

CITY COUNCIL AGENDA: FEBRUARY 5, 2013

PUBLIC HEARING

TITLE: MINOR CONDITIONAL USE PERMIT PRC-2012-028m – CONSIDERATION OF THE PROPOSED DIALYSIS CLINIC AT 841 W. HENDERSON AVENUE. (AMERICAN RENAL ASSOCIATES)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENT: The applicant is requesting approval of a Minor Conditional Use Permit (MUP) to allow a 8,400± square foot dialysis clinic within an existing building at the Porterville Plaza Shopping Center. The proposed dialysis clinic is located at 841 W. Henderson Avenue in a PD (Planned Development) Zone District, and the project area has a General Plan designation of Commercial Mixed Use (CMX).

The Porterville Development Ordinance requires approval of a MUP for office, business, or professional uses greater than 5,000 square feet in size per lot or integrated commercial development. As a planned development within the CMX General Plan Land Use Designation, Table 203.02 identifies medical clinics, restaurants, and retail services within commercial developments are compatible uses identified in the Development Ordinance.

The proposed MUP for the dialysis clinic would permit the dialysis services in conformance with Exhibits A and B and provide for doctor/patient visits. The expected patient services hours of operation are Monday through Saturday from 6:00 AM-5:00 PM at full capacity. However, Staff is not proposing a limit on the time of the facility hours of operation.

Parking is served by the existing Porterville Plaza parking lot. The prior use of "retail services" required one parking space per 200 square feet of retail space where the proposed clinic requires one parking space per 250 square feet of clinical space. This results in the proposed use requiring eight (8) fewer spaces than previously needed. Due to fatigue from treatment, most patients are dropped off by family or transportation services. Since very few patients drive themselves, the number of needed parking spaces would mostly be limited to employee parking and a small number of patients who may drive themselves to appointments.

Additionally, the proposed improvements to the building are strictly interior improvements. The extent of exterior improvements, if any, would be paint to the building. The draft resolution has provided a condition to ensure any exterior building work be consistent with the shopping center colors and materials.

DDP            APPROPRIATED/FUNDED MB CM            ITEM NO. 20  
ACTING

Conditions of approval have been placed in the draft resolution to ensure that the business adheres to good business practices and complies with local, state, and federal requirements. Additionally, conditions have been added to ensure the public safety and welfare due to surrounding commercial and retail uses.

**RECOMMENDATION:** That the City Council adopt the draft resolution approving MUP PRC-2012-028m subject to the conditions of approval.

**ATTACHMENTS:** Complete Staff Report

CITY COUNCIL AGENDA: FEBRUARY 5, 2013

PUBLIC HEARING - STAFF REPORT

TITLE: MINOR CONDITIONAL USE PERMIT PRC-2012-28m

APPLICANTS: Dexter Chu (Property Manager) Kent Reisenaur  
Cloverleaf Management, LLC American Renal Associates  
2716 Ocean Park Blvd., Suite 3006 1946 East Manhattan Drive  
Santa Monica, CA 90405 Tempe, AZ 85282

Mark Pagone (Agent)  
Pagone and Associates  
3726 E. Kachina Drive  
Phoenix, AZ 85044

**SPECIFIC REQUEST:** The applicant is requesting approval of a Minor Conditional Use Permit (MUP) to allow an existing building within the Porterville Plaza Shopping Center to be utilized for a dialysis clinic. The proposed dialysis clinic is located at 841 W. Henderson Avenue in the Planned Development (PD) Zone District, and the project area has a General Plan designation of Commercial Mixed Use.

**PROJECT DETAILS:** The project proposes combining two existing spaces into an 8,400± square foot facility. The dialysis treatment area provides seating for 21 patients at one time within a 3,400 square foot area. An area of 2,380± square feet would serve doctor visits and provide a waiting area, office, changing rooms, conference room, lounge, records room and an employee locker alcove. Additionally, a 1,900± square foot area at the rear of the building proposes space for an IT closet, lab utility, storage, water treatment, and medical waste area.

Clinics, dentists, and optometry offices are becoming a more common component within retail shopping centers. These services support the continued growth of the City as well as the Sierra View District Hospital's expansion efforts. As these minor services locate within commercial developments, adjacent to residential districts, patrons are provided shorter travel distances from their home for more services and convenient shopping.

**GENERAL PLAN AND LAND USE/ZONING DESIGNATION:**

The General Plan Land Use Diagram designates the site as Commercial Mixed Use and is zoned Planned Development (PD) District on the City's Zoning Map.

**SURROUNDING AREA ZONING AND LAND USE:**

NORTH: City PD (CMX) – Planned Development (Retail Services)  
SOUTH: City CMX and PO – Commercial Mixed Use/Professional Office (apartments and

condominiums)  
EAST: City CR – Retail Centers (church and single family residential beyond)  
WEST: City PD (CMX) – Planned Development (restaurants and commercial businesses)

STAFF ANALYSIS: On October 17, 2012, the Project Review Committee reviewed the application request and sent correspondence to the applicant regarding the PRC meeting with comments and additional materials required prior to scheduling a public hearing.

Medical clinics are permitted within Planned Development and Commercial Mixed Use Zones. Medical clinics, restaurants, and retail services within commercial developments are compatible uses identified in the Development Ordinance. The new dialysis clinic use within the existing building is a minor change and the amendment to the original planned development may have been approved by the Zoning Administrator if the project were less than 5,000 square feet. Because the project exceeds the 5,000 square foot threshold, the project requires a MUP per Development Ordinance - Table 203.02 (12).

Due to the specialized nature of the service provided by the proposed dialysis clinic and on-site doctor requirements, the City is working with the applicant and a third party plan check firm to certify compliance with state license and certification requirements of the Office of Statewide Health Planning Department.

Parking is served by the existing Porterville Plaza parking lot. The prior use of “retail services” required one parking space per 200 square feet of retail space where the proposed clinic requires one parking space per 250 square feet of clinical space. This results in the proposed use requiring eight (8) fewer spaces than previously needed. Due to fatigue from treatment, most patients are dropped off by family or transportation services. Since very few patients drive themselves, the number of needed parking spaces would mostly be limited to employee parking and a small number of patients who may drive themselves to appointments.

Additionally, the proposed improvements to the building are strictly interior improvements. The extent of exterior improvements, if any, would be paint to the building. The draft resolution has provided a condition to ensure any exterior building work be consistent with the shopping center colors and materials.

Conditions of approval have been placed in the draft resolution to ensure that the business adheres to good business practices and complies with local, state, and federal requirements. Additionally, conditions have been placed to maintain the public safety and welfare to surrounding uses.

The expected patient services hours of operation are Monday through Saturday from 6:00 AM-5:00 PM at full capacity. However, staff is not proposing a limit on the time of the facility hours of operation.

ENVIRONMENTAL: The project is Categorically Exempt pursuant to Section 15301, Class 1 of the CEQA Guidelines - (Existing Facilities). Under the Permit Streamlining Act (Section 65950 of the

Government Code), the City has 60 days from the date the project was accepted as complete to reach a determination regarding this project.

PUBLIC NOTICE: A 10-day public hearing period was provided January 19, 2013 through January 29, 2013. The project was noticed in the "Porterville Recorder" legal section and sent to the surrounding property owners within 300 feet on January 17, 2013. There has been no responses to the public noticing.

DATE FILED FOR PROJECT REVIEW COMMITTEE PROCESSING: October 17, 2012

DATE ACCEPTED AS COMPLETE: January 9, 2013

RECOMMENDATION: That the City Council adopt the draft resolution approving Minor Conditional Use Permit PRC-2012-028m subject to the conditions of approval.

ATTACHMENTS:

1. Draft Resolution
2. Locator/Radius Map
3. Site plan and interior clinic layout

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF PORTERVILLE CONTAINING FINDINGS AND CONDITIONS IN  
SUPPORT OF APPROVAL FOR MINOR CONDITIONAL USE PERMIT  
PRC-2012-028m TO ALLOW A DIALYSIS CLINIC TO BE LOCATED  
AT 841 W. HENDERSON AVENUE

WHEREAS: The applicant is requesting approval of Minor Conditional Use Permit (MUP) PRC 2011-028m to allow for a dialysis clinic at 841 W. Henderson Avenue in the PD (Planned Development) Zone District; and

WHEREAS: The City Council of the City of Porterville at its scheduled meeting of February 5, 2013, conducted a public hearing to consider MUP PRC-2012-028m; and

WHEREAS: The City Council received testimony from all interested parties relative to said MUP; and

WHEREAS: Table 203.02(12) of the Porterville Development Ordinance requires approval of a MUP for office, business, or professional uses greater than 5,000 square feet in size per lot or integrated commercial development; and

WHEREAS: The City Council made the following findings:

1. Approval of the MUP will advance the goals and objectives of, and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted, as follows:

*LU-G-1 Promote a sustainable, balanced land use pattern that responds to existing needs and future needs of the City.*

As the City continues to grow, an increase in demand for specialty services such as the proposed dialysis clinic will occur. The clinic provides a specialty service within the shopping center providing the intent of balancing land uses and potential future needs of the City.

*LU-G-22 Promote and support the revitalization and infill development in existing retail shopping centers.*

The dialysis clinic provides revitalization within a shopping center space that, over the years, has remained, at least, partially vacant.

*LU-G-18 Support the expansion of Porterville's Sierra View District Hospital and related medical and dental offices in the surrounding area, subject to standards ensuring that surrounding residential areas are not adversely affected.*

**ATTACHMENT  
ITEM NO. 1**

As the Hospital continues to expand its facilities and capacity, clinical support and specialty services such as the proposed dialysis clinic will continue to become an increased need.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms in all significant respects with the General Plan and with any other applicable plan adopted by the City Council.
  - The General Plan and Zoning Map designate the proposed project site as Commercial Mixed Use (CMX) and Planned Development (PD) respectively. The proposed project promotes and implements the specific purposes of this Commercial Mixed Use Zone by providing a fuller range of services of local and regional demands within an existing building and shopping center facility.

WHEREAS: The proposed location of the project and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and

WHEREAS: Pursuant to Section 15301, Class 1, Existing Facilities, of the California Environmental Quality Act Guidelines, the MUP to allow the dialysis clinic in an existing commercial building is Categorically Exempt; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council of the City of Porterville does hereby approve MUP PRC-2012-028m subject to the following conditions:

1. The dialysis clinic shall be developed consistent with Exhibits A and B.
2. Any exterior improvements, including paint, shall be consistent in design, colors, and architecture of the shopping center.
3. The project shall comply with all the City's parking standards for improvements and striping of parking areas.
4. The developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (2009 Edition), and Standard Plans and Specifications (2007 Edition), except where they are in conflict with the Americans with Disabilities Act and the 2010 California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, and the Tulare County Congestion Management Program.
5. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law.

6. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the street frontages, except where they exist and are in good condition in the opinion of the City Engineer (Ordinance No. 1306). Existing frontage improvements will be evaluated at the time plans are submitted for building permits, to determine what must be brought up to current code.
7. An accessible path of travel must connect all exterior doors and associated routes. Provisions to maintain pedestrian path and vehicular path separation will be required where the surfaces are flush with each other.
8. An accessible path of travel from the City sidewalk to the front entrance will be required. It is recommended that the path be directed towards Indiana Street. An accessible path of travel around the driveway at Indiana Street will also be required.
9. An accessible path of travel to the accessible parking spaces will be required and must be oriented so that it does not force pedestrians to walk behind vehicles other than their own.
10. The developer/applicant shall design the parking lot in conformance with Section 304 of the Development Ordinance. Minimum cross slopes within the parking lot shall be 1.5% for asphalt concrete or 1% for concrete paving areas.
11. The developer/applicant shall construct drainage facilities as required to serve the property (Ordinance No. 1306). Staff is requesting that the parking lot be designed to convey water to the City drainage system without crossing driveways. Drainage issues currently exist at the front of the tenant space, near the elevated crosswalk. It is recommended that this issue be analyzed to determine how to mitigate the flooding of the parking lot.
12. The developer/applicant shall comply with Ordinance No. 1636 regarding Waste Water Discharge requirements and shall complete and submit the following:

Wastewater Discharge Permit Application, Part "A"; and if monitoring is required, based on the responses to questions in Part "A" of the Wastewater Discharge Permit, then the developer/applicant shall complete and submit the remainder of the application along with the Permit Fee, and provide monitoring facilities to allow inspection, sampling, and flow measurement of the flows in the sewer and drainage system.
13. If hazardous materials are to be stored in jurisdictional quantities anywhere on the property, develop and maintain a Hazardous Materials Business Plan Program, comply with Chapter 6.95 of the Health and Safety Code, notify the Hazardous Materials unit of the Tulare County Division of Environmental Health, and submit written proof of compliance with County requirements prior to issuance of a certificate of occupancy.



14. The developer/applicant shall install a dual refuse container enclosure which will accommodate solid waste and recyclable materials removal or collection according to City standards (Sec 13-15). Enclosure location is to be approved by City prior to issuance of building permit. Enclosure should be oriented for direct pick up and be ADA compliant through an accessible path of travel from the building to the trash enclosure and by the use of accessible gate hardware. The developer/ applicant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container location requires refuse trucks to travel on the parking lot.
15. The developer/applicant shall comply with City standard for “backflow” prevention pursuant to Resolution No. 9615. A dual backflow device will be required behind the dialysis center water meter to allow for uninterrupted water delivery to the business. Backflow preventers will also be required at each connection point with the City’s water system as no protection currently exists.
16. The project shall comply with all applicable local, State, and Federal laws and regulations (including access laws).
17. The developer/applicant shall pay all fees according to the Municipal Code and State Law.
18. The facility shall have one address.
19. No deferred items allowed at time of plan submittal.
20. A Knox box will be required. A “Grand Master” key that opens all locked areas will also be required and placed inside the Knox box. An application may be obtained from the Fire Department.

PASSED, APPROVED AND ADOPTED this \_\_\_\_\_ day of February, 2013.

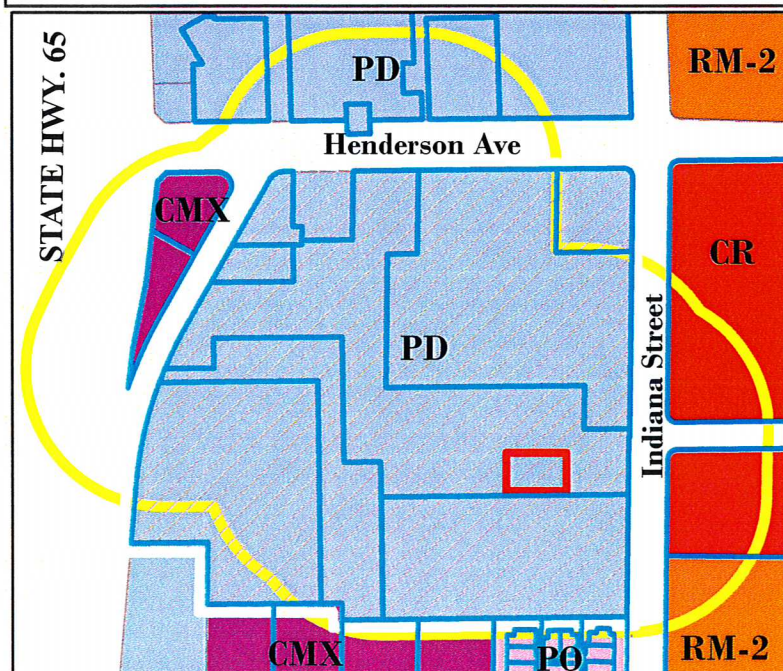
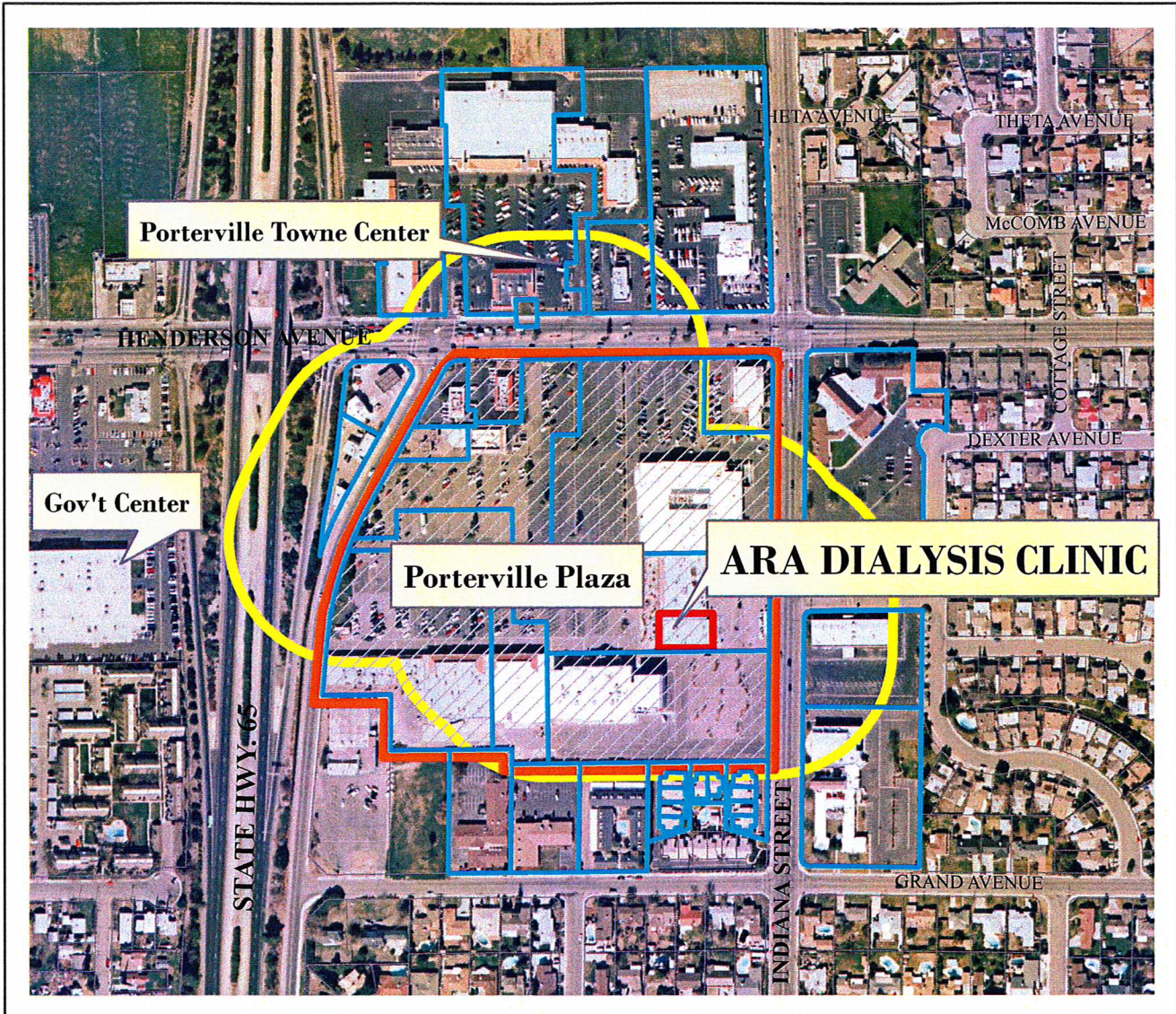
By: \_\_\_\_\_  
Virginia R. Gurrola, Mayor

ATTEST:  
John D. Lollis, City Clerk

By: \_\_\_\_\_  
Patrice Hildreth, Chief Deputy City Clerk

# ARA Dialysis Clinic

Minor Conditional Use Permit PRC 2012-028m



- PROJECT - DIALYSIS CLINIC  
841 W. Henderson Ave
- PORTERVILLE PLAZA
- 300FT RADIUS
- PROPERTIES w/in 300FT

**ZONING**  
 PD - Planned Development  
 CMX - Commercial Mixed-Use  
 CR - Retail Centers  
 RM-2 - Medium Density Residential  
 PO - Professional Office



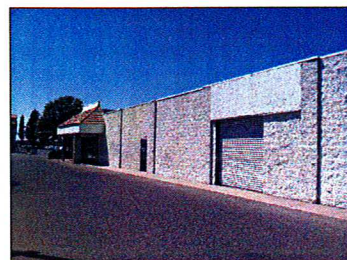
**ATTACHMENT  
ITEM NO. 2**



site photo 1



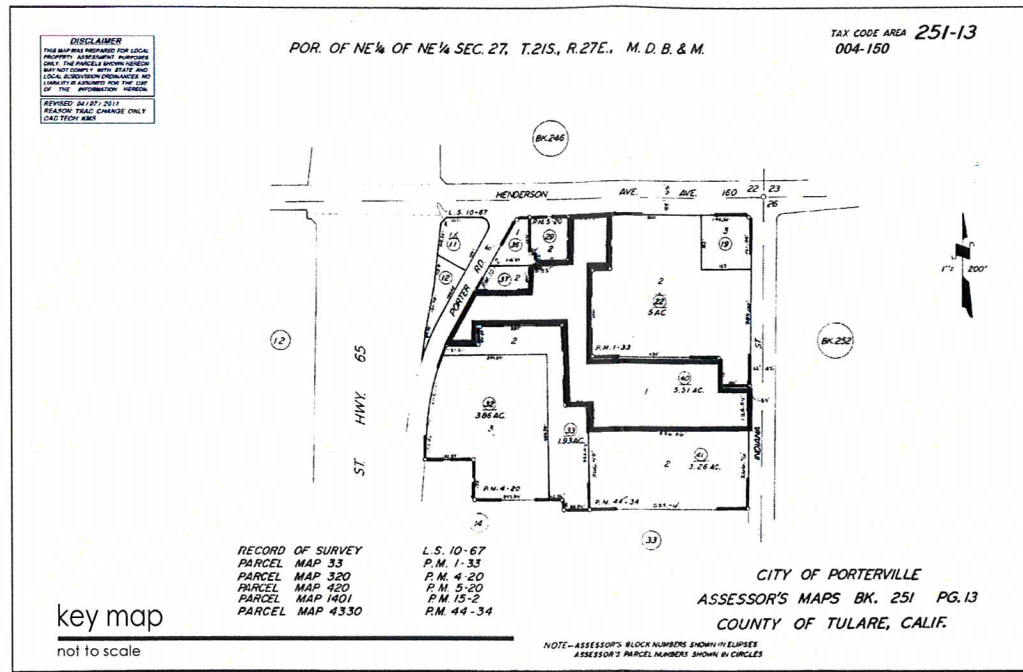
site photo 3



site photo 2

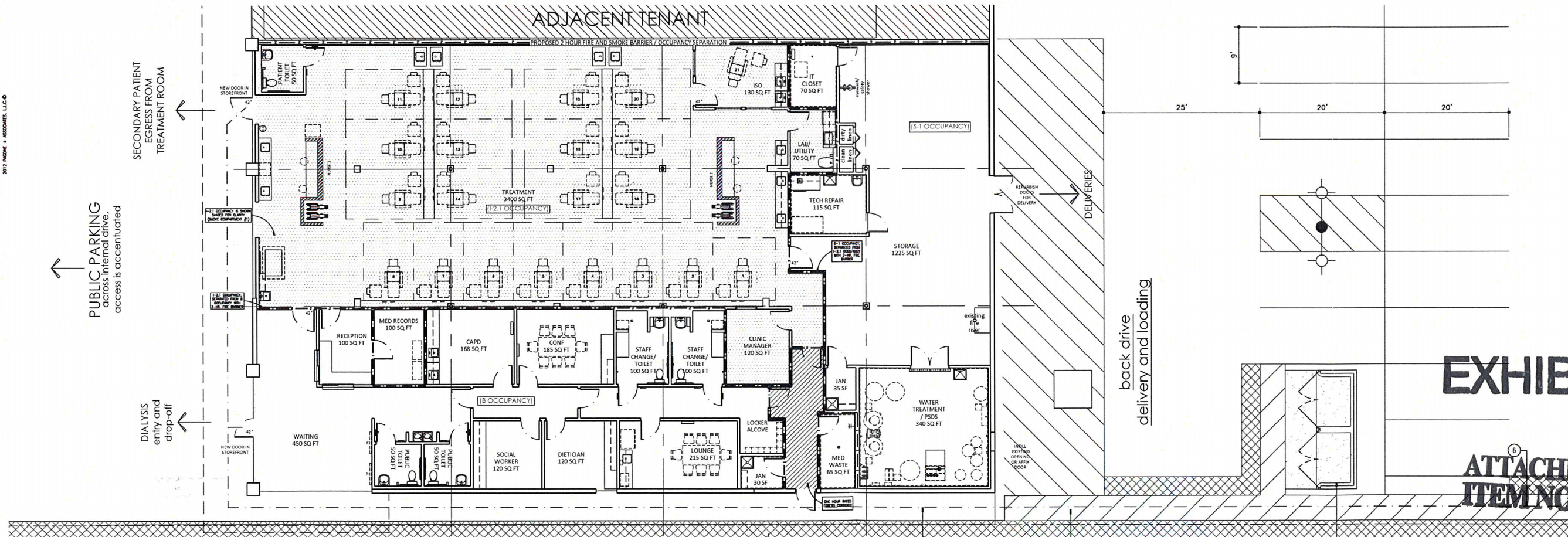


site photo 4



ARA PORTERVILLE  
dialysis center  
841 West Henderson  
Porterville, CA

THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN WITHOUT WRITTEN CONSENT FROM PAGONE + ASSOCIATES, L.L.C. ANY REPRODUCTION, USE OR DISSEMINATION OF INFORMATION CONTAINED HEREIN WITHOUT WRITTEN CONSENT FROM PAGONE + ASSOCIATES, L.L.C. IS STRICTLY PROHIBITED.



841 PROPOSED  
ARCHITECTURAL FLOOR PLAN

1" = 8'-0"



**EXHIBIT A**  
**ATTACHMENT 3**  
ITEM NO. 6

**KEYED NOTES:**

- EXISTING DRIVEWAY TO REPAIR.
- NEW DIAL REUSE ENCLOSURE PER PORTERVILLE STANDARD AS REQUIRED BY PRC CONDITION (PRCC) 18 AND 20.
- PROVIDE DETECTIBLE WARNING AT ALL PROPOSED ZERO CURB AND VEHICULAR INTERACTION ALONG PROPOSED ACCESSIBLE ROUTE.
- EXISTING 4'-0" WIDE MIN. ACCESSIBLE PATH OF TRAVEL ON EXISTING CONCRETE WALK - PRCC 11 AND 12.
- NEW 4'-0" WIDE MIN. ACCESSIBLE PATH OF TRAVEL STRIPED ON EXISTING ASPHALTIC SURFACE. PROVIDE DETECTIBLE WARNING AS SHOWN - PRCC 11 AND 12.
- ACCESSIBLE PATH OF TRAVEL CONTINUES TO PUBLIC WAY. APPLICANT WILL DESIGN TRANSITION TO PUBLIC SIDEWALK TO BE COMPLIANT WITH EXISTING CONDITIONS DURING BUILDING PERMIT PHASE.

PRC first submittal - december 19 2012  
floor and key plans / photos  
A 1.01

3726 east kachina drive  
phoenix arizona  
85044  
tel 480.814.8100  
map@pagonedassoc.com  
architecture  
PAGONE + ASSOCIATES  
SIGNED: 12/19/2012

**PROJECT DATA:**

GENERAL PLAN: COMMERCIAL  
 ZONING: PD - PLANNED DEVELOPMENT (Based on Commercial Mixed Use) 251-130-040  
 PARCEL NO. 841 West Henderson, Porterville CA  
 ADDRESS: 841 West Henderson, Porterville CA  
 LOT AREA: 5.5 ACRES (EXISTING)  
 TENANT IMPROVEMENT FLOOR AREA: APPROXIMATELY 8,400 SF  
 LOT COVERAGE (%): REMAINS UNCHANGED  
 BUILDING HEIGHT: UNCHANGED / 1 STORY  
 EXISTING PERIMETER BUILDINGS: UNCHANGED / 1 STORY  
 MAIN BUILDING: UNCHANGED / 1 STORY  
 NO LOT SALES ARE PROPOSED

**DESIGN NARRATIVE:**

Proposed new dialysis clinic tenant improvement in an existing shell building. New clinic will be a change of use and a change of occupancy including architectural, structural, mechanical, plumbing and electrical upgrades. Project does not include any proposed exterior improvements.

**PROPERTY INFORMATION AND LEGAL:**

APN: 251-130-040  
 DESCRIPTION: PARCEL 1 OF MAP NO. 4330

**GENERAL NOTES:**

- A. ALL PROPOSED NEW EXTERIOR EQUIPMENT TO BE SIMILAR TO EXISTING BUILDING STANDARD.
- B. ALL EXISTING RETENTION TO REMAIN.

**PROJECT INFORMATION:**

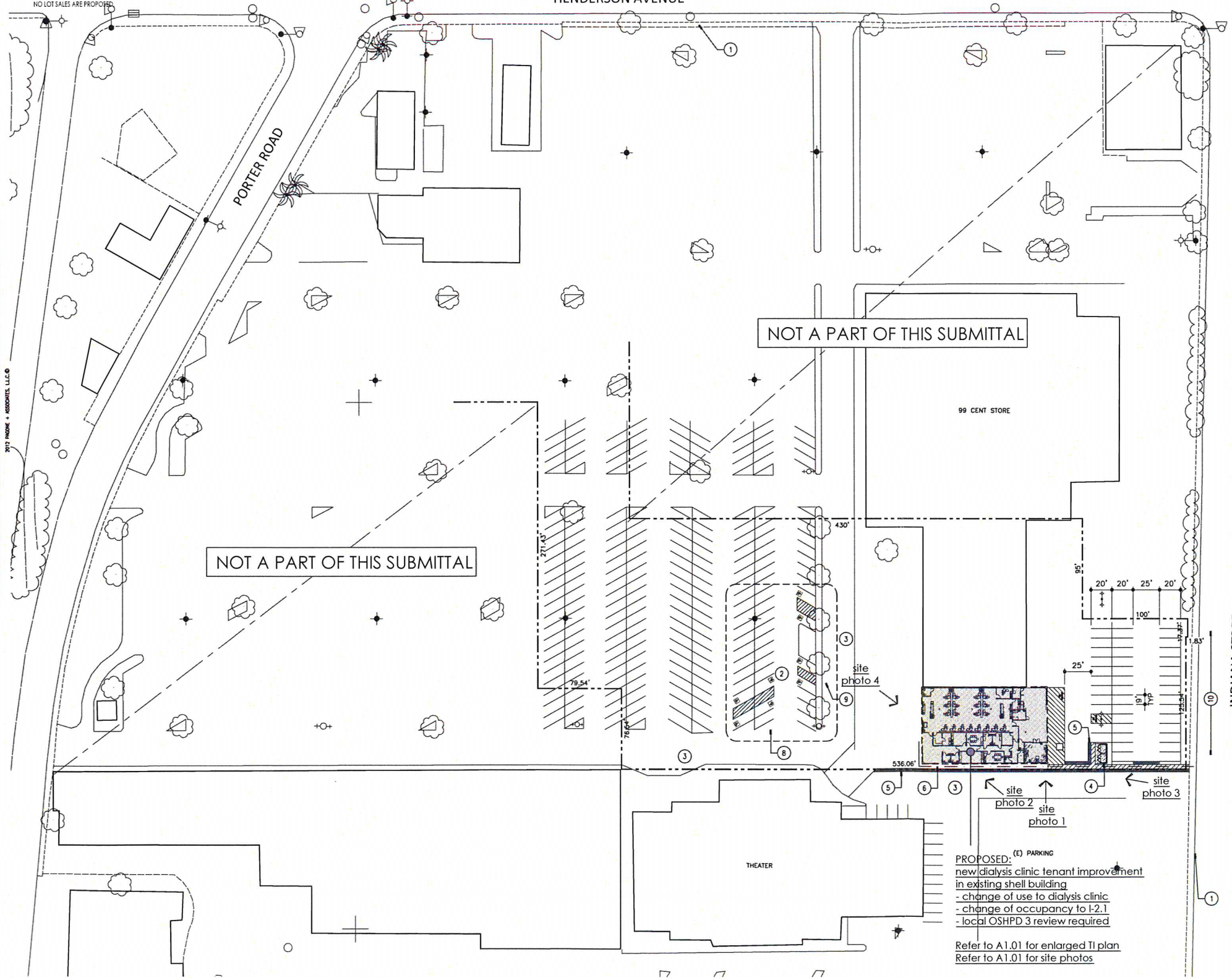
PROJECT: ARA PORTERVILLE DIALYSIS  
 OWNER: Cloverfield Mgmt. LLC  
 2716 Ocean Park Blvd., Ste 3006  
 Santa Monica, CA 90405  
 phone: 424.214.2153  
 fax: 310.399.0262  
 contact: MARK LEEKLEY VP  
 ARCHITECT/APPLICANT: American Rental Associates (ARA Porterville)  
 c/o Pagone + Associates, LLC  
 3726 East Kachina Drive  
 Phoenix, AZ 85044  
 phone: 480.814.8100  
 fax: 480.814.8108  
 contact: MARK PAGONE

**KEYED NOTES:**

1. EXISTING BUS STOP
2. EXISTING ACCESSIBLE PARKING SPACES
3. EXISTING DRIVEWAY TO REMAIN
4. NEW DUAL REFUSE ENCLOSURE PER PORTERVILLE STANDARD AS REQUIRED BY PRC
5. CONDITION (PRCC) 18 AND 20
6. PROVIDE DETECTIBLE WARNING AT ALL PROPOSED ZERO CURB AND VEHICULAR INTERACTION ALONG PROPOSED ACCESSIBLE ROUTE
7. EXISTING 4'-0" WIDE MIN. ACCESSIBLE PATH OF TRAVEL ON EXISTING CONCRETE WALK-PRCC 11 AND 12
8. NEW 4'-0" WIDE MIN. ACCESSIBLE PATH OF TRAVEL STRIPED ON EXISTING ASPHALTIC SURFACE. PROVIDE DETECTIBLE WARNING AS SHOWN - PRCC 11 AND 12
9. DEVELOPER TO RECONFIGURE PARKING AS REQUIRED PER PRCC 13
10. DEVELOPER TO RECONFIGURE AND REFURBISH PARKING LOT AND DRAINAGE TO COMPLY WITH PRCC 14 AND 15
11. DEVELOPER TO REPAIR FRONTAGES PER PRCC 10

**PRC Conditions:**

1. The applicant shall revise the plans per the PRC meeting and discussion. Remove and delineate doors, windows, halls, and wall sections for staff to review. PLANS REVISED TO COMPLY.
2. A Minor Use Permit application and fee of \$614 needs to be submitted for the project. The project will require a public hearing and consideration by the City Council. A ten day notice will be required. Staff will be able to estimate council date once we have a complete updated package. SUBMITTING FORM AND CHECK CONCURRENT.
3. The environmental fee of \$79 is required. Staff feels a "General Rule" exemption notice will be filed for the project, but final a determination will be made by the Environmental Coordinator as to the appropriate environmental review under CEQA guidelines. CHECK IS ATTACHED.
4. A \$58 check made to the "Tulare County Clerk" needs to be submitted for posting of the Environmental Notice with the Tulare County Clerk. CHECK IS ATTACHED.
5. If the exterior of the building is painted, the paint would be to match with the shopping center. WILL COMPLY IF EXTERIOR IS PAINTED.
6. Please provide the hours and days of operation of the facility. PER ARA - 5:30AM - 5:00PM - SAT.
7. Parking standards have been attached for striping of parking areas behind the building. WE HAVE UTILIZED THIS INFORMATION IN THE DESIGN OF THE BACK LOT, THANK YOU.
8. Unless otherwise noted, the developer/applciant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (2009 Edition), and Standard Plans and Specifications (2007 Edition), except where they are in conflict with the Americans with Disabilities Act and the 2010 California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, and the Tulare County Congestion Management Program. WILL COMPLY.
9. The developer/applciant shall pay all applicable fees according to the Municipal Code and State law. The developer/applciant is hereby notified that you have the right to pay fees, dedications, reservations or other exactions, under protest, pursuant to Government Code Section 66020(e). You have 90 days from the date fees are paid to file a written protest. WILL COMPLY.
10. The developer/applciant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the street frontages, except where they exist and are in good condition in the opinion of the City Engineer (Ordinance No. 1306). Existing frontage improvements will be evaluated to determine what must be brought up to current code. PROJECT WILL COMPLY (BY OTHERS/DEVELOPER).
11. An accessible path of travel must connect all exterior doors and associated routes. Provisions to maintain pedestrian path and vehicular path separation will be required where the surfaces are flush with each other. INCLUDING TACTILE WARNING AS NOTED IN PLANS TO COMPLY.
12. An accessible path of travel from the City sidewalk to the front entrance will be required. It is recommended that the path be directed towards Indiana Street. An accessible path of travel around the driveway at Indiana Street will also be required. GRAPHICALLY SHOWN THE ACCESSIBLE PATH OF TRAVEL HEREIN TO COMPLY.
13. An accessible path of travel to the accessible parking spaces will be required and must be oriented so that it does not force pedestrians to walk behind vehicles other than their own. PROJECT WILL COMPLY (BY OTHERS/DEVELOPER).
14. The developer/applciant shall design the parking lot in conformance with Section 304 of the Development Ordinance. Minimum cross slopes within the parking lot shall be 1.5% for asphalt concrete or 1% for concrete paving areas. PROJECT WILL COMPLY (BY OTHERS/DEVELOPER).
15. The developer/applciant shall construct drainage facilities as required to serve the property (Ordinance No. 1306). Staff is requesting that the parking lot be designed to convey water to the City drainage system without crossing driveways. Drainage issues currently exist at the front of the tenant space, near the elevated crosswalk. It is recommended that this issue be analyzed to determine how to mitigate the flooding of the parking lot. DEVELOPER TO IMPROVE DRAINAGE ISSUES TO COMPLY.
16. The developer/applciant shall comply with Ordinance No. 1636 regarding Waste Water Discharge requirements and shall complete and submit the following:  
 a. Wastewater Discharge Permit Application, Part "A"; and if monitoring is required, based on the responses to questions in Part "A" of the Wastewater Discharge Permit, then the developer/applciant shall complete and submit the remainder of the application along with the Permit Fee, and provide monitoring facilities to allow inspection, sampling, and flow measurement of the flows in the sewer and drainage system. WILL COMPLY IF REQUIRED, AS NOTED.
17. If hazardous materials are to be stored in jurisdictional quantities anywhere on the property, develop and maintain a Hazardous Materials Business Plan Program, comply with Chapter 6.95 of the Health and Safety Code, notify the Hazardous Materials unit of the Tulare County Division of Environmental Health, and submit written proof of compliance with County requirements prior to issuance of a certificate of occupancy. WILL COMPLY IF REQUIRED, AS NOTED.
18. The developer/applciant shall install a dual refuse container enclosure which will accommodate solid waste and recyclable materials removal or collection according to City standards (Sec 13-15). Enclosure location is to be approved by City prior to issuance of building permit. Enclosure should be oriented for direct pick up and be ADA compliant through an accessible path of travel from the building to the trash enclosure and by the use of accessible gate hardware. The developer/applciant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container location requires refuse trucks to travel on the parking lot. ADDED DUAL REFUSE ENCLOSURE ON SITE PLAN TO COMPLY.
19. The developer/applciant shall comply with City standard for "backflow" prevention pursuant to Resolution No. 9815. Dual backflow device will be required behind the dialysis center water meter to allow for uninterrupted water delivery to the business. Backflow preventers will also be required at each connection point with the City's water system as no protection currently exists. DEVELOPER TO REVISE BACKFLOW PREVENTION TO COMPLY.
20. The developer/applciant shall install a refuse container enclosure which will accommodate solid waste and recyclable materials removal or collection according to City standards (Sec 13-15). Enclosure location is to be approved by City prior to issuance of building permit. Enclosure should be oriented for direct pick up. The developer/applciant shall also sign a waiver of liability for refuse truck damage to the parking lot if the refuse container location requires refuse trucks to travel on the parking lot. ADDED DUAL REFUSE ENCLOSURE ON SITE PLAN TO COMPLY.
21. A grease trap or grease interceptor is required. THERE IS NO NEED FOR A GREASE TRAP/INTERCEPTOR - THERE IS NO KITCHEN IN THIS FACILITY.
22. Submit three (3) complete sets of plans, signed by a licensed Architect or Engineer and structural calculations. WILL COMPLY.
23. Compliance with access laws (both State and Federal) is required. WILL COMPLY.
24. Compliance with all applicable codes is required. WILL COMPLY.
25. Plan check fees are required at time of building permit submittal. WILL COMPLY.
26. Restrooms and Main entrance must comply with disabled access laws. REFER TO ATTACHED PLAN.
27. Bike racks installed if 10 or more Occupants. (Per California Green Code). WILL COMPLY AT BUILDING PERMIT.
28. Compliance forms and worksheets required on all plans per Green Code. WILL COMPLY AT BUILDING PERMIT.
29. All construction offices, storage containers, etc. for temporary use must receive Chief Building Official approval. WILL COMPLY IF REQUIRED, AS NOTED.
30. Signs require separate permits. WILL COMPLY.
31. See attached plan check list.
32. The developer/applciant shall pay all fees according to the Municipal Code and State Law. WILL COMPLY.
33. Clearly identify all 1 hour and 2 hour separation walls on plans. ADDED SEPARATION WALLS TO COMPLY.
34. Provide only one address on plans. REVISED ADDRESS TO COMPLY.
35. No deferred items allowed. NO DEFERRED ITEMS ARE INTENDED. TO COMPLY.
36. The project must comply with latest applicable codes. WILL COMPLY.
37. A Knox box will be required. A "Grand Master" key that opens all locked doors will be provided and placed inside the Knox Box. An application may be obtained from the Fire Department. WILL ADD KNOX BOX LOCATION AT TIME OF PERMIT, AND PROVIDE APPLICATION TO COMPLY.



PROPOSED:  
 (E) PARKING  
 new dialysis clinic tenant improvement  
 in existing shell building  
 - change of use to dialysis clinic  
 - change of occupancy to I-2.1  
 - local OSHPD 3 review required

Refer to A1.01 for enlarged TI plan  
 Refer to A1.01 for site photos

ARA PORTERVILLE  
 dialysis center  
 841 West Henderson  
 Porterville, CA

3726 east kachina drive  
 phoenix arizona  
 85044  
 tel 480.814.8100  
 map@pagoneassoc.com  
 architecture  
 PAGONE + ASSOCIATES

|            |                          |
|------------|--------------------------|
| architect: | prc and tenant comments: |
| number:    | revision:                |
| date:      | prc and tenant comments: |
|            | 12/19/12                 |
|            | 12/19/12                 |

PRC submittal december 19, 2012  
 EXHIBIT B  
 ATTACHMENT  
 ITEM NO. 3  
 1.00  
 A

REFERENCE  
 ARCHITECTURAL SITE PLAN  
 1" = 50'-0"

ATTACHMENT  
 ITEM NO. 3  
 1.00  
 A