

MEETING DATE 10/08/2008
SITE PLAN NO. 08-031
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 8 a.m. and 5 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS Requires Conditional Use Permit.

If you have any questions or comments, please call Dennis Lehman, Building Official, Site Plan Chairman at 713-4495.

Site Plan Review Committee



RECYCLED PAPER

Building Site Plan Review Comments

ITEM NO: 6 DATE: OCTOBER 8, 2008
SITE PLAN NO: 08-031 RESUBMITTAL
PROJECT: IN SI APE HEALTH CLUB
APPLICANT TITLE: RENOVATION OF 17,880 SQ. FT.
EXISTING FACILITY TO BECOME 35,830
SQ. FT. ON 4.83 ACRES (R-1-6)
LOCATION TITLE: API, VISALIA RACQUET CLUB (PROP.
OWNER)
APN TITLE: DEMAREE, N.
085-212-019

- Submit 4 sets of engineered plans and 2 sets of calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- Meet city and state requirements for the physically handicapped.
- Submit 3 sets of plans signed by an architect or engineer. Must comply with 2007 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Maintain sound transmission control between units.
- Maintain fire-resistive requirements at property lines.
- Obtain required permits for Air Pollution Board, Tulare County.
- Location of cashier must provide clear view of gas pump island
- Calculations of free-standing carport.
- Treatment connection charge to be assessed based on use.
- Must comply with state energy requirements.
- Plans must be approved by the Tulare County Health Department.
- Common area must comply with requirements for access by the handicapped.
- Project is located in flood zone _____ . Minimum finished floor elevation requires _____ .
- All accessible units required to be adaptable for the physically handicapped.
- Acceptable as submitted Arrange for an on-site inspection.
- Hazardous materials report. A demolition permit is required.
- School Development fees. Commercial \$0.47 per square foot. Residential \$3.48 per square foot.
- Park Development fee \$ _____ , per unit collected with building permits.
- Existing address must be changed to be consistent with city address policy.

SEE PREVIOUS COMMENTS

GENE FERRERO
Signature

Site Plan Review Comments For:

Visalia Fire Department
Charles Norman, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4486 office
559-713-4808 fax

ITEM NO: 6

SITE PLAN NO:

PROJECT:

APPLICANT TITLE:

LOCATION TITLE:

APN TITLE:

DATE: OCTOBER 8, 2008

08-031

RESUBMITTAL

IN SHAPE HEALTH CLUB

RENOVATION OF 17,880 SQ. FT.

EXISTING FACILITY TO BECOME 35,830

SQ. FT. ON 4.83 ACRES (R-1-6

API, VISALIA RACQUET CLUB (PROP.

OWNER)

DEMAREE, N.

085-212-019

The following comments are applicable when checked:

- No comments at this time for this project.
- Refer to previous comments dated 2-13-08.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Building Department counter.
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Building Department counter.

- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- 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.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments:


Charles Norman, Fire Marshal

Site Plan Review Comments For:

Visalia Fire Department
Charles Norman, Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4486 office
559-713-4808 fax

Item # 4 Date 2-13-08
Site Plan # 08-031
Project Renovation
Applicant Visalia Racquet Club
Location 909 N Demaree
APN 085-212-019

The following comments are applicable when checked:

- No comments at this time for this project.
- Refer to previous comments dated _____.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are _____ fire hydrants required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside diameter and 35 feet outside diameter. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Building Department counter.
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Building Department counter.

- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- 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.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Fire Department Impact Fee - \$1433.90 per acre.
- Fire Department Permit Fee - complete application during Building Department permit process.
- Special comments: Show existing hydrant locations

Charles Norman, Fire Marshal

**City of Visalia
Police Department**

303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4233

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:

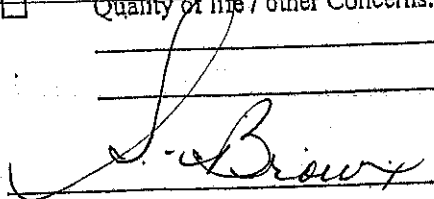
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Quality of life / other Concerns:



Visalia Police Department

ITEM NO: 6	DATE: OCTOBER 8, 2008
SITE PLAN NO:	08-031 RESUBMITTAL
PROJECT:	IN SHAPE HEALTH CLUB
APPLICANT TITLE:	RENOVATION OF 17,880 SQ. FT. EXISTING FACILITY TO BECOME 35,830 SQ. FT. ON 4.83 ACRES (R-1-6
LOCATION TITLE:	API, VISALIA RACQUET CLUB (PROP. OWNER)
APN TITLE:	DEMAREE, N. 085-212-019

QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

ITEM NO: 6 DATE: OCTOBER 8, 2008
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085-212-019


YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS

- PRETREATMENT PROGRAM _____
 - RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) _____
 - SAND AND GREASE TRAP - 3 COMPARTMENT _____
 - GREASE TRAP _____ LB. CAPACITY _____
 - GARBAGE GRINDER - 3/4 HP. MAXIMUM _____
 - SUBMISSION OF A DRY PROCESS DECLARATION _____
 - NO SINGLE PASS COOLING WATER IS PERMITTED _____
 - OTHER _____
- _____
- _____
- _____

CALL THE QUALITY ASSURANCE DIVISION AT (559) 713-4529 IF YOU HAVE ANY QUESTIONS.

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 Ave 288 336 N. BEN MADDOX WAY
VISALIA, CA 93292 93277



AUTHORIZED SIGNATURE
10-8-08

DATE

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

ITEM NO: 6
SITE PLAN NO:
PROJECT:
APPLICANT TITLE:

DATE: OCTOBER 8, 2008
08-031 RESUBMITTAL
IN SHAPE HEALTH CLUB
RENOVATION OF 17,880 SQ. FT.
EXISTING FACILITY TO BECOME 35,830
SQ. FT. ON 4.83 ACRES (R-1-6
API; VISALIA RACQUET CLUB (PROP.
OWNER)
DEMAREE, N.
085-212-019

LOCATION TITLE:
APN TITLE:

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as as
- 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 be fore 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 (X) 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)
- 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.
- Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Comments

EXISTING SERVICE IS OK ON CONDITION THAT THEY CONTINUE TO ROLL OUT CONTAINERS FO

TRAFFIC SAFETY

<input checked="" type="checkbox"/> Eric Bons	713-4350
<input type="checkbox"/> Myron Rounsfull	713-4412
<input type="checkbox"/>	

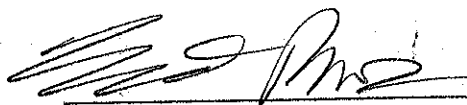
ITEM NO: 006	DATE: OCTOBER 8, 2008
SITE PLAN NO.: PROJECT:	08-031 RESUBMITTAL IN SHAPE HEALTH CLUB RENOVATION OF 17,880 SQ. FT. EXISTING FACILITY TO BECOME 35,830 SQ. FT. ON 4.83 ACRES (R-1-6 ZONED)
APPLICANT:	API, VISALIA RACQUET CLUB (PROP. OWNER)
LOCATION:	909 DEMAREE, N.
APN:	085-212-019

SITE PLAN REVIEW COMMENTS

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) on Marbelite Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.

Additional Comments:


Eric Bons

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Andrew Benelli 713-4340
- Doug Damko 713-4268
- Ken McSheehy 713-4447
- Peter Spiro 713-4256
- Norm Goldstrom 713-4638
- Greg Dais 713-4164
- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4164

ITEM NO: 6 DATE: OCTOBER 8, 2008

SITE PLAN NO.: 08-031R

PROJECT: IN-SHAPE HEALTH CLUB RENOVATION OF 17,880 SF EXISTING FACILITY TO BECOME 35,830 SF ON 4.83 ACRES (ZONED R-1-6)

APPLICANT: API, VISALIA RACQUET CLUB (PROP OWNER)

LOCATION: 909 N. DEMAREE

APN: 085-212-019

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb, _____ gutter
- Drive approach size: **36' Min. Width** Use radius return; **35' Radius**
- 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;
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **For Any Work Within Demaree 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.
- Caltrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: Al Dias (planning) 488-7306;
- 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. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- 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. Prepared by registered civil engineer or project architect. Storm Water Discharge permit is required. All elevations shall be based on the official City of Visalia datum. Storm run-off from the site needs to be directed to the City's storm drainage system.
- 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 = .020%, 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 Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Ponding basin required (_____ maximum slope); Fence required; Provide access to bottom for maintenance.
- 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.
- Dust control is required on site during construction and for all material excavated, graded, and/or transported.
- Comply with prior comments. Resubmit with additional information. Redesign required. Summary of Estimated Engineering Fees is attached.

Additional Comments:

- 1. Provide storm drain calculations indicating enough capacity exists within the existing 12" storm drain lateral for the additional parking lot runoff.**
- 2. If the existing drain inlet being tied into is not a City standard D-5, developer will need to upgrade the drain inlet to a D-5 standard.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 08-031R

Date: **October 8, 2008**

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

(Fee Schedule Date: **8-4-08**)


(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$10,754.02 per 1,000sf of addition
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$19.44 per 1,000sf of addition
<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	\$389.51 per 1,000sf of addition
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) 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 associated with the full width development of these streets. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee. Reimbursement will be paid in the form of impact fee credits and a final cash payment as determined by the City. Impact fee credits are applied at the time of building permit issuance.
- 2.) 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. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the storm drainage and sanitary sewer impact fees. Reimbursement will be paid in the form of impact fee credits and a final cash payment as determined by the City. Impact fee credits are applied at the time of building permit issuance.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

Teresa Nickell, Planning Division (559) 713-4328

Date: October 8, 2008

SITE PLAN NO: 08-031 RESUBMITTAL
PROJECT: IN SHAPE HEALTH CLUB
RENOVATION OF 17,880 SQ. FT. EXISTING FACILITY TO BECOME 35,830
SQ. FT. ON 4.83 ACRES (R-1-6 ZONED)
APPLICANT TITLE: API, VISALIA RACQUET CLUB (PROP. OWNER)
LOCATION TITLE: 909 DEMAREE, N.
APN TITLE: 085-212-019

General Plan: RLD – Residential Low Density
Existing Zoning: R-1-6 – Single-family Residential, 6,000 sq. ft. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

The project will require the following:

Building Permits
Conditional Use Permit Amendment

NOTE: The applicant's agent, C. Frankel, AIA, requested a Revise and Proceed rather than a resubmit to show an alternate location for the basketball half-court. The CUP application may be filed with the understanding that "significant" changes to the site plan, as determined by staff, will result in the application being deemed incomplete until such time as the revisions are reviewed by the Site Plan Review Committee. During that time the item will not be scheduled for public hearing.

PROJECT SPECIFIC INFORMATION: 10/08/2008

1. The new location of the basketball half-court on the south side of the site will be adjacent to R-1-6 residences and will impact the neighbors with noise. The Applicant should relocate the half-court to the north side of the site where the parking lot is located since the project is over parked (66 spaces required/179 proposed). Staff will not support the half-court adjacent to residential units.
2. All new two story building sections must be designed so as to have no direct/indirect window views into the adjacent residential neighborhood. Provide elevations as a part of the CUP application to demonstrate compliance.
3. All roof mounted equipment must be shielded from view, and may not be located so as to cause noise impacts to the adjacent residential neighborhood.
4. With the CUP amendment application, include building elevations and parking calculations.
5. The project is exempt from Indirect Source Review (Rule 9510) since the expansion will be less than 20,000 s.f.

PROJECT SPECIFIC INFORMATION: 02/13/2008

1. Applicant needs to amend the Conditional Use Permit associated with the facility (CUP 9117, x-ref. 401)
2. With the CUP amendment application, include building elevations and parking calculations
3. The project is exempt from Indirect Source Review (Rule 9510) since the expansion will be less than 20,000 s.f.
4. Existing signs are grandfathered. Any new signage requires a Variance approval. Change-out copy on existing sign structure is permitted.
5. See Engineering Comments below.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

R-1-6 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Parking required for one space for every 500 sq. ft. of floor area (Section 17.34.020.E.5)
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
4. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).

Landscaping:

1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
2. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
3. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
7. Provide a conceptual landscape plan for resubmittal or planning commission review.
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

6. **Noise:** Must meet City noise standards as prescribed by the Noise Element.

Signage: All signs require a separate building permit.

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.

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.

Signature _____

