholic beverages or controlled drugs except pursuant to a prescription for such drugs.
15. That the owner, operator, or responsible managing employee shall not permit any such person, or any person who is clearly intoxicated, to enter or remain upon the premises.
16. That no massage establishment shall operate a school of massage, or use the same facilities as that of a school of massage.
17. That any hook-ups and/or alterations to the tenant space, such as the addition of a washing machine and/or dryer, shall require a separate City of Visalia Building Permit.
18. That the use shall operate in compliance with all requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments) and any other City of Visalia massage related
19. That all new building signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
20. 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, Visalia CA. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2022-40
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Operational Statement and Certifications
- Categorical Exemption No. 2025-04
- Site Plan Review No. 2024-278 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

## RELATED PLANS AND POLICIES

### VISALIA MUNICIPAL CODE Chapter 17.38 CONDITIONAL USE PERMITS

#### Sections:

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

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

#### **17.38.020 Application procedures.**

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



- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

**17.38.030 Lapse of conditional use permit.**

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

**17.38.040 Revocation.**

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

**17.38.050 New application.**

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

**17.38.060 Conditional use permit to run with the land.**

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.070 Temporary uses or structures.**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
  9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

#### **17.38.080 Public hearing--Notice.**

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

#### **17.38.090 Investigation and report.**

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

#### **17.38.100 Public hearing--Procedure.**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the

findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

**Chapter 17.19  
MIXED USE ZONES**

Sections:

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

**17.19.10 Purpose and intent.**

- A. The several types of mixed zones included in this chapter are designed to achieve the following:
  - 1. Encourage a wide mix of commercial, service, office, and residential land uses in horizontal or vertical mixed use development projects, or on adjacent lots, at key activity nodes and along corridors.
  - 2. Maintain Visalia's downtown Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as the traditional, medical, professional, retail, government and cultural center;
  - 3. Provide zone districts that encourage and maintain vibrant, walkable environments.
- B. The purposes of the individual mixed use zones are as follows:

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

#### **17.19.015 Applicability.**

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

#### **17.19.020 Permitted uses.**

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

#### **17.19.030 Conditional and temporary uses.**

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

#### **17.19.040 Required conditions.**

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

#### **17.19.050 Off-street parking and loading facilities.**

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

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

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

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
  1. Front: fifteen (15) feet
  2. Rear: zero (0) feet;

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

RESOLUTION NO. 2025-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-02, A REQUEST BY KATHY YUAN TO ESTABLISH A FOOT AND BODY MASSAGE SPA WITHIN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE SITE IS LOCATED AT 3537 WEST NOBLE AVENUE (APN: 095-010-068).

**WHEREAS**, Conditional Use Permit No. 2025-02, is a request by Kathy Yuan to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone. The site is located at 3537 West Noble Avenue (APN: 095-010-068); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 10, 2025; and

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

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

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

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

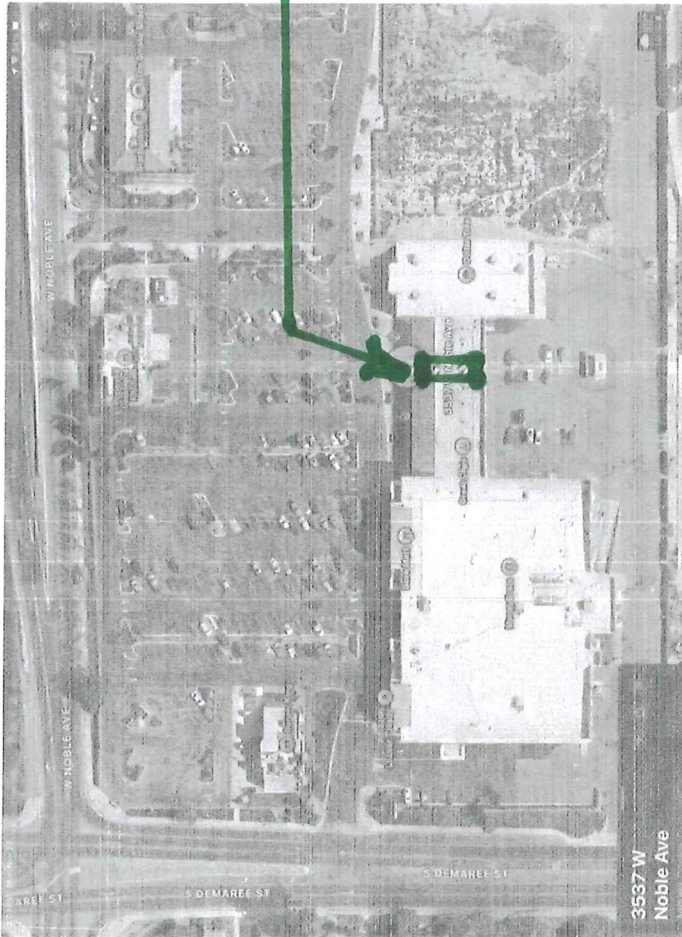
1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for existing facilities. (Categorical Exemption No. 2025-04).

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

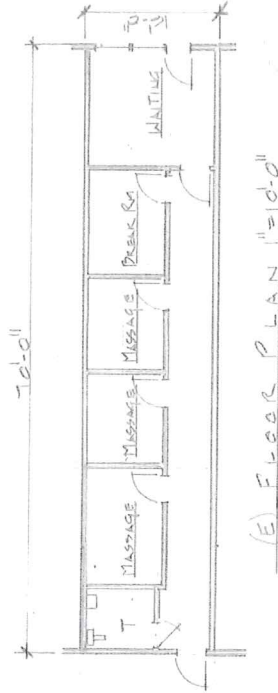
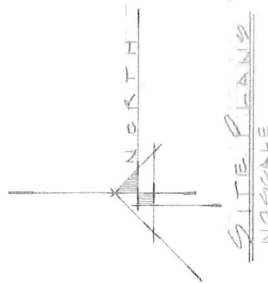
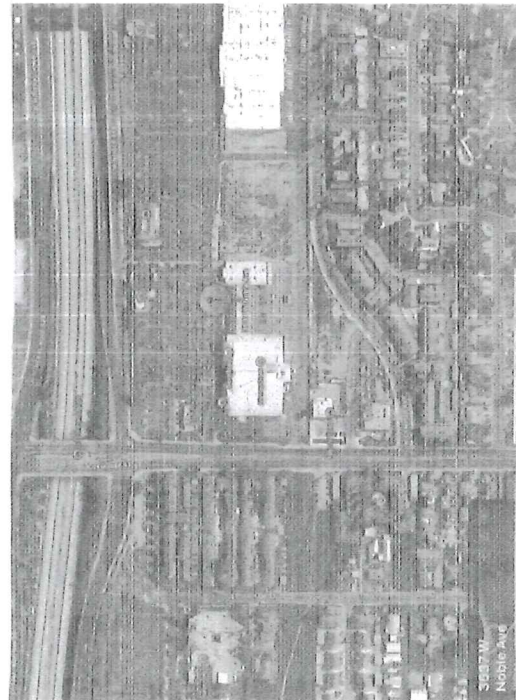
1. That the project shall be developed consistent with the comments and conditions of Site Plan Review No. 2024-278, incorporated herein by reference.
2. That the site shall be developed in substantial compliance with the approved site plan and floor plan as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C". Any changes to the operation shall be subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. That the hours of operation for the massage establishment shall be 9:00 a.m. – 10:00 p.m., daily.
5. That all massage therapists of the use shall be certified through the California Massage Therapy Council (CAMTC) and name the city of Visalia as the location of employment.
6. That the number of employees shall not exceed three employees. Any changes to the number of employees will require an amendment to this Conditional Use Permit.
7. That all exterior windows fronting a public street, highway, walkway, or parking area shall not block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs, blurs, or unreasonably darkens the view into the premises.
8. That all front, reception, hallway, or front exterior doors except back or rear exterior doors used for employee entrance to and exit from the massage establishment shall be kept unlocked during business hours.
9. No massage shall be given within any cubicle, room, booth, or any area within a massage establishment which is fitted with a door capable of being locked, unless the only door is an exterior door.
10. That minimum lighting consisting of at least one artificial light of not less than forty watts shall be provided and shall be operating in each room or enclosure where massage services are being performed on clients, and in all areas where clients are present.
11. Living quarters shall be prohibited within the massage establishment. No person or persons shall be allowed to reside, dwell, occupy, or live inside a massage establishment at any time. Beds and floor mattresses shall not be permitted on the premises.
12. That the operator and/or on duty responsible employee shall consent to the inspection of the massage establishment by the City of Visalia Building and Safety Division, Code Enforcement Division, Fire Department, Police Department, and/or Tulare County Health and Human Services Department, at any time, for the purposes of determining whether the provisions of the Conditional Use Permit, massage ordinance, or other applicable laws or regulations are being met.

13. The City of Visalia's Building and Safety Division, Code Enforcement Division, Fire Department, and Police Department, and the Tulare County Health and Human Services Department may, from time to time, make unannounced inspections of each massage establishment for the purpose of determining that the provisions of this chapter, State laws or other applicable laws or regulations are met.
14. That no person shall enter, be, or remain in any part of a massage establishment while in possession of an open container of alcohol, or consuming or using any alcoholic beverages or controlled drugs except pursuant to a prescription for such drugs.
15. That the owner, operator, or responsible managing employee shall not permit any such person, or any person who is clearly intoxicated, to enter or remain upon the premises.
16. That no massage establishment shall operate a school of massage, or use the same facilities as that of a school of massage.
17. That any hook-ups and/or alterations to the tenant space, such as the addition of a washing machine and/or dryer, shall require a separate City of Visalia Building Permit.
18. That the use shall operate in compliance with all requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments) and any other City of Visalia massage related
19. That all new building signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
20. That all other federal and state laws and city codes and ordinances be complied with.





ZONE: COMMERCIAL MIXED USE  
 ADDRESS: 3537 W NOBLE AVE  
 VISALIA CA 93277  
 NAME: ZARNE SPA  
 PHONE: 559-734-8606



**L. LEWIS ARCHITECT**

ARCHITECTURE

PLANNING

INTERIORS

DATE

TITLE

PROPOSED SPA FOR

JOB NO  
 DATE  
 DRAW BY

820 N CENTER

VISALIA CA 93291

(559) 733-0349

KATHY YUAN

SHEET NO

New Business For: Ling Ling Burros

Zane Spa

Foot & Body Massage

3537 West Noble Ave

Visalia, Ca 93277

Drawn By:

Ray T. Guillen

RG Roofing &

General Building

4433 east Sycamore ct

Visalia, Ca 93292

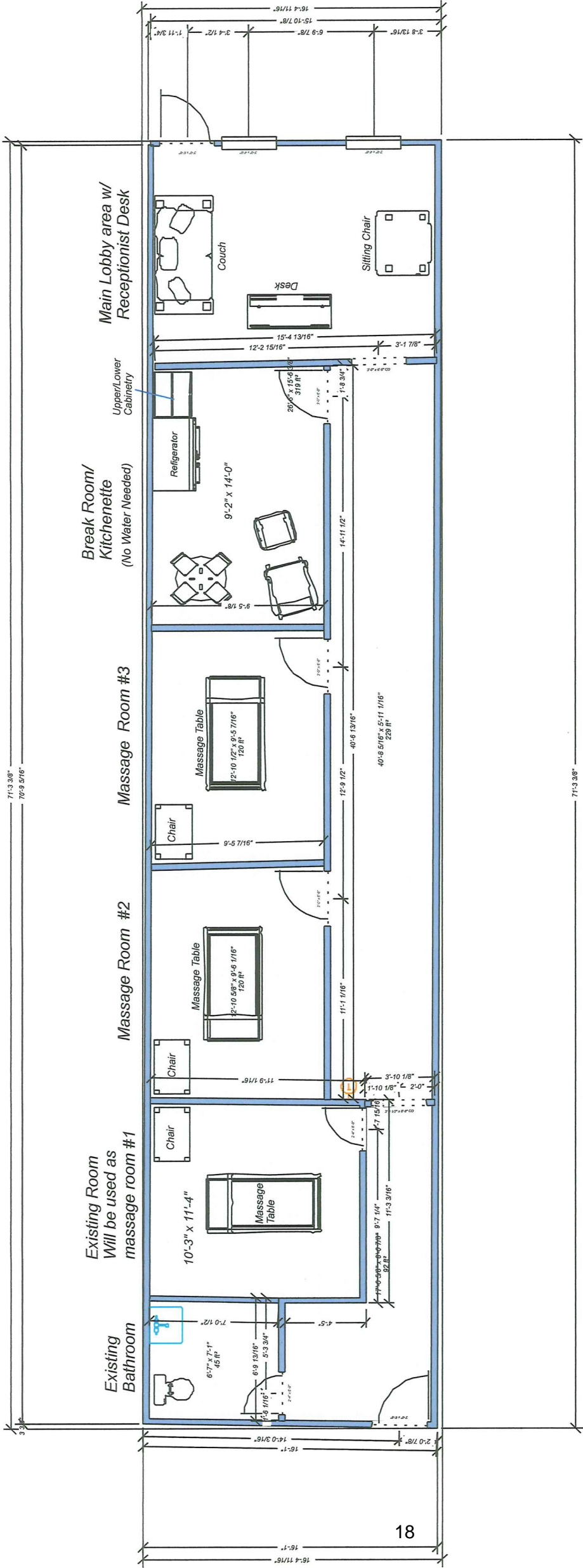
Lic# 671388

559-786-7581

rgroofs0461@gmail.com

Floor Plan

Page 1 of 4



Proposed New Built:  
4 Room Partitioned walls  
constructed at 8'-0" High  
to accomodate the use of the  
existing Heating & Cooling unit  
& the existng Lighting positioned  
To illuminate & Condition the added  
rooms to perform the service.

Note:  
The existing ceilings are  
@ 10'-0"  
Leaving a 2'-0" airflow space  
and sufficient amount of lighting.

19





### OPERATION STATEMENT

THE ZANE SPA FOOT & BODY MASSAGE THERAPY  
LOCATED ON 3531 W NOBLE AVE VISALIA  
93277. HOURS OF OPERATION 9:00 AM TO  
10:00 PM 7 DAYS A WEEK W/ 3 EMPLOYEES  
@ WORK @ ANY ONE TIME. THERE THREE  
MASSAGE ROOMS WITH ONE BREAK ROOM.

THERE ARE MULTIPLE PARKING STALLS  
BEING A PART OF A SHOPPING MALL WHICH  
IS SHARED WITH OTHER BUSINESSES. WE  
ACCEPT WALK-IN CUSTOMER & APPOINTMENTS  
ESTIMATE FOUR CUSTOMERS PER DAY

## operation statement

Zane Spa Foot & Body massage therapy Located  
3537 W Noble Ave Visalia CA 93277 Hours of operation  
9:00 am - 10:00 pm open 7 days a week. with **three**  
Employee work. Three massage working rooms with  
one break room. Multiple parking share with  
other Business. We accept walk-in customer and  
appointment welcome. Estimated Four customers  
per day.

# CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code B&P Section 4600,  
the California Massage Therapy Council hereby awards to

**Kathy Kun Yuan**

the designation of

## CERTIFIED MASSAGE THERAPIST

*Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Kathy Kun Yuan** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.*

*Given at Sacramento, California, Wednesday, January 10, 2024.*



Mark Dixon, Chairman of the Board  
California Massage Therapy Council

CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

**CERTIFICATE # 84080**  
**EXPIRES: 4/3/2026**

The validity and authenticity of this certificate may be verified online  
by entering the name and certificate number at: [www.camtc.org](http://www.camtc.org)

Environmental Document # 2025-04

NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2025-02

**PROJECT TITLE**

3537 West Noble Avenue, Visalia CA 93277

**PROJECT LOCATION**

Visalia

**PROJECT LOCATION - CITY**

Tulare

**COUNTY**

A request by Kathy Yuan to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone.

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

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

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Kathy Yuan, 820 West Center Street, Visalia CA 93291, [kathy7818@yahoo.com](mailto:kathy7818@yahoo.com), (559) 280-1024

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

Larry Lewis, 820 West Center Street, Visalia CA 93291, [llewisarch2@gmail.com](mailto:llewisarch2@gmail.com), (559) 280-1024

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

**EXEMPT STATUS:** (Check one)

- ☐ Ministerial - Section 15073  
☐ Emergency Project - Section 15071  
☒ Categorical Exemption - State type and Section number: **Section 15301**  
☐ Statutory Exemptions- State code number:

A request to establish a foot and body massage use within a 1,140 sq. ft. tenant space of an existing 18,000 sq. ft. building within the Visalia Marketplace Shopping Center. The site is developed, contains all on and off-site infrastructure, and is served by all public utilities.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

**CONTACT PERSON**

(559) 713-4443

**AREA CODE/PHONE**

**DATE**

Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR





January 21, 2025

**Site Plan Review No. 2024-278:**

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 a CUP and Building Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permit to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **December 11, 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





MEETING DATE

December 11, 2024

SITE PLAN NO.

2024-278

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 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

☒

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; [colleen.moreno@visalia.city](mailto:colleen.moreno@visalia.city)

Date: December 11, 2024

SITE PLAN NO: 2024-278  
PROJECT: Zane Spa  
APPLICANT: Larry Lewis  
DESCRIPTION: Spa (Massage, foot and body)  
ADDRESS: 3537 W NOBLE AVE  
APN: 095-010-068  
ZONING: C-MU (MIXED USE COMMERCIAL)

## Planning Division Recommendation:

- ☐ Revise and Proceed  
☒ Resubmit

## Project Requirements

- Conditional Use Permit
- Building Permit

## **PROJECT SPECIFIC INFORMATION:** December 11, 2024

1. A detailed operational statement shall be included with Site Plan Review submittal. The operational statement shall include hours of operation, total number of employees, and all services to be provided by the establishment.
2. A Conditional Use Permit shall be required. With CUP submittal, a detailed operational statement, site plan, floor plan and valid CAMTC certificate(s) of employee(s).
3. A Building Permit shall be required for any future tenant improvements onsite (ex. Installation of washer and dryer, etc.). The applicant shall comply with all requirements of the Building Division.
4. All signage shall be through a separate Building Permit submittal.
5. Comply with all Business Tax Division requirements for the issuance/change of ownership of Business License.
6. Meet all other codes and ordinances.

## 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
- 17.38 Conditional Use Permits
- 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: 



City of Visalia  
Building: Site Plan  
Review Comments

SPR 24278  
TANE SPA  
3537 W NOBLE AVE

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

- ☒ A building permit will be required. **FOR 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

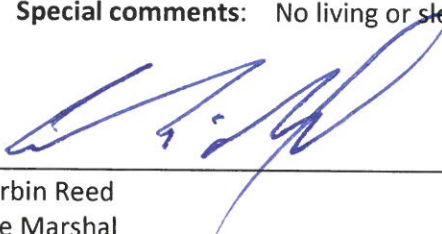
VAL CARCIA 12/11/24  
Signature

**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	December 11, 2024
Item #	1
Site Plan #	24278
APN:	095010068

- 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
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- **Special comments:** No living or sleeping accommodation shall be provided.



---

Corbin Reed  
Fire Marshal





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

Date: 12/11/24  
Item: 1  
Site Plan: SPR24278  
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:
- ☐ Traffic Concerns:
- ☐ Surveillance Issues:
- ☐ Line of Sight Issues:
- ☒ Other Concerns:  
no on site living

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 11, 2024

ITEM NO: 1      Added to Agenda      MEETING TIME: 09:00  
SITE PLAN NO: [SPR24278](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.city](mailto:Colleen.Moreno@visalia.city)  
PROJECT TITLE: ZANE SPA  
DESCRIPTION: SPA (MASSAGE, FOOT AND BODY)  
APPLICANT: Larry Lewis - Applicant  
OWNER: KIM JAY KYONG  
APN: 095010068  
ADDRESS: 3537 W NOBLE 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 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:**

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**Leslie Blair**



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

**24278**

December 11, 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.

XX

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

This site is to join in an existing shared solid waste account provided by property owner/manager account. Solid waste services to include trash, recycling, and organics recycling per the State of California's mandatory commercial recycling laws (AB-341 & AB-1826). With multiple tenants sharing services, the solid waste account must remain under the property owner/manager's account. Account owner to contact solid waste to schedule a waste assessment to bring this account into compliance with current recycling laws. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

Jason Serpa, Solid Waste Manager, 559-713-4533  
Edward Zuniga, Solid Waste Supervisor, 559-713-3338

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  
[smcnamara@calwater.com](mailto:smcnamara@calwater.com)

Date: 12/11/2024

Item #: 1

Site Plan #: 24-278

Project: ZANE SPA

Description:

Applicant: KIM JAY KYONG

APN: 095-010-068

Address: 3537 W NOBLE

### The following comments are applicable when checked:

- ☐ No New Comments
- ☐ Pulled from agenda

### ☐ Water Mains

#### **Comments:**

- ☐ - Water main fronting your project
- ☐ - No existing water main fronting this project

### ☒ Water Services

#### **Comments:**

- ☒ - Existing service(s) at this location.
  - ☒ - Domestic/Commercial
  - ☐ - Irrigation
  - ☐ - Fire Protection

The following will be paid for by the property owner/developer:

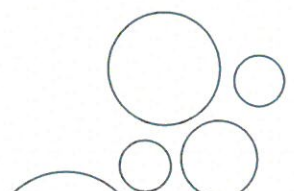
- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Existing service(s) that are not utilized may need to be abandoned.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
  - Installation of the correct size service.
  - Abandonment of the insufficient size service.

- ☐ - Service(s) will need to be installed for this project.

### ☒ Fire Hydrants

#### **Comments:**

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







## CALIFORNIA WATER SERVICE



### **Backflow Requirements**

#### **Comments:**

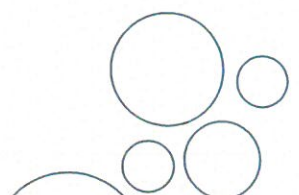
A backflow is required if any parcel meets any of the following parameters:

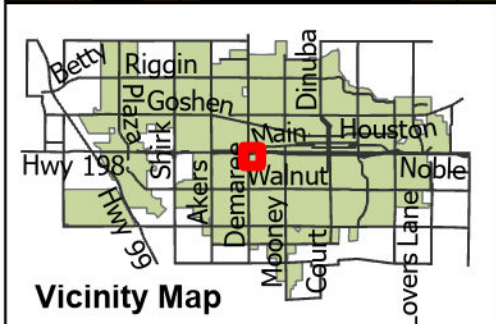
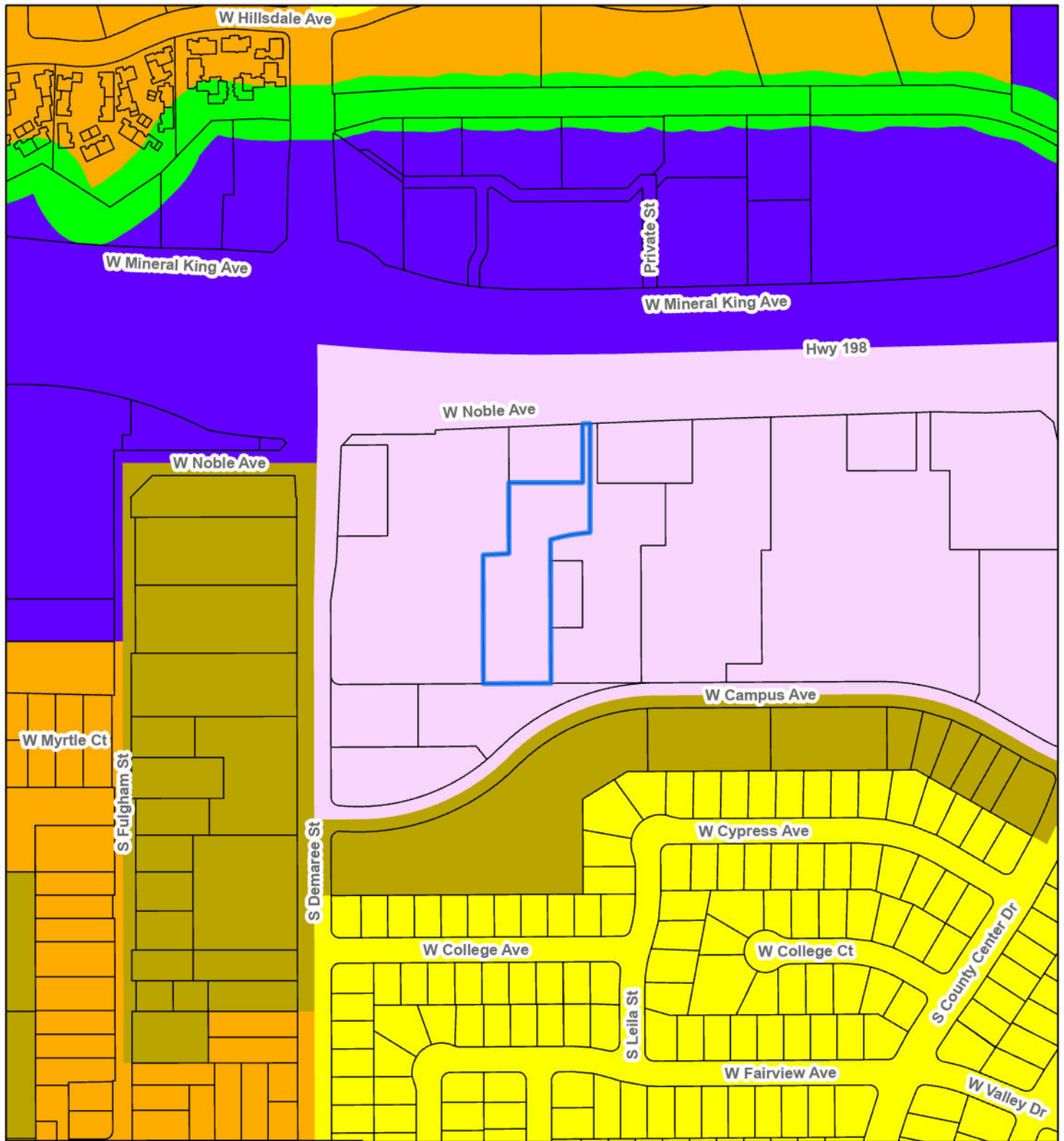
- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
  - Any combination of the following:
    - Domestic/Commercial
    - Irrigation
    - Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or [visaliabackflow@calwater.com](mailto:visaliabackflow@calwater.com) for a backflow install packet.

### **Additional Comments:**

- ☐ If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Mike Andrada at 559-624-1621 or [ssanchez@calwater.com](mailto:ssanchez@calwater.com) to receive your new business packet to start your project with Cal Water.
- ☐ Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
- ☐ If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
- ☐ If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at [smcnamara@calwater.com](mailto:smcnamara@calwater.com) for the information and requirements needed to obtain this information.
- ☐ If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or [lcardoso@calwater.com](mailto:lcardoso@calwater.com) for information and requirements.
- ☐ If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
- ☒ If you need to sign up for an existing service, please call 559-624-1600.



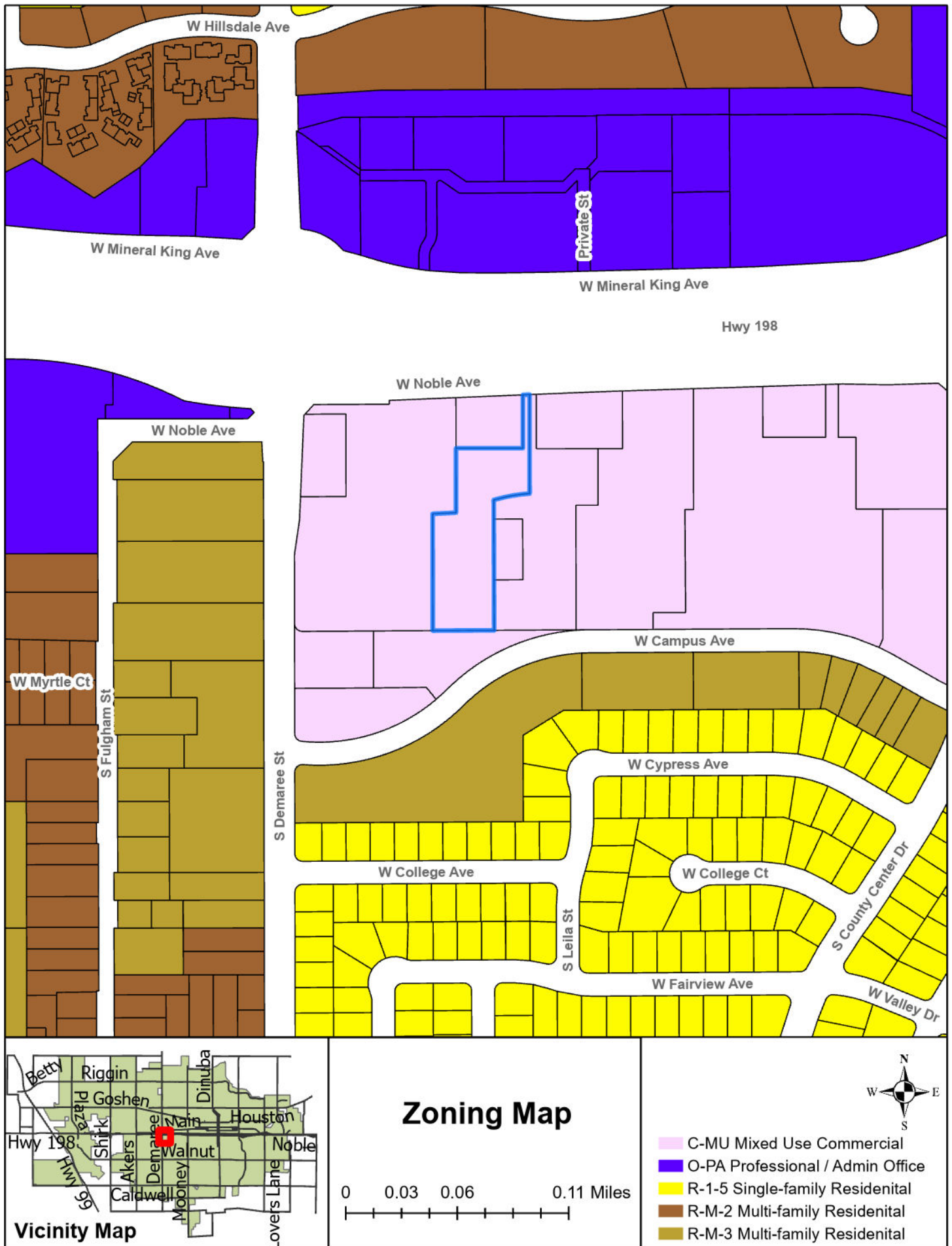


## General Plan Land Use Map

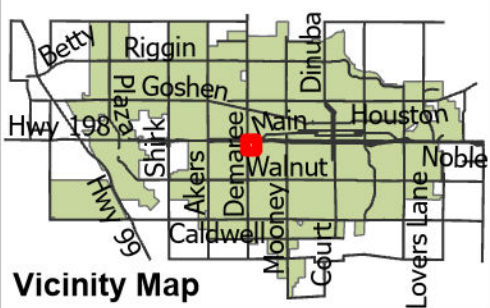
0 0.03 0.06 0.12 Miles

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









## Aerial Map

0 0.02 0.04 0.09 Miles





