



Community & Economic Development Department

To: *Planning Commission*
From: *Steven Sopp, Senior Planner*
Re: *North 'G' Street Townhomes Tentative Subdivision Map*
Date: *February 24, 2020*

Department staff has received a request by Pam Chiaramonte for a time extension for the North 'G' Street Townhomes Tentative Subdivision Map (TSM). The North 'G' Street Townhomes TSM subdivides approximately 0.68 acres into 8 residential lots for townhouse style development.

The North 'G' Street Townhomes TSM was approved by the Planning Commission on February 12, 2018 and was valid for a period of 24 months. The Subdivision Map Act Section 66452.6(e) allows that the developer may request and the City may grant, discretionary extensions not to exceed a total of (6) years. The requested time extension would be the first two-year time extension available under provisions of the Subdivision Map Act and would extend the map to February 12, 2022.

RECOMMENDATION

Staff offers no objections and recommends that a two-year extension be approved until February 12, 2022.

Attachments

Applicants Extension Request
The North 'G' Street TSM

Chiaramonte Construction & Plumbing, Inc.

1133 Batavia Ct

Tulare, Ca. 93274

LIC 1025394

CORPORATE RESOLUTION

On 1/30/2020 the Board of Directors for this corporation approved the following resolution.

There will be a request made of the City of Tulare for an extension on the project known as "No. G Street Townhomes", located at 134 No. G Street, Tulare.

It was unanimously approved.



Pam Chiaramonte

CFO

1/31/2020

*Please email receipt to
ChiaramonteConstruction@gmail.com*

TENTATIVE SUBDIVISION MAP NORTH "G" STREET TOWNHOMES

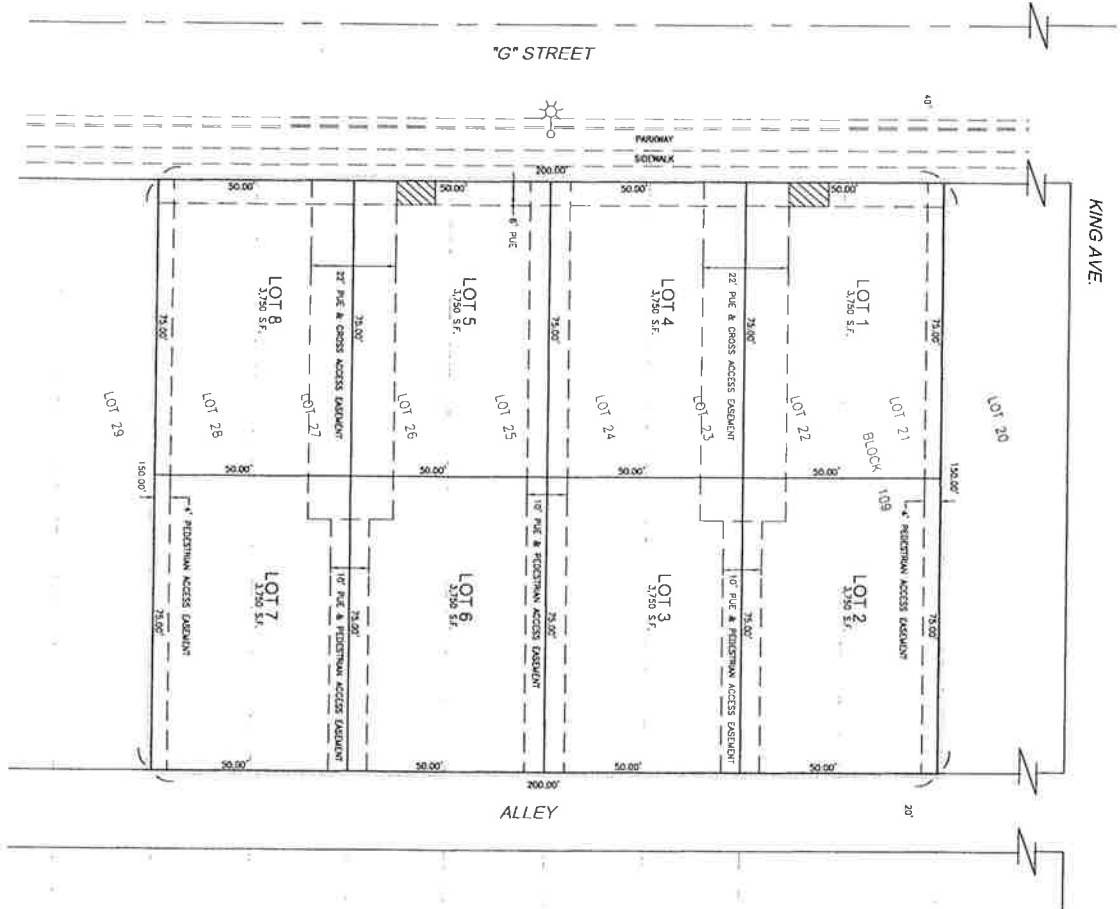
BEING LOTS 21 THROUGH 28 OF BLOCK 108 OF THE TOWNSHIP OF TULARE COUNTY OF TULARE
COUNTY, CALIFORNIA, AS SHOWN AND ACCORDING TO BK. 3 PG. 38 OF MAPS T.C.R. ALL SURVEYED IN
SEC. 18, T.20 N., R.18 E., S.18N.

January 2018

OWNERS: 134 NORTH "G" STREET ASSOCIATES, LLC
1133 Bellevue Court
Tulare, CA 93274

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1820
Vandenberg Road, Suite B
Vandenberg, CA 93283
(559) 732-0102
e-mail: forester@forester-weber.com

NOTES:
EXISTING PROPERTY USE: WAOPT
PROPOSED PROPERTY USE: RESIDENTIAL, TOWNHOMES
ZONING: R-1-S
WATER: CITY OF TULARE / LOCATED ON "G" STREET
SEWER: CITY OF TULARE / LOCATED ON THE ALLEY
SITE PLAN NUMBER: CUPD 2017-031
LOT COVERAGE: LOTS 2, 3 & 7: 1,722 SQ.FT. EX. 45%
BUILDING HEIGHT: LOTS 4, 5 & 8: 2,226 SQ.FT. EX. 59%
AREA DESIGNATED FOR WATER UTILITY
STREET LIGHT TO BE INSTALLED (5450 LUMEN)
SETBACK: FRONT: 10'
REAR: 5'
LOT SIDE: 5.25' - 1,750 SQ.FT.
NOT IN A TPOD ZONE & REMAINS
SEE ARCHITECTURAL SITE PLAN FOR BUILDING FOOT PRINT



**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

February 24, 2020

CONDITIONAL USE PERMIT No. 2020-01

PROJECT PLANNER:	Steven Sopp, Senior Planner	
APPLICANT:	Kaweah Delta District Hospital	
LOCATION:	East side of Mooney Blvd. south of Prosperity Avenue	
APN:	172-010-034	
ZONING CLASSIFICATION:	C-3 (Retail Commercial)	
GENERAL PLAN DESIGNATION:	Community Commercial	
SURROUNDING LAND USES AND ZONING:	North: Service Station	C-3
	South: Storage / Vacant	C-3/C-4
	West: Target Shopping Ctr	C-3
	East: Storage	C-3/C-4

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-01 subject to the findings and conditions in Resolution No. 5361. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code.

REQUEST:

Conditional Use Permit No. 2020-01 is a request by Kaweah Delta District Hospital to establish a medical clinic within an approximately 10,810 sq. ft. building located on the east side of Mooney Blvd, south of Prosperity Avenue (APN 172-010-034).

DETAILS OF THE PROPOSAL:

The proposed project consists of the establishment of a medical clinic within an existing approximately 10,810 sq. ft. building, located on the east side of Mooney Blvd and south of Prosperity Avenue. The proposed medical clinic will be operated by Kaweah Delta District Hospital. The proposed medical clinic will provide outpatient medical services to the community. The proposed building will be an Office of Statewide Health Planning and Development (OSHPD) 3 licensed facility and will be required to meet building codes specific to OSHPD 3 buildings.

The project will include tenant improvement of the existing building. Improvements will include a new interior layout, improvements to the fire sprinkler system, HVAC system, plumbing and electrical systems as well as American Disabilities Act (ADA) upgrades to the building and parking. Access to the site will be provided by an existing drive approach off of Mooney Blvd. Landscaping will be required to be maintained along the parcel's frontage and will be required to meet the 5% minimum of the developed gross lot area as required by the City of Tulare Landscape Ordinance.

The operating hours of the medical clinic are estimated to be Monday through Friday from 8:00 a.m. to 7:00 p.m. and Saturday 9 a.m. to 4 p.m. It is projected that the medical clinic will employ 25 employees working 1 shift per day.

Required parking breakdown is as follows:

Medical/Dental Offices

10 spaces for the first 2,000 sq. ft. plus one space for each additional 175 sq. ft. – 8,810 sq. ft. /175 = 50 + 10 = **60 spaces**

The site plan depicts a total 69 parking spaces at the front of the building with many additional spaces provided at the side and rear of the building. The proposed project meets the parking requirement per Chapter 10.192 of the City of Tulare Municipal Code.

STAFF COMMENTS:

The proposed site is designated as Community Commercial and zoned C-3 (Retail Commercial). The City of Tulare Municipal Code states that “health clinics/outpatient surgery” is a permitted use within the C-3 zone upon the granting of a conditional use permit in accordance with the provisions of Chapter 10.116 Conditional Use Permits (Chapter 10.40).

Surrounding land uses included a service station to the north retail commercial uses to the west and a mini storage development to the south and west. The proposed use and site can operate in a compatible manner with the surrounding uses.

The Site Plan Review Committee reviewed the project with the applicant on January 22, 2020 and prepared comments and conditions for the applicant. The site plan and was reviewed by the Committee for compliance with the City's adopted Zoning Ordinance and Municipal Code.

ENVIRONMENTAL FINDINGS:

This project is exempt pursuant to Section 15301 (*Existing Facilities*) of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit No. 2020-01:

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title.
- 4) That the proposed use is consistent with the Tulare General Plan.
- 5) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.

CONDITIONS:

Based on the approved findings, staff recommends that Conditional Use Permit No. 2020-01 be approved subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) The conceptual site plan and elevations for the proposed building are approved as shown in the attachments hereto. Development shall conform to the site plan and elevations for the proposed project as shown in attachments II and IV.
- 3) Approval does not authorize any deviation from Fire and Building Codes.
- 4) All roof mounted equipment shall be screened from public view by materials similar to those used in overall structure and approved by the City Planner at time of Building Permit review.
- 5) Applicant to provide and maintain landscaping in accordance with Chapter 10.196- Landscaping of the City of Tulare Municipal Code.
- 6) Applicant shall comply with San Joaquin Valley Air Pollution Control District regarding dust control during construction as required by SJVAPCD.
- 7) Applicant shall comply with Engineering, Fire Department, Solid Waste, and Parks Division comments/conditions (Attachments VII, VIII, IX and X).
- 8) In accordance with Zoning Ordinance Section 10.116.080, this Conditional Use Permit approval shall lapse and become void (3) years from the effective date of

approval, unless a building permit is issued by the City and construction is being diligently pursued.

- 9) Per the letter dated February 7, 2020 from the California Department of Transportation, if ownership of the Property has changed, a new Caltrans encroachment permit shall be required regarding existing access to SR 63 (Mooney Blvd.).
- 10) Full compliance with all conditions of approval stated in this document shall be achieved prior to the issuance of any Certificates of Occupancy or as modified by the Community & Economic Development Director. Any minor modifications shall be submitted to the Director to review and determine compliance with the original Conditions of Approval.

APPEAL INFORMATION:

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.


Attachments:

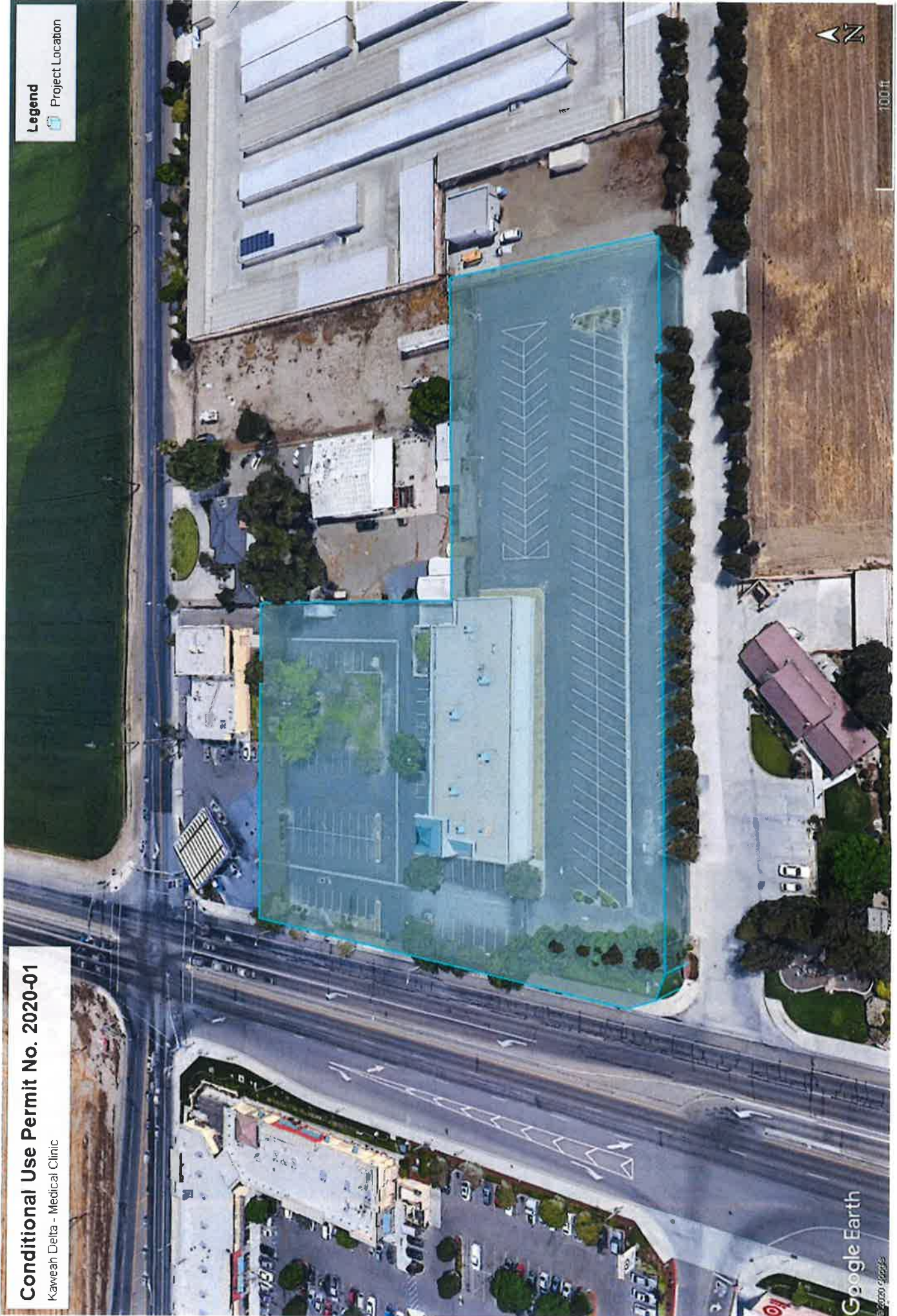
- I. Project Vicinity Map
- II. Site Plan
- III. Floor Plan
- IV. Elevations
- V. Rendering
- VI. Operational Statement
- VII. Engineering Comments
- VIII. Fire Department Comments
- IX. Solid Waste Comments
- X. Parks Comments
- XI. Caltrans Comments
- XII. Resolution

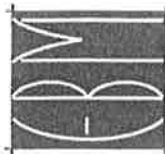
Conditional Use Permit No. 2020-01

Kaweah Delta - Medical Clinic

Legend

 Project Location





**DESIGN GROUP
INCORPORATED**
ARCHITECTS

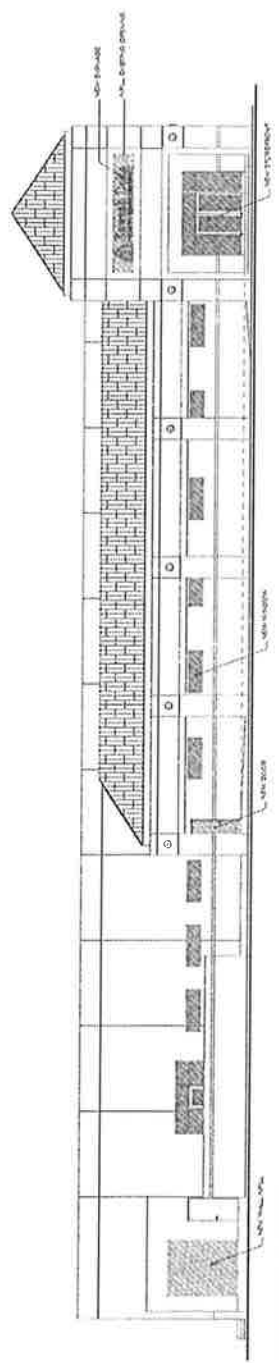


PROJECT: KAWEAH DELTA HEALTH CARE DISTRICT
1000 N. HOONEY BLVD., TULARE, CA
DATE: 03/20/2014
SCALE: 1/8" = 1'-0"

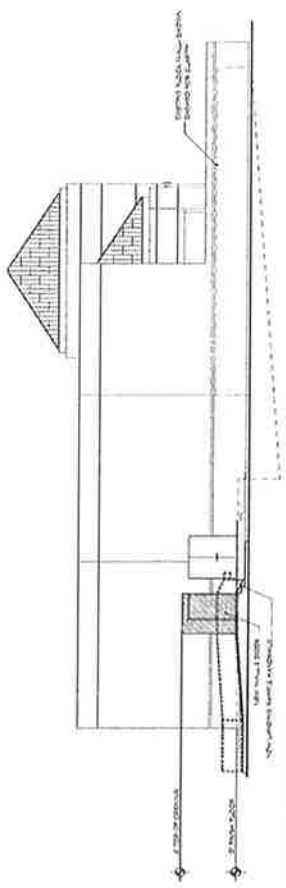
A TENANT IMPROVEMENT FOR:
Kaweah Delta
HEALTH CARE DISTRICT
1000 N. HOONEY BLVD., TULARE, CA

DATE: 03/20/2014
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
SCALE: 1/8" = 1'-0"

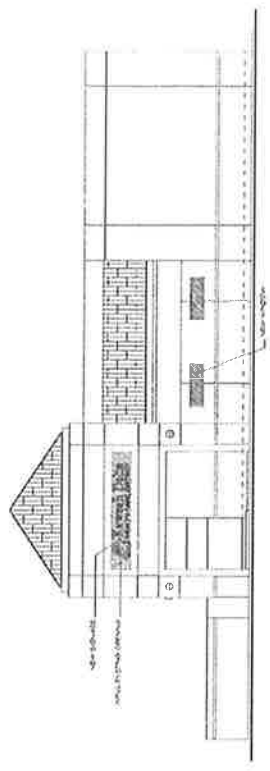
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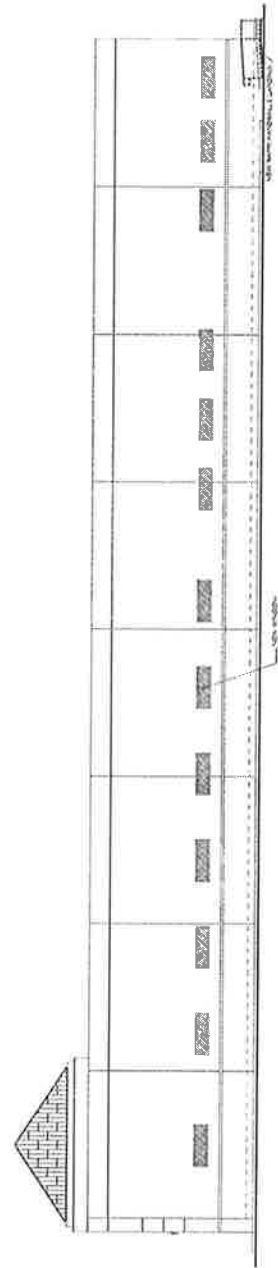
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





January 13, 2020

To : City of Tulare Development Services Department

From : Julieta Moncada, Facilities Planning Director

**Re: Operational Statement for the Kaweah Delta Health Care District Tulare Clinic
(Conditional Use Permit Application)**

Kaweah Delta operates outpatient clinics in numerous locations throughout the service area, currently including Exeter, Lindsay, Woodlake, Dinuba and Visalia. These clinics offer a variety of services close to the patients' residence in an effort to facilitate access to care, knowing many of our patients have limited transportation, often walking to the clinic in their own locale. The clinics offer primary care as well as specialty services, women's health, pediatrics and behavioral health care.

The Tulare Clinic project is located at 1000 N Mooney Boulevard, in Tulare California. This clinic will also offer primary and specialty care services, women's health and behavioral health services, as well as phlebotomy lab services. This location will enable Tulare area residents to access these services locally. Currently we have many patients coming from Tulare who must drive to Visalia, Lindsay, Exeter, and even Woodlake.

Hours of Operation and Staffing

The clinic plans to operate six days a week as follows: Monday through Thursday 8:00 AM to 6:00 PM, Fridays 8:00 AM to 5:00 PM, and Saturdays 9:00 AM to 4:00 PM.

The anticipated staffing will consist of six (6) medical providers, which include physicians, nurse practitioners and physician assistants; twelve (12) provider support staff, which include medical assistants and nurse aides, one (1) radiology technician, one (1) phlebotomy lab technician, five (5) registration and billing support staff, and one (1) housekeeping.

Thank you.



SITE PLAN REVIEW COMMENTS

Engineering Services Department

Michael W. Miller, City Engineer

TO: Planning Division

FROM: Engineering Division

MEETING DATE: 1/22/2020

PROJECT: Site Plan Review Application No.: SP 20-06 (Kaweah Delta Clinic)

PROJECT LOCATION: 1000 N. Mooney Blvd.

OWNER/DEVELOPER: Kaweah Delta District Hospital

The Engineering Division recommends the following Site Plan Review Status for the subject project:

- Resubmit: Additional Information Required, Redesign Required
 Revise and Proceed, comply with comments checked below

Engineering Comments

- 1) The 16 parking stalls located on the west side of the building do not meet current City standard parking stall requirements. Please reconfigure one row for parallel parking, or remove the row altogether, to provide City standard drive aisle width.
- 2) An additional street light is required at the south end of the subject property's Mooney Boulevard frontage. Street light shall be 82 watt LED, 4000 kelvin, and shall be located approximately 165 feet south of the project's driveway approach directly across from an existing street light on the west side of Mooney Boulevard.

General Engineering Comments:

- 3) All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24" x 36" sheets, in a plan/profile format at a scale of 1"=50' or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans. Following approval of the improvement plans, the Engineer shall provide the City of Tulare with two reproducible plan sets. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements.
- 4) Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Department, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business

license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: State: Mooney Boulevard (State Route 63).

- 5) All design and construction of public improvements shall be in accordance with applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Division while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.
- 6) Easements will be required for all public utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.
- 7) Existing curb and gutter, driveway approaches, sidewalk and ramped curb returns shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels.
- 8) On-site A.C. pavement design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the following traffic index requirements: 4.0 for parking areas, 4.5 for travel lanes, and 6.5 for truck routes (including solid waste collection vehicles).
- 9) The proposed development shall incorporate the following bicycle/pedestrian facilities: Bicycle rack.
- 10) Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA "state of the practice" standards, the Caltrans "Guide For The Preparation of Traffic Impact Studies", and City of Tulare General Plan requirements. Traffic impact studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.
- 11) All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.500 (M) of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the bonding provided for the project.
- 12) Fire hydrants and fire suppression systems shall be provided as required by the City of Tulare Fire Marshall. The proposed development shall demonstrate that sufficient flows are available to support the required improvements. All points of connection to the City water system are subject to the approval
- 13) A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.

- 14) A trash enclosure is required and shall be shown on the improvement drawings. The type, location and orientation of the enclosure shall be subject to the approval of the Solid Waste Division Manager. For doublewide enclosures, separate bins are required for solid and recyclable waste, and identification signing shall be posted adjacent to all points of direct access. The wording of the signing shall be clear and concise, and shall identify all materials accepted in the recycling bin.
- 15) A Public Works Inspection Fee is required prior to the construction of improvements.
- 16) A landscaping plan subject to the review and approval of the Planning and Building Divisions shall be provided. Approval of the landscaping plan is required prior to approval of engineering improvement plans by the City Engineer. All existing trees that conflict with proposed improvements shall be removed to a depth of two (2) feet below proposed finish grade.
- 17) In conformance with the City of Tulare's adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle's engine while making deliveries shall be prominently posted at the location where deliveries are received.
- 18) If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City. When construction activities are not covered under the General Permit, storm water pollution control shall be implemented per the requirements of the City's Municipal Separate Storm Sewer System (MS4) permit.
- 19) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.
- 20) All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of recordation of the final map. These fees include, but are not limited to:
 - Engineering inspection fee based on a percentage of the estimated cost of construction.
 - Engineering plan check fee to be paid at time of plan submittal.

Prepared By: Jan Bowen, Senior Civil Engineer

**TULARE FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

The Fire Prevention Bureau conveys the following site plan comments for SP 20-06, Kaweah Delta Clinic:

1. The project must comply with all of the latest applicable codes and standards.
2. Based on the occupancy classification and/or square footage of this building, an automatic fire sprinkler system *shall* be required.
 - a. The building is currently equipped with an automatic fire sprinkler system. The system shall be inspected and tested by a licensed contractor prior to occupancy.
3. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"
4. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
6. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City standards.
7. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official. An application is available at www.knoxbox.com using the department search, *Tulare Cit.*
8. All buildings shall be provided with approved address identification. Numbers and letters shall be on contrasting backgrounds and be a minimum of 4" high.

Ryan Leonardo
Fire Marshal
January 22, 2020

Solid Waste Division
Solid Waste & Recycling Service
 Art Avila, Solid Waste Manager
 Office: 559-684-4326 Fax: 559-685-2378
 aavila@tulare.ca.gov



SITE PLAN
 Location: 1000 North Mooney Blvd.
 Name: Kaweah Delta Clinic
 Date: 1/28/2020
 Plan #: SP 20-06

TYPE OF SERVICE

Commercial Residential Roll Off Mandatory Recycling / Composting

Revisions required prior to submitting final plans. SEE COMMENTS ATTACHED.

Customer responsible for setting can's out for service by 6:00 am and removing can's from curb, gutter, or alley on the same day after serviced. Customer is responsible for any violations.

Mandatory Commercial Recycling AB 341. All Commercial Businesses and Multi Family customers must have a blue recycle Bin, Roll Off, or Can for clean paper, cardboard, cans, bottles etc.

Customer is required to flatten, breakdown all cardboard and other bulky recyclables in blue containers
 Customer is responsible for any contamination in containers and all fines and charges resulting from contaminated recyclables.

Mandatory Food Waste and Compost Recycling AB 1826. Green 96 gallon containers for yard waste/food scraps required.
 Additional storage area attached to enclosure to store up to 3-96 gallon cans as option shown on enclosure specs is required.

A concrete slab/apron is required in front of enclosure as shown in enclosure specifications. The apron shall be the width of the enclosure by 10 feet in front and be a minimum of eight inches thick to withstand truck weight.

All refuse enclosures must be Double Wide by City Standards. Triple wide for restaurants or Cafeterias

Location of bin enclosure not acceptable. See comments attached.

Bin enclosure is not to city standards double or triple.

Inadequate number of Trash/Recycling containers to provide sufficient service. See comments attached.

Drive approach too narrow for refuse truck access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
 Commercial () 50 ft. outside 36 ft. inside; Residential () 50 ft. outside, 36 ft. inside.

Paved areas should be engineered to withstand a 60,000 lb. refuse truck.

Enclosure gates are (X) required () optional. () Lockable
 (Gates and poles to be constructed as shown in City of Tulare enclosure specifications.)

Gates shall be equipped with heavy duty hinges and cane bolts/sleeves attached to the gate in the open and closed positions. Gate shall open 180 degrees from closed position.

Hammerhead turnaround must be built per city standards.

All bin enclosures are for city refuse containers only. Grease drums or any other items or equipment are not allowed to be stored inside any trash/recycling/compost enclosures.

Area in front of refuse enclosure must be marked off indicating "No Parking"

All Enclosure will have to be designed and located for a STAB service (Direct Access)(No Roll Out)

Customer will be required to roll container out to curb/alley for service.

Section 7.16.040 of the Tulare Municipal Code prohibits private companies/haulers from providing refuse services without authorization. Roll Off services for construction and demolition, recycling, compost or green waste and metal are to be provide by the City of Tulare Solid Waste Division. Any Private Roll Off companies/haulers used must be listed on the Board of Public Utilities City Resolution Approved Authorized Haulers List, Resolution No. 18-07. Commercial Front Load Bin service in the City of Tulare is provided exclusively by the City of Tulare Solid Waste Division only as per Municipal Code (No Exceptions).

Comments: As discussed at the last site plan meeting on January 22,2020 the enclosure is to be built in the grassy area in front of the building to the north, the enclosure is to be built at a 45° angle for direct access this will make it easier for the refuse truck to safely service the trash bins.

INTEROFFICE MEMORANDUM

TO: Development Services Division

FROM: Parks Division

SUBJECT:

DATE:

The main objectives of the City of Tulare's Landscaping Ordinance include conserving water through the selection of plants consistent with Tulare's Mediterranean climate; design of water efficient landscapes; and to enhance the aesthetic appearance of the city by promoting development that is well landscaped, properly irrigated and effectively maintained.

All projects that require a landscaping and irrigation plan pursuant to this chapter shall comply with the following development standards.

(A) *General standards.*

(1) All landscape development over 500 square feet (new) or 2,500 square feet (rehabilitated) that requires a permit, plan check or design review shall meet the water efficiency and site design requirements detailed in other sections of this chapter. The project applicant, and owner (if different) shall sign the Landscape Documentation Package as required in § ~~10.196.060~~(B)(1)(i).

(2) All exterior areas not devoted to parking, storage, driveways, walkways or loading areas shall be landscaped. A minimum of 5% of the gross lot area shall be landscaped, unless the district in which the project is located does not require yard areas in which case only street trees are required.

(3) Landscaping shall be used to screen storage areas, trash enclosures, parking, public utilities and other similar elements. The landscaping shall screen these elements within three years of installation.

(4) Planting and irrigation shall conform to the water use efficiency sections of this code in such a manner that the site-wide estimated total water use (ETWU) will be less than the maximum applied water allowance (MAWA). Landscape plans shall document compliance with the ordinance by submitting a Landscape Documentation Package and providing supporting documentation as required in the ordinance.

(5) All landscaping on city-owned property shall conform to city landscaping and irrigation standards including the City of Tulare Recreation, Parks and Library Department Improvements Standards; City of Tulare Parking Lot Tree Shading Design and Maintenance Guidelines; area specific plans and other applicable documents, as may be updated from time to time.

(6) Certain landscapes (see § ~~10.196.040~~) are exempt from the water efficiency documentation requirements of this section. These landscapes must still comply with the development standards in § ~~10.196.070~~ as much as is practical.

(B) *Trees.*

(1) Fifteen-gallon street trees shall be planted in the right-of-way along all public streets. The number of street trees required shall be determined by dividing the total street frontage measured at the property line by 30. Round

up to whole trees. Actual spacing of trees can vary to accommodate driveways, buried and overhead utilities and other obstructions. Trees shall be spaced at reasonable mature canopy width.

(2) Street tree location can be in the landscape parkway between the curb and sidewalk, in tree wells if approved in the site plan, or on the property-side of the sidewalk as appropriate for the particular situation. The species selection shall respect the available root area in the planting zone.

(3) The front, rear and side setbacks facing public streets shall be planted with trees and shrubs to provide an attractive buffer between the building and/or parking and the adjacent roadways and shade for walks and parking lots.

(4) Trees in the setback area, yards and around the parking lot shall be 15 gallon or larger.

(5) Trees planted near sidewalks, curbs or other hardscape shall be appropriately sized for the root area of the trees and shall be irrigated on a dedicated irrigation valve. If the center of the trunk of the tree is within eight feet of a curb, sidewalk, building, trash enclosure or other hardscape improvement the tree shall be installed with an 18-inch by 10-foot root barrier installed in a linear fashion adjacent to the concrete improvement.

(6) Trees shall be planted in locations where they do not interfere with service lines, basic property rights of adjacent owners, or the right of solar access.

(C) *Shrubs.*

(1) Shrubs and living ground covers shall be used in the city right-of-way in lieu of turf. Spacing of shrubs shall not exceed 120% of the mature size stated for the shrubs in the current edition of the Sunset Western Garden Book.

(2) Front, side and rear setback areas that abut public streets shall be planted with a combination of shrubs, groundcovers and mulches in such a manner that the landscape meets the water efficiency requirements elsewhere in this section.

(3) Shrubs and ground covers in setbacks shall be spaced at no more than 120% of the mature size stated in the current edition of the Sunset Western Garden Book.

(4) Unplanted mulch areas may comprise no more than 30% of the planter area. Tree canopy over unplanted mulch areas is encouraged.

(5) Fifty of the shrubs and ground covers shall from be five-gallon containers or larger, the remainder shall be from one-gallon containers.

(6) Vines that self-cling shall be planted on all frontage masonry walls for graffiti control.

(D) *Turf.*

(1) Turf (as defined in § [10.196.030](#)) is only allowable in cases where the water budget will demonstrate that adequate irrigation water is available.

(2) Concrete mow strips shall separate all turf areas from planter beds on city-owned property.

(3) Turf beds shall be a minimum of ten feet in width unless irrigated with subsurface irrigation; turf may not be used in storm drainage ponds with slopes steeper than 1:6 or on mounds or berms with slopes steeper than 1:8, except as provided for by the Recreation and Parks Department.

(4) Use of artificial turf on city-owned property may be used subject to approval by the Recreation and Parks Director.

(E) *Irrigation.*

(1) All components of the irrigation system and the irrigation design must meet the water efficiency requirements elsewhere in this section, including:

(a) Low-volume systems (drip, low volume sprays, or individual bubblers) shall be used whenever feasible. In city-owned shrub areas low-volume irrigation shall be installed using hard pipe underground with low volume sprays or bubblers above grade.

(b) Irrigation for sports turf and recreational turf may use overhead irrigation subject to the restrictions elsewhere in this chapter.

(c) All irrigation systems shall be equipped with an automatic Smart-controller with ET sensing, weather-sensing and with multiple cycle capabilities and a flexible calendar program.

(d) Plants shall be grouped into hydro zones of like water requirements.

(e) Sprinkler heads must have matched application rates within each control valve.

(f) Sprinkler head spacing shall be designed for head-to-head coverage and placed at a maximum of 50% of the diameter of throw for square spacing and 60% for triangular spacing.

(g) Overhead sprays shall not throw water onto hardscape, bare ground areas, or other non-planted areas, including sidewalks between landscaped areas. Irrigation water must stay in landscape areas and not drain off to storm drains or gutters.

(h) Pop-up sprinklers must have a six-inch pop-up height and must clear all plant material and obstacles in their throw zone.

(i) Automatic rain shut-off devices shall be required on all irrigation systems.

(j) One valve shall be dedicated to tree irrigation and shall be able to run independently of any other irrigation valve.

(F) *Mulch.*

(1) As required elsewhere in this chapter, a minimum of three inches of mulch is required in all non-turf planters.

(2) Mulch may be organic (such as bark, compost or straw) or mineral (such as cobble or decomposed granite).

(3) Mulch on city-owned property must be course ground cedar or redwood bark product. Dyed products are prohibited.

(4) Plastic or other non-porous sheeting is prohibited in city-owned and landscape and lighting District planters and discouraged elsewhere.

(G) *Mounding.*

(1) Mounds that contain turf or groundcover shall be no steeper than 1:8 and 1:5, respectively. Slopes steeper than 1:8 may contain shrubs if this material is irrigated with a drip or other low-volume system.

(2) Incorporate compost into the mounds prior to compaction per § 10.196.063(A)(3). Mounds shall be compacted prior to planting.

(H) *Corner lots.* Landscape and irrigations plans for any development involving corner lots at project entries shall include additional special design requirements, including but not limited to the following:

(1) Incorporate significant landscape or hardscape feature, including specimen trees; wall breaks, angled walls or walls with different material treatment; special signing or lighting or statue.

(2) Specimen trees.

(3) Corner landscape and irrigation plans shall be designed so that proper sight lines across the corner are maintained consistent with the Traffic Safety Sight Area as defined in § 10.212.030 (Definitions).

(I) *Walls*. Plans for development project walls facing public streets should include the following special design requirements, including but not limited to the following:

(1) Wall material should vary. Caps, pilasters or corner segments of the wall should vary in appearance from the primary portion of the wall.

(2) Masonry walls shall be planted with vines in order to soften the appearance of the wall and discourage graffiti.

(3) Non-masonry fences facing public streets or property shall be set back from the back of walk a minimum of three feet and planted with shrubs or other plant materials.

(J) *Parking lots*. Parking lot plans for nonresidential developments serving 20 parking stalls or greater should include the following design requirements. These requirements will promote an attractive visual environment, promote a transition between land uses, reduce energy consumption in buildings adjacent to parking lots, and decrease glare and high summer temperatures community-wide by reducing the amount of exposed pavement.

(1) A combination of landscaping and/or low walls and/or mounding shall be installed between the parking lot and the street to screen the parking lot from view from the public right-of-way.

(2) All parking lots with a capacity of 20 cars or more shall contain shade trees, which within ten years from installation, shall shade 50% of the parking lot. All surfacing on which a vehicle can drive is subject to shade calculation, including parking stalls, drive aisles, and all maneuvering areas. Guidelines for shade calculations and a list of approved parking lot trees are contained in the Parking Lot Tree Shading Design Manual.

(3) For each ten parking spaces, a minimum of one 15-gallon or larger shade tree shall be installed, but more may be required to meet the 50% shading requirement. Trees shall be contained in tree wells or planters with an outside measurement of not less than five feet by five feet that are enclosed with a concrete curb not less than six inches high. Continuous planting islands between rows of cars are encouraged to allow for multiple tree plantings and increased soil volume for tree roots.

(4) Shade trees planted within a parking lot should be evenly distributed throughout the lot.

(5) Shrubs and trees shall be planted in locations that do not conflict with the front of cars that extend into a planter area. If within eight feet of the curb, trees shall be located aligned with parking lot stripes and shall be provided with root barriers as in division (B)(5) above.

A complete copy of the City's landscape standards may be viewed on-line at www.ci.tulare.ca.us. If there are questions regarding the above requirements or how they impact the specific project, please contact the City of Tulare, Recreation and Parks Department at 559-684-4310.

DEPARTMENT OF TRANSPORTATION**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

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TTY 711

www.dot.ca.gov

Making Conservation
a California Way of Life

February 7, 2020

06-TUL-63-0.940

CUP 2020-01

KAWEAH DELTA MEDICAL CLINIC

SENT VIA EMAIL

Mr. Steven Sopp, Senior Planner
City of Tulare – Planning Division
411 East Kern Street
Tulare, CA 93274

Dear Mr. Sopp:

Thank you for the opportunity to review Conditional Use Permit 2020-01 proposing to establish the Kaweah Delta Medical Clinic in an existing 10,810 square-foot building. The Project site is located at 1000 N. Mooney Blvd, on the southeast corner of State Route (SR) 63 and Prospect Avenue.

- As noted by city planning staff, the project is not proposing any changes to the existing access or frontage of the property or any changes to the existing state right-of-way.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

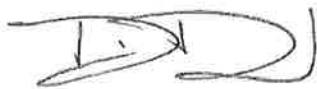
1. If ownership of the Property has changed - a new encroachment permit is needed regarding the existing access to SR 63. ***Please note*** - encroachment permits are not a property right and do not transfer with the property to the new owner. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. **Please call the Caltrans Encroachment Permit Office District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058** to locate the existing encroachment permit or file a new encroachment permit authorizing access to the State Highway System.
2. According to the Caltrans Transportation Concept Report (TCR), this segment of SR 63 in the vicinity of the proposed project is currently planned as a 4-lane conventional highway and ultimately planned to be a 6-lane facility within a

total of 156 feet of right-of-way (78 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 63 existing at 110 feet with 55 feet from the centerline on the east side of SR 63.

3. Please note - that right-of-way has been acquired at the southeast corner of the SR 63/Prosperity Avenue intersection to accommodate right turn movements from northbound SR 63 to eastbound Prosperity Avenue.
4. As a point of information - City staff and the property owner should be aware that future additional right of way (approximately 23 feet) will be needed to accommodate the widening of SR 63 (new travel lane, new right turn lane, bike lane, shoulder, sidewalk) and will potentially impact this site.
5. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this proposal to an internal project area walkway as well as other walkways in the surrounding area.
 - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.
 - c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,



DAVID DEEL
Associate Transportation Planner
Transportation Planning – North

RESOLUTION NO. 5361

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2020-01**

WHEREAS, Conditional Use Permit 2020-01 is a request Kaweah Delta District Hospital to establish a medical clinic within an approximately 10,810 sq. ft. building located on the east side of Mooney Blvd, south of Prosperity Avenue (APN 172-010-034); and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on February 24, 2020; and,

WHEREAS, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2020-01 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA):

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301 (Existing Facilities); and,

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

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title;
- 4) That the proposed use is consistent with the Tulare General Plan;
- 5) That the site for the proposed use is adequate in size, shape and location to accommodate the use the district for which it is proposed; and
- 6) The project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2020-01 is hereby approved subject to the following conditions:

Conditions:

- 1) All requirements of Title 10 shall be met.
- 2) The conceptual site plan and elevations for the proposed building are approved as shown in the attachments hereto. Development shall conform to the site plan and elevations for the proposed project as shown in attachments II and IV.
- 3) Approval does not authorize any deviation from Fire and Building Codes.
- 4) All roof mounted equipment shall be screened from public view by materials similar to those used in overall structure and approved by the City Planner at time of Building Permit review.
- 5) Applicant to provide and maintain landscaping in accordance with Chapter 10.196- Landscaping of the City of Tulare Municipal Code.
- 6) Applicant shall comply with San Joaquin Valley Air Pollution Control District regarding dust control during construction as required by SJVAPCD.
- 7) Applicant shall comply with Engineering, Fire Department, Solid Waste, and Parks Division comments/conditions (Attachments VII, VIII, IX and X).
- 8) In accordance with Zoning Ordinance Section 10.116.080, this Conditional Use Permit approval shall lapse and become void (3) years from the effective date of approval, unless a building permit is issued by the City and construction is being diligently pursued.
- 9) Per the letter dated February 7, 2020 from the California Department of Transportation, if ownership of the Property has changed, a new Caltrans encroachment permit shall be required regarding existing access to SR 63 (Mooney Blvd.).
- 10) Full compliance with all conditions of approval stated in this document shall be achieved prior to the issuance of any Certificates of Occupancy or as modified by the Community & Economic Development Director. Any minor modifications shall be submitted to the Director to review and determine compliance with the original Conditions of Approval.

Engineering

- 1) The 16 parking stalls located on the west side of the building do not meet current City standard parking stall requirements. Please reconfigure one row for parallel parking, or remove the row altogether, to provide City standard drive aisle width.
- 2) An additional street light is required at the south end of the subject property's Mooney Boulevard frontage. Street light shall be 82 watt LED, 4000 kelvin, and shall be located

approximately 165 feet south of the project's driveway approach directly across from an existing street light on the west side of Mooney Boulevard.

General Engineering Comments:

- 1) All required engineering plans and calculations shall be prepared by a registered civil engineer. Any elevations shown on plans required for the subject development shall be based on the official City of Tulare datum. The Engineer shall provide three (3) copies of each improvement plan set submitted to the City of Tulare for checking. All public improvements shall be on 24" x 36" sheets, in a plan/profile format at a scale of 1"=50' or larger. Private on-site improvements may be plan-view only format, and may be on sheet sizes consistent with the rest of the on-site construction plans. Following approval of the improvement plans, the Engineer shall provide the City of Tulare with two reproducible plan sets. This shall be done prior to scheduling any pre-construction conferences or commencing any improvements.
- 2) Any work to be done within the City street rights-of-way requires an encroachment permit issued by the Engineering Department, and shall be done under the inspection of the City Public Works Inspector. All contractors working within City street rights-of-way shall possess a valid City of Tulare business license. Separate encroachment permits are also required from the following agencies for work within their rights-of-way or on their facilities: ■ State: Mooney Boulevard (State Route 63).
- 3) All design and construction of public improvements shall be in accordance with applicable City Standards, Specifications, Ordinances, and Standard Operating Procedures, unless specifically modified elsewhere in these conditions. These engineering conditions are intended to deal with major issues apparent to the Engineering Division while reviewing this development proposal. Nothing in these conditions precludes the City Engineer from applying other conditions/modifications necessary for good design, operation, and maintenance of existing and future City facilities, as might become apparent during design review and/or construction.
- 4) Easements will be required for all public utilities to be located outside of dedicated rights-of-way. Six-foot public utility easements are required along all street frontages, unless otherwise waived by the City Engineer. Additional easements may be required for ingress/egress, drainage, or shared trash enclosures.
- 5) Existing curb and gutter, driveway approaches, sidewalk and ramped curb returns shall be subject to inspection by the City Public Works Inspector. As a condition of project approval, Owner/Developer shall be required to replace any existing improvements that are determined to be non-compliant with regard to current City standards, or to be otherwise defective. Examples of deficiencies include, but are not limited to, slopes that exceed accessibility standards, cracked or raised concrete, and lack of truncated dome panels.
- 6) On-site A.C. pavement design shall be based upon the results of "R" Value tests at locations approved by the City Engineer, and the following traffic index requirements: 4.0 for parking areas, 4.5 for travel lanes, and 6.5 for truck routes (including solid waste collection vehicles).

- 7) The proposed development shall incorporate the following bicycle/pedestrian facilities:
Bicycle rack.
- 8) Project trip generation data based upon the ITE Trip Generation Manual is required. A Transportation Impact Study identifying the project impacts and proposed mitigation measures may be required as a condition of project approval, and shall be subject to the approval of the City Engineer. Traffic impact studies shall conform to current CEQA “state of the practice” standards, the Caltrans “Guide For The Preparation of Traffic Impact Studies”, and City of Tulare General Plan requirements. Traffic impact studies shall address provisions for pedestrian, bicycle and transit access to the project. In evaluating project impacts to existing roadway facilities, traffic impact studies shall utilize the current transportation modeling forecasts provided by the Tulare County Association of Governments (TCAG), and shall specifically address the project impacts and any appropriate mitigations to facilities identified by the City Engineer.
- 9) All costs associated with the removal, relocation and undergrounding of utilities as necessary to accommodate installation of the required public improvements shall be the responsibility of the project. All utility lines, including but not limited to electric, communications, street lighting and cable television, shall be required to be placed underground in accordance with Section 8.24.500 (M) of the City of Tulare Municipal Code. The cost of such relocations and undergrounding shall be included in the bonding provided for the project.
- 10) Fire hydrants and fire suppression systems shall be provided as required by the City of Tulare Fire Marshall. The proposed development shall demonstrate that sufficient flows are available to support the required improvements. All points of connection to the City water system are subject to the approval
- 11) A grading/drainage plan prepared by a Registered Civil Engineer or Licensed Architect and subject to approval by the City Engineer shall be submitted. The plan shall include existing and proposed contours, and detail the means of collection and disposal of storm water runoff from the site and adjacent road frontages in such a manner that runoff is not diverted to adjacent property. On-site retention of storm water runoff is required not required.

A letter verifying that lot grading was completed according to the approved grading / drainage plan shall be prepared by a Registered Civil Engineer or Licensed Architect and submitted to the City Engineer prior to the issuance of any final occupancy permits or notice of completion for public improvements. The Engineer or Architect shall affix their stamp and seal to the letter.
- 12) A trash enclosure is required and shall be shown on the improvement drawings. The type, location and orientation of the enclosure shall be subject to the approval of the Solid Waste Division Manager. For doublewide enclosures, separate bins are required for solid and recyclable waste, and identification signing shall be posted adjacent to all points of direct access. The wording of the signing shall be clear and concise, and shall identify all materials accepted in the recycling bin.
- 13) A Public Works Inspection Fee is required prior to the construction of improvements.

- 14) A landscaping plan subject to the review and approval of the Planning and Building Divisions shall be provided. Approval of the landscaping plan is required prior to approval of engineering improvement plans by the City Engineer. All existing trees that conflict with proposed improvements shall be removed to a depth of two (2) feet below proposed finish grade.
- 15) In conformance with the City of Tulare's adopted air pollution control measures, a sign instructing delivery vehicle drivers to turn off their vehicle's engine while making deliveries shall be prominently posted at the location where deliveries are received.
- 16) If the project meets the one acre of disturbance criteria of the States Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is required. A copy of the approved permit and the SWPPP shall be provided to the City. When construction activities are not covered under the General Permit, storm water pollution control shall be implemented per the requirements of the City's Municipal Separate Storm Sewer System (MS4) permit.
- 17) The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(a), these conditions constitute a written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The Owner/Developer is hereby notified that the 90-day protest period, commencing from the date of approval of the project, begins as of the date of Planning Commission's conditional approval of the project. If the Owner/Developer fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the Owner/Developer will be legally barred from later challenging such exactions.
- 18) All applicable City fees shall apply unless specifically waived or modified elsewhere in these conditions. All fees shall be based on the current fee schedule in effect at the time of recordation of the final map. These fees include, but are not limited to:

- Engineering inspection fee based on a percentage of the estimated cost of construction.
- Engineering plan check fee to be paid at time of plan submittal.

Fire Department

1. The project must comply with all of the latest applicable codes and standards.
2. Based on the occupancy classification and/or square footage of this building, an automatic fire sprinkler system *shall* be required.
 - a. The building is currently equipped with an automatic fire sprinkler system. The system shall be inspected and tested by a licensed contractor prior to occupancy.
3. An approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into or within the City of Tulare. It shall

extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The road shall be a minimum of 20' wide and have a minimum height clearance of 13'6"

4. All roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.
5. The Fire Code Official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code.
6. All dead-end access roads in excess of 150 feet must be provided with an approved turn-around complying with City standards.
7. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official. An application is available at www.knoxbox.com using the department search, *Tulare Cit.*
8. All buildings shall be provided with approved address identification. Numbers and letters shall be on contrasting backgrounds and be a minimum of 4" high.

Solid Waste

1. Revisions required prior to submitting final plans. SEE COMMENTS
2. Mandatory Commercial Recycling AB 341. All Commercial Businesses and Multi Family customers must have a blue recycle Bin, Roll Off, or Can for clean paper, cardboard, cans, bottles, etc.
3. Customer is required to flatten, breakdown all cardboard and other bulky recyclables in blue containers. Customer is responsible for any contamination in containers and all fines and charges resulting from contaminated recyclables.
4. A concrete slab/apron is required in front of enclosure as shown in enclosure specifications. The apron shall be the width of the enclosure by 10 feet in front and be a minimum of eight inches thick to withstand truck weight.
5. All refuse enclosures must be Double Wide by City Standards. Triple wide for restaurants.
6. Paved areas should be engineered to withstand a 60,000 lb. refuse truck.

7. Enclosure gates are required. Gates and poles to be constructed as shown in City of Tulare enclosure specifications.
8. Gates shall be equipped with heavy duty hinges and cane bolts/sleeves attached to hold the gate in the open and closed positions. Gate shall open 180 degrees from closed position.
9. All bin enclosures are for city refuse containers only. Grease drums or any other items or equipment are not allowed to be stored inside any trash/recycling/compost enclosures.
10. Area in front of refuse enclosure must be marked off indicating "No Parking."
11. All enclosures will have to be designed and located for a STAB service (Direct Access) (No Roll Out).

Section 7.16.040 of the Tulare Municipal Code prohibits private companies/haulers from providing refuse services without authorization. Roll Off Services for construction and demolition, recycling, compost, or green waste and metal are to be provided by the City of Tulare Solid Waste Division. Any Private Roll Off companies/haulers used must be listed on the Board of Public Utilities City Resolution Approved Authorized Haulers List, Resolution No. 07-04. Commercial Front Load Bin service in the City of Tulare is provided exclusively by the City of Tulare Solid Waste Division only as per Municipal Code (No Exceptions).

Comments

As discussed at the last site plan meeting January 22, 2020 the enclosure is to be built in the grassy area in front of the building to the north, the enclosure is to be built at a 45° angle for direct access. This will make it easier for the refuse truck to safely service the trash bins.

Parks

The main objectives of the City of Tulare's Landscaping Ordinance include conserving water through the selection of plants consistent with Tulare's Mediterranean climate; design of water efficient landscapes; and to enhance the aesthetic appearance of the city by promoting development that is well landscaped, properly irrigated and effectively maintained. All projects that require a landscaping and irrigation plan pursuant to this chapter shall comply with the following development standards.

(A) General standards.

(1) All landscape development over 500 square feet (new) or 2,500 square feet (rehabilitated) that requires a permit, plan check or design review shall meet the water efficiency and site design requirements detailed in other sections of this chapter. The project applicant, and owner (if different) shall sign the Landscape Documentation Package as required in § 10.196.060(B)(1)(i).

(2) All exterior areas not devoted to parking, storage, driveways, walkways or loading areas shall be landscaped. A minimum of 5% of the gross lot area shall be landscaped, unless the

district in which the project is located does not require yard areas in which case only street trees are required.

(3) Landscaping shall be used to screen storage areas, trash enclosures, parking, public utilities and other similar elements. The landscaping shall screen these elements within three years of installation.

(4) Planting and irrigation shall conform to the water use efficiency sections of this code in such a manner that the site-wide estimated total water use (ETWU) will be less than the maximum applied water allowance (MAWA). Landscape plans shall document compliance with the ordinance by submitting a Landscape Documentation Package and providing supporting documentation as required in the ordinance.

(5) All landscaping on city-owned property shall conform to city landscaping and irrigation standards including the City of Tulare Recreation, Parks and Library Department Improvements Standards; City of Tulare Parking Lot Tree Shading Design and Maintenance Guidelines; area specific plans and other applicable documents, as may be updated from time to time.

(6) Certain landscapes (see § 10.196.040) are exempt from the water efficiency documentation requirements of this section. These landscapes must still comply with the development standards in § 10.196.070 as much as is practical.

(B) Trees.

(1) Fifteen-gallon street trees shall be planted in the right-of-way along all public streets. The number of street trees required shall be determined by dividing the total street frontage measured at the property line by 30. Round up to whole trees. Actual spacing of trees can vary to accommodate driveways, buried and overhead utilities and other obstructions. Trees shall be spaced at reasonable mature canopy width.

(2) Street tree location can be in the landscape parkway between the curb and sidewalk, in tree wells if approved in the site plan, or on the property-side of the sidewalk as appropriate for the particular situation. The species selection shall respect the available root area in the planting zone.

(3) The front, rear and side setbacks facing public streets shall be planted with trees and shrubs to provide an attractive buffer between the building and/or parking and the adjacent roadways and shade for walks and parking lots.

(4) Trees in the setback area, yards and around the parking lot shall be 15 gallon or larger.

(5) Trees planted near sidewalks, curbs or other hardscape shall be appropriately sized for the root area of the trees and shall be irrigated on a dedicated irrigation valve. If the center of the trunk of the tree is within eight feet of a curb, sidewalk, building, trash enclosure or other hardscape improvement the tree shall be installed with an 18-inch by 10-foot root barrier installed in a linear fashion adjacent to the concrete improvement.

(6) Trees shall be planted in locations where they do not interfere with service lines, basic property rights of adjacent owners, or the right of solar access.

(C) Shrubs.

(1) Shrubs and living ground covers shall be used in the city right-of-way in lieu of turf. Spacing of shrubs shall not exceed 120% of the mature size stated for the shrubs in the current edition of the Sunset Western Garden Book.

(2) Front, side and rear setback areas that abut public streets shall be planted with a combination of shrubs, groundcovers and mulches in such a manner that the landscape meets the water efficiency requirements elsewhere in this section.

(3) Shrubs and ground covers in setbacks shall be spaced at no more than 120% of the mature size stated in the current edition of the Sunset Western Garden Book.

(4) Unplanted mulch areas may comprise no more than 30% of the planter area. Tree canopy over unplanted mulch areas is encouraged.

(5) Fifty of the shrubs and ground covers shall from be five-gallon containers or larger, the remainder shall be from one-gallon containers.

(6) Vines that self-cling shall be planted on all frontage masonry walls for graffiti control.

(D) Turf.

(1) Turf (as defined in § 10.196.030) is only allowable in cases where the water budget will demonstrate that adequate irrigation water is available.

(2) Concrete mow strips shall separate all turf areas from planter beds on city-owned property.

(3) Turf beds shall be a minimum of ten feet in width unless irrigated with subsurface irrigation; turf may not be used in storm drainage ponds with slopes steeper than 1:6 or on mounds or berms with slopes steeper than 1:8, except as provided for by the Recreation and Parks Department.

(4) Use of artificial turf on city-owned property may be used subject to approval by the Recreation and Parks Director.

(E) Irrigation.

(1) All components of the irrigation system and the irrigation design must meet the water efficiency requirements elsewhere in this section, including:

(a) Low-volume systems (drip, low volume sprays, or individual bubblers) shall be used whenever feasible. In city-owned shrub areas low-volume irrigation shall be installed using hard pipe underground with low volume sprays or bubblers above grade.

(b) Irrigation for sports turf and recreational turf may use overhead irrigation subject to the restrictions elsewhere in this chapter.

(c) All irrigation systems shall be equipped with an automatic Smart-controller with ET sensing, weather-sensing and with multiple cycle capabilities and a flexible calendar program.

(d) Plants shall be grouped into hydro zones of like water requirements.

(e) Sprinkler heads must have matched application rates within each control valve.

(f) Sprinkler head spacing shall be designed for head-to-head coverage and placed at a maximum of 50% of the diameter of throw for square spacing and 60% for triangular spacing.

(g) Overhead sprays shall not throw water onto hardscape, bare ground areas, or other non-planted areas, including sidewalks between landscaped areas. Irrigation water must stay in landscape areas and not drain off to storm drains or gutters.

(h) Pop-up sprinklers must have a six-inch pop-up height and must clear all plant material and obstacles in their throw zone.

(i) Automatic rain shut-off devices shall be required on all irrigation systems.

(j) One valve shall be dedicated to tree irrigation and shall be able to run independently of any other irrigation valve.

(F) Mulch.

(1) As required elsewhere in this chapter, a minimum of three inches of mulch is required in all non-turf planters.

(2) Mulch may be organic (such as bark, compost or straw) or mineral (such as cobble or decomposed granite).

(3) Mulch on city-owned property must be course ground cedar or redwood bark product. Dyed products are prohibited.

(4) Plastic or other non-porous sheeting is prohibited in city-owned and landscape and lighting District planters and discouraged elsewhere.

(G) Mounding.

(1) Mounds that contain turf or groundcover shall be no steeper than 1:8 and 1:5, respectively. Slopes steeper than 1:8 may contain shrubs if this material is irrigated with a drip or other low-volume system.

(2) Incorporate compost into the mounds prior to compaction per § 10.196.063(A)(3). Mounds shall be compacted prior to planting.

(H) Corner lots. Landscape and irrigations plans for any development involving corner lots at project entries shall include additional special design requirements, including but not limited to the following:

(1) Incorporate significant landscape or hardscape feature, including specimen trees; wall breaks, angled walls or walls with different material treatment; special signing or lighting or statue.

(2) Specimen trees.

(3) Corner landscape and irrigation plans shall be designed so that proper sight lines across the corner are maintained consistent with the Traffic Safety Sight Area as defined in § 10.212.030 (Definitions).

(I) Walls. Plans for development project walls facing public streets should include the following special design requirements, including but not limited to the following:

(1) Wall material should vary. Caps, pilasters or comer segments of the wall should vary in appearance from the primary portion of the wall.

(2) Masonry walls shall be planted with vines in order to soften the appearance of the wall and discourage graffiti.

(3) Non-masonry fences facing public streets or property shall be set back from the back of walk a minimum of three feet and planted with shrubs or other plant materials.

(J) Parking lots. Parking lot plans for nonresidential developments serving 20 parking stalls or greater should include the following design requirements. These requirements will promote an attractive visual environment, promote a transition between land uses, reduce energy consumption in buildings adjacent to parking lots, and decrease glare and high summer temperatures community-wide by reducing the amount of exposed pavement.

(1) A combination of landscaping and/or low walls and/or mounding shall be installed between the parking lot and the street to screen the parking lot from view from the public right-of-way.

(2) All parking lots with a capacity of 20 cars or more shall contain shade trees, which within ten years from installation, shall shade 50% of the parking lot. All surfacing on which a

vehicle can drive is subject to shade calculation, including parking stalls, drive aisles, and all maneuvering areas. Guidelines for shade calculations and a list of approved parking lot trees are contained in the Parking Lot Tree Shading Design Manual.

(3) For each ten parking spaces, a minimum of one 15-gallon or larger shade tree shall be installed, but more may be required to meet the 50% shading requirement. Trees shall be contained in tree wells or planters with an outside measurement of not less than five feet by five feet that are enclosed with a concrete curb not less than six inches high. Continuous planting islands between rows of cars are encouraged to allow for multiple tree plantings and increased soil volume for tree roots.

(4) Shade trees planted within a parking lot should be evenly distributed throughout the lot.

(5) Shrubs and trees shall be planted in locations that do not conflict with the front of cars that extend into a planter area. If within eight feet of the curb, trees shall be located aligned with parking lot stripes and shall be provided with root barriers as in division (B)(5) above.

A complete copy of the City's landscape standards may be viewed on-line at www.ci.tulare.ca.us. If there are questions regarding the above requirements or how they impact the specific project, please contact the City of Tulare, Recreation and Parks Department at 559-684-4310.

PASSED, APPROVED AND ADOPTED this twenty-fourth day of February, 2020
by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

TRACI MYERS, SECRETARY
City of Tulare Planning Commission

**CITY OF TULARE PLANNING COMMISSION
STAFF REPORT**

Agenda Item No.

February 24, 2020

CONDITIONAL USE PERMIT No. 2020-05

PROJECT PLANNER: Steven Sopp, Senior Planner

APPLICANT: Eduardo Morales-Marin

LOCATION: 772 W. Inyo Avenue
Northeast corner of Inyo Avenue and
south 'B' Street (*behind existing shopping
center*)

APN: 175-104-008

ZONING CLASSIFICATION: C-4 (Service Commercial)

GENERAL PLAN DESIGNATION: Service Commercial

**SURROUNDING LAND USES
AND ZONING:**

North: SFR	R-1-6
South: SFR/Church	C-4
West: SFR/Commercial	R-1-6 / C-4
East: SFR/Restaurant	R-1-6 / C-4

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-05 subject to the findings and conditions in Resolution No. 5362. Staff's recommendation is based on the findings and the project's consistency with the policies and intent of the City's General Plan and Municipal Code.

REQUEST:

Conditional Use Permit No. 2020-05 is a request by Eduardo Morales-Marin to continue to operate a large collection recycling facility within an existing shopping center located on the northeast corner of Inyo Avenue and south 'B' Street (APN 175-104-008). The recycling facility will continue to be located at the rear of the existing shopping center.

DETAILS OF THE PROPOSAL:

The proposed project consists of a request to continue to operate and upgrade to a large collection recycling facility within an existing shopping center located on the northeast corner of Inyo Avenue and south 'B' Street (APN 175-104-008). The recycling facility will continue to be located at the rear of the existing shopping center.

On April 4, 2017 Temporary Conditional Use Permit (TCUP) No. 2017-01 was approved administratively by the Community Development Director to allow a small collection recycling facility to operate on the subject property. Included as a condition of approval of the TCUP was the requirement that the project approval would be valid for two years. TCUP No. 2017-01 expired April 4, 2019. The applicant is working to renew the entitlement in order to continue to operate the existing recycling facility.

The operating hours of the business are proposed to be Monday through Saturday from 9:30 a.m. to 5 p.m.

STAFF COMMENTS:

The proposed site is designated as Service Commercial and is zoned C-4 (Service Commercial). The City of Tulare Municipal Code states that “large recycling collection facilities”, defined as “a collection facility which occupies an area of more than 200 sq. ft. and may include a mobile unit, bulk reverse vending machine or a grouping of reverse vending machines, a kiosk type unit which may include a permanent structure, or an unattended container placed for the donation of recyclable materials”, is a permitted use within the C-4 zone upon the granting of a conditional use permit in accordance with the provisions of Chapter 10.116 Conditional Use Permits (Chapter 10.64).

The project applicant was previously approved to operate a small recycling collection facility which is defined as a facility that occupies less than 200 sq. ft. However, staff has determined that the existing storage container that is being utilized exceeds 200 sq. ft. The applicant has been working with City staff to ensure that the existing recycling operation is properly entitled and complies with the requirements of the City of Tulare Municipal Code.

ENVIRONMENTAL FINDINGS:

This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

FINDINGS:

Staff recommends that the Planning Commission make the following findings with regards to Conditional Use Permit No. 2020-05:

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located.
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity.
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title.

- 4) That the proposed use is consistent with the Tulare General Plan.
- 5) That the request will not have a significant effect on surrounding properties and improvements in the vicinity of the project site.

CONDITIONS:

Based on the approved findings, staff recommends that Conditional Use Permit No. 2020-05 be approved subject to the following conditions:

- 1) All requirements of Title 10 shall be met.
- 2) Approval does not authorize any deviation from Fire and Building Codes.
- 3) Applicant shall maintain the site free of weeds, debris, and litter.
- 4) Operation of large collection recycling facility limited to collection of materials outline by the Department of Conservation as materials defined under “California Refund Value.”
- 5) Applicant to remove collected materials daily from the premises.
- 6) Applicant shall maintain current certification to operate a recycling center from the California Department of Conservation.
- 7) In accordance with City of Tulare Municipal Code Section 10.116.080, where a use, which is operating under a conditional use permit, ceases to operate for a continuous period of one year, said conditional use permit shall lapse and become void.

APPEAL INFORMATION:

According to the City of Tulare Zoning Ordinance Section 10.20.020, decisions of the Planning Commission may be appealed by filing a letter with the City Clerk, located at 411 East Kern Avenue, Tulare, CA 93274, no later than ten (10) days after the day on which the decision was made. The appeal shall state the name of the person making the appeal, the decision that is being appealed, and the reasons for the appeal, including an error, abuse of discretion or a decision that is not supported by the evidence in the record.

Attachments:

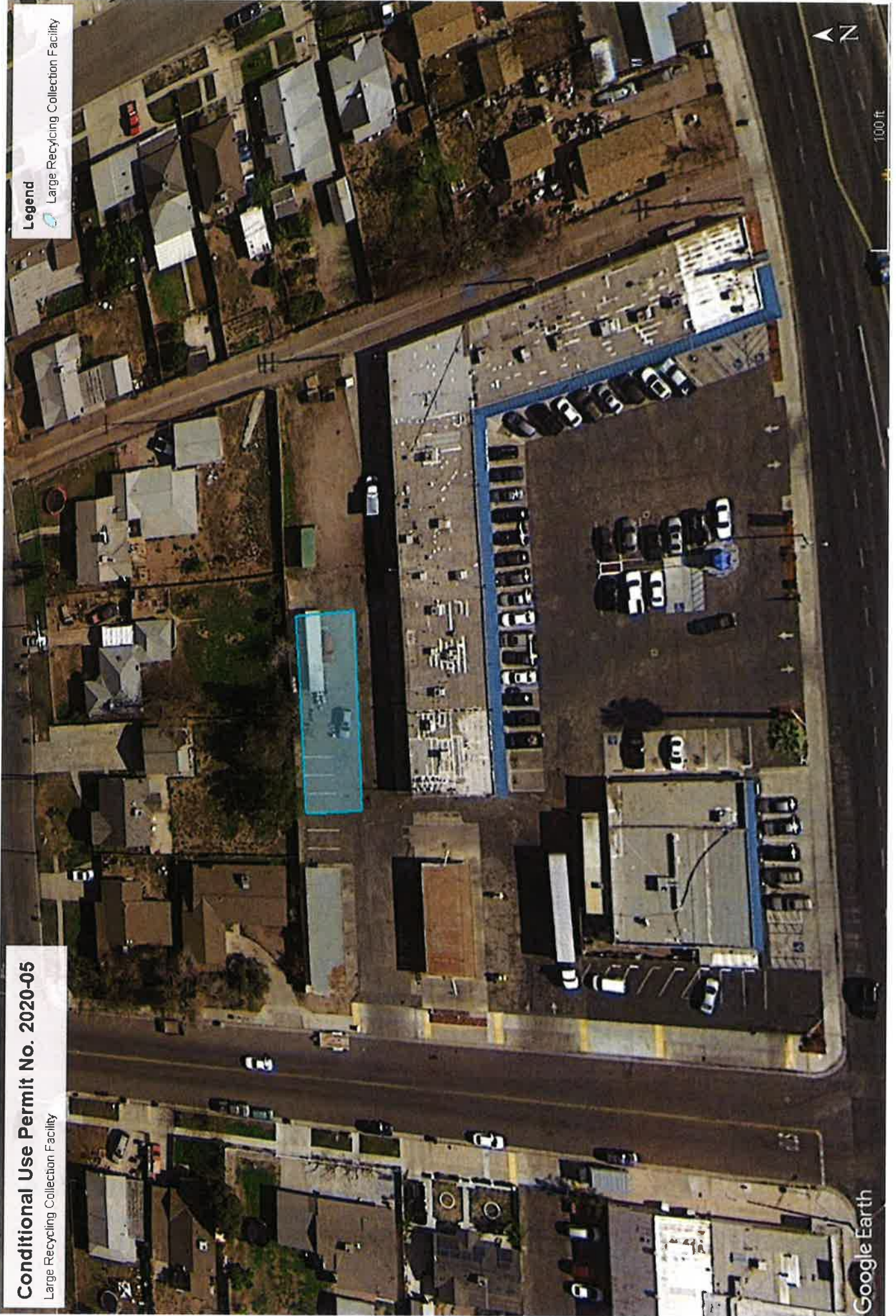
- I. Project Vicinity Map
- II. Site Plan
- III. Resolution

Conditional Use Permit No. 2020-05

Large Recycling Collection Facility

Legend

Large Recycling Collection Facility



RESOLUTION NO. 5362

**A RESOLUTION OF THE CITY OF TULARE PLANNING
COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2020-05**

WHEREAS, Conditional Use Permit 2020 is a request by Eduardo Morales-Marin to continue to operate a large collection recycling facility within an existing shopping center located on the northeast corner of Inyo Avenue and south 'B' Street (APN 175-104-008); and,

WHEREAS, the Planning Commission of the City of Tulare after duly published notice, did hold a public hearing before said Commission on February 24, 2020; and,

WHEREAS, the Planning Commission of the City of Tulare determined that Conditional Use Permit No. 2020-05 is consistent with the goals and objectives of the Zoning Title and the purposes of the District in which the site is located; and,

WHEREAS, the Planning Commission of the City of Tulare finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA):

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301 (Existing Facilities); and,

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

- 1) That the proposed location of the project is in accordance with the objectives of the Zoning Title and the purposes of the District in which the site is located;
- 2) That the proposed location of the use and the conditions under which it would operate or be maintained will not be detrimental to the public health, safety, welfare or be materially injurious to properties or improvements in the vicinity;
- 3) That the proposed conditional use will comply with each of the provisions of the Zoning Title;
- 4) That the proposed use is consistent with the Tulare General Plan;
- 5) That the site for the proposed use is adequate in size, shape and location to accommodate the use the district for which it is proposed; and
- 6) This project is exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act of 1970, as amended.

BE IT FURTHER RESOLVED, by the Planning Commission of the City of Tulare that Conditional Use Permit Application No. 2020-05 is hereby approved subject to the following conditions:

Conditions:

- 1) All requirements of Title 10 shall be met.
- 2) Approval does not authorize any deviation from Fire and Building Codes.
- 3) Applicant shall maintain the site free of weeds, debris, and litter.
- 4) Operation of large collection recycling facility limited to collection of materials outline by the Department of Conservation as materials defined under "California Refund Value."
- 5) Applicant to remove collected materials daily from the premises.
- 6) Applicant shall maintain current certification to operate a recycling center from the California Department of Conservation.
- 7) In accordance with City of Tulare Municipal Code Section 10.116.080, where a use, which is operating under a conditional use permit, ceases to operate for a continuous period of one year, said conditional use permit shall lapse and become void.

PASSED, APPROVED AND ADOPTED this twenty-fourth day of February, 2020 by the following recorded vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

CHUCK MIGUEL, CHAIRMAN
City of Tulare Planning Commission

ATTEST:

TRACI MYERS, SECRETARY
City of Tulare Planning Commission