

PUBLIC HEARING

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT (PRC 2014-005-C) TO ALLOW FOR THE DEVELOPMENT OF A DRIVE THROUGH CAR WASH TUNNEL WITH SELF-SERVE VACUUMS LOCATED AT PORTERVILLE WEST SHOPPING CENTER

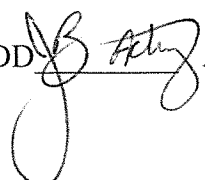
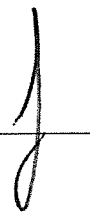
SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

COMMENTS: The applicant is requesting approval of Conditional Use Permit (PRC 2014-005-C) to allow for the development of a drive through car wash tunnel with self-serve vacuums located on Henderson Avenue, just east of Prospect Street, within the Porterville West Shopping Center. The proposed project area is located immediately west of the Tulare County Government Plaza – South office. The project site is identified by the General Plan Land Use Map as Retail Centers and is zoned PD (Planned Development). Two vacant parcels would be merged (APNs 251-120-030 and 251-120-031) to accommodate the proposed development on a 2.53± acre project site. Pursuant to Sections 203 and 301.05 of the Porterville Development Ordinance, a car wash requires approval of a Conditional Use Permit.

The car wash tunnel building is approximately 4,290 square feet which includes a cashier booth. The development standards of the proposed project in terms of height, location, and density complies with the Porterville West Shopping Center Specific Plan and Porterville Development Ordinance. The vacuum canopy is approximately 6,449 square feet and covers 22 vacuum stalls.

As a component of the development, the applicant is proposing to install a five-tank Purwater Recovery System; each tank serves as a sand-oil interceptor and holds 1,500 gallons of wash water. The tanks are designed to reclaim/reuse 86 percent of the greywater. The effectiveness of the Purwater Recovery System meets the intent and goals of the City’s Water Conservation Plan and supports Governor Brown’s Executive Order to mitigate the effects of drought conditions, signed April 25, 2014.

On April 2, 2014, the Project Review Committee (PRC) reviewed and found that the proposed project is consistent with the City of Porterville’s Development Ordinance (PDO) and the General Plan Land Use Policies and Guidelines. The design is consistent with the requirements of the Planned Development Zone, the General Plan designation of Retail Centers, and is located, developed and shall be operated in compliance with Section 301.05 (Auto Service Station and Car Washing) of the PDO.

DD  Appropriated/Funded n/a CM  Item No. 28

operated in compliance with Section 301.05 (Auto Service Station and Car Washing) of the PDO.

RECOMMENDATION: That City Council adopt the draft resolution approving the Conditional Use Permit (PRC 2014-005-C) subject to conditions of approval.

ATTACHMENT: Complete Staff Report

PUBLIC HEARING

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT (PRC 2014-005-C) TO ALLOW FOR THE DEVELOPMENT OF A DRIVE THROUGH CAR WASH TUNNEL WITH SELF-SERVE VACUUMS LOCATED AT THE PORTERVILLE WEST SHOPPING CENTER

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

APPLICANT/AGENT

Sam Siam
Alisam Properties, LLC
10724 Wilshire Blvd, Suite 1405
Los Angeles, CA 90024

Fred Scott
Scott & Associates
1008 N. Demaree
Visalia, CA 93291

PROJECT DESCRIPTION: The applicant is requesting approval of Conditional Use Permit (PRC 2014-005-C) to allow for the development of a drive through car wash tunnel with self-serve vacuums located on Henderson Avenue, just east of Prospect Street, within the Porterville West Shopping Center. The proposed building pad would be located immediately west of the Tulare County Government Plaza – South office. The project site is identified by the General Plan Land Use Map as Retail Centers and Zoned PD (Planned Development). Two vacant parcels would be merged (APNs 251-120-030 and 251-120-031) to accommodate the proposed development on a 2.53± acre project site.

The applicant, agent, and staff have worked together on site plan revisions to meet all applicable requirements of the Porterville Development Ordinance (PDO), which shall be implemented prior to issuance of a building permit. Conditions of approval have been incorporated to facilitate compliance with State Law and all applicable codes.

ANALYSIS: The car wash tunnel building is approximately 4,290 square feet, including a cashier booth. The self-service vacuum stalls are covered by two canopies totaling approximately 6,449 square feet. The canopies cover all 22 vacuum stalls, and are architecturally integrated into the car wash tunnel. Landscaping is proposed in islands along the entrance from Henderson Avenue, providing a shaded, tree lined entry. An elongated traffic circle facilitates vehicular movement at the northern end of the development where traffic would interface with the adjacent parking lot to the east. The applicant proposes to develop the traffic circle as an open space feature with landscaping and amenities including a water fountain, tables and chairs to further integrate the new development into the existing Porterville West Shopping Center.

The Porterville West Shopping Center was developed in 1974, anchored by a K-Mart, and included a variety of other stores and uses. A Specific Plan was adopted at the time of that initial development (Planning Commission Resolution #624). However, the conditions and terms of that document were broadly written and the Specific Plan essentially holds the development to what are now the City of Porterville's standard development conditions. Because of this, no modification to the Specific Plan is required.

The design of the proposed project in terms of height, location, and density complies with the development standards of the Porterville West Shopping Center Specific Plan and Porterville Development Ordinance; subsequent building permit application review will ensure that the development is constructed per local, state, and federal guidelines, as applicable. The proposed development will blend in with the adjacent use of the Government Center by incorporating similar colors and materials such as soft earth tones. The architectural style is Spanish-Mediterranean with cement plastered walls; stone veneer accents will be incorporated into the design of the car wash tunnel building along with accent lighting, cornice features, and varied rooflines for architectural articulation. Landscaping as proposed exceeds the minimum requirements throughout the project.

Due to the unique shape of the subject parcels, the facility will be accessible from Henderson Avenue and Prospect Street. Circulation through the car wash tunnel and the vacuum area is clearly identified and separated from through traffic on-site. The design, including the location and number of driveways, promotes a safe and efficient on-site traffic circulation and shall comply with all engineering requirements.

As a component of the development, the applicant is proposing to install a five-tank Purwater Recovery System; each tank serves as a sand-oil interceptor and holds 1,500 gallons of wash water. The tanks are designed to reclaim/reuse 86 percent of the waste water. The effectiveness of the Purwater Recovery System meets the intent and goals of the City's Water Conservation Plan and supports Governor Brown's Executive Order to mitigate the effects of drought conditions, signed April 25, 2014.

The proposed development would improve a pad that has been undeveloped for over forty years. The unique water feature, circulation, layout and building design which include a variety of materials, architectural features, and enhanced landscaping will improve the quality of life to the surrounding neighborhood and the community by promoting good design and economic development. The approval of the project will advance the goals and objectives of and is consistent with the policies of the General Plan by fostering strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs.

GENERAL PLAN CLASSIFICATION: Retail Centers

ZONING CLASSIFICATION: PD (Planned Development)

SURROUNDING ZONING AND LAND USES:

North: CR (Retail Center) – Commercial Development

West: CR (Retail Center) – Vacant Parcel

South: RM-3 (High Density Residential) – Vacant Parcels and Apartments
East: PD (Planned Development) – Porterville West Shopping Center

LEGAL NOTICE:

On April 25, 2014, notice of the public hearing to consider the Conditional Use Permit was published in the Porterville Recorder, and mailed individually to all property owners within 300 feet of the subject site, to provide ten days of notice in advance of the public hearing as required by Government Code Sections 65090 and 65091.

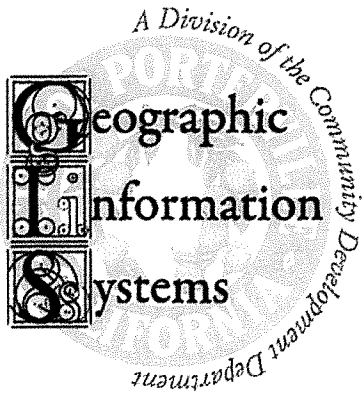
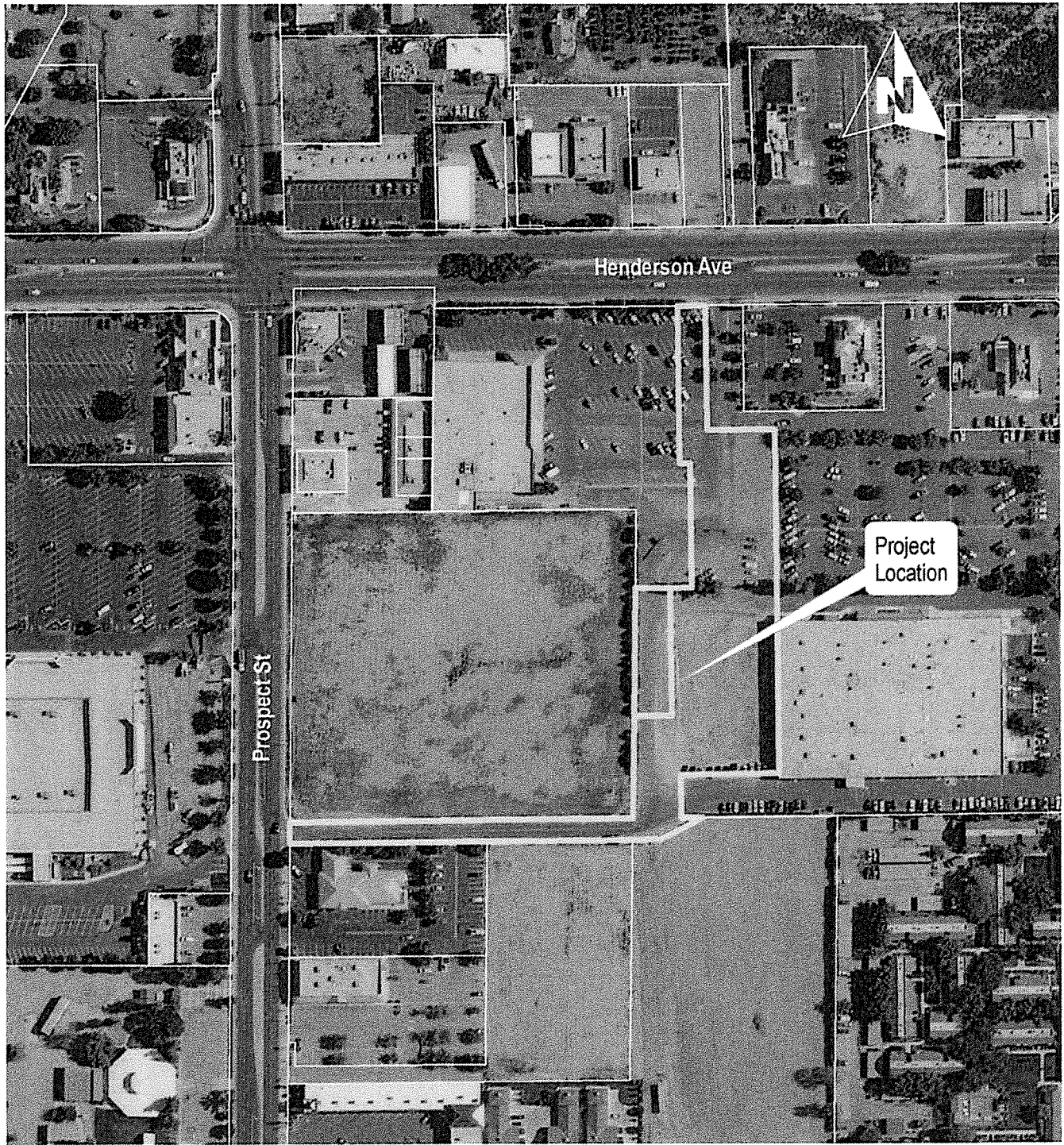
ENVIRONMENTAL REVIEW:

Pursuant to Section 15332 Class 32 (In-fill Development) the proposed project is categorically exempt from California Environmental Quality Act. Upon approval by the City Council, the Environmental Coordinator would file the Notice of Exemption with the Tulare County Clerk.

RECOMMENDATION: That City Council adopt the draft resolution approving the Conditional Use Permit (PRC 2014-005-C) subject to conditions of approval.

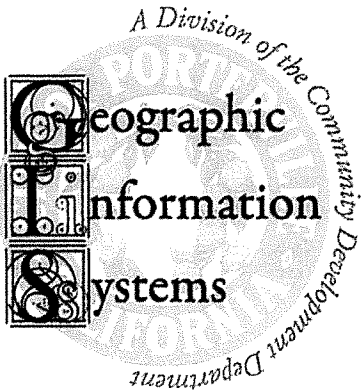
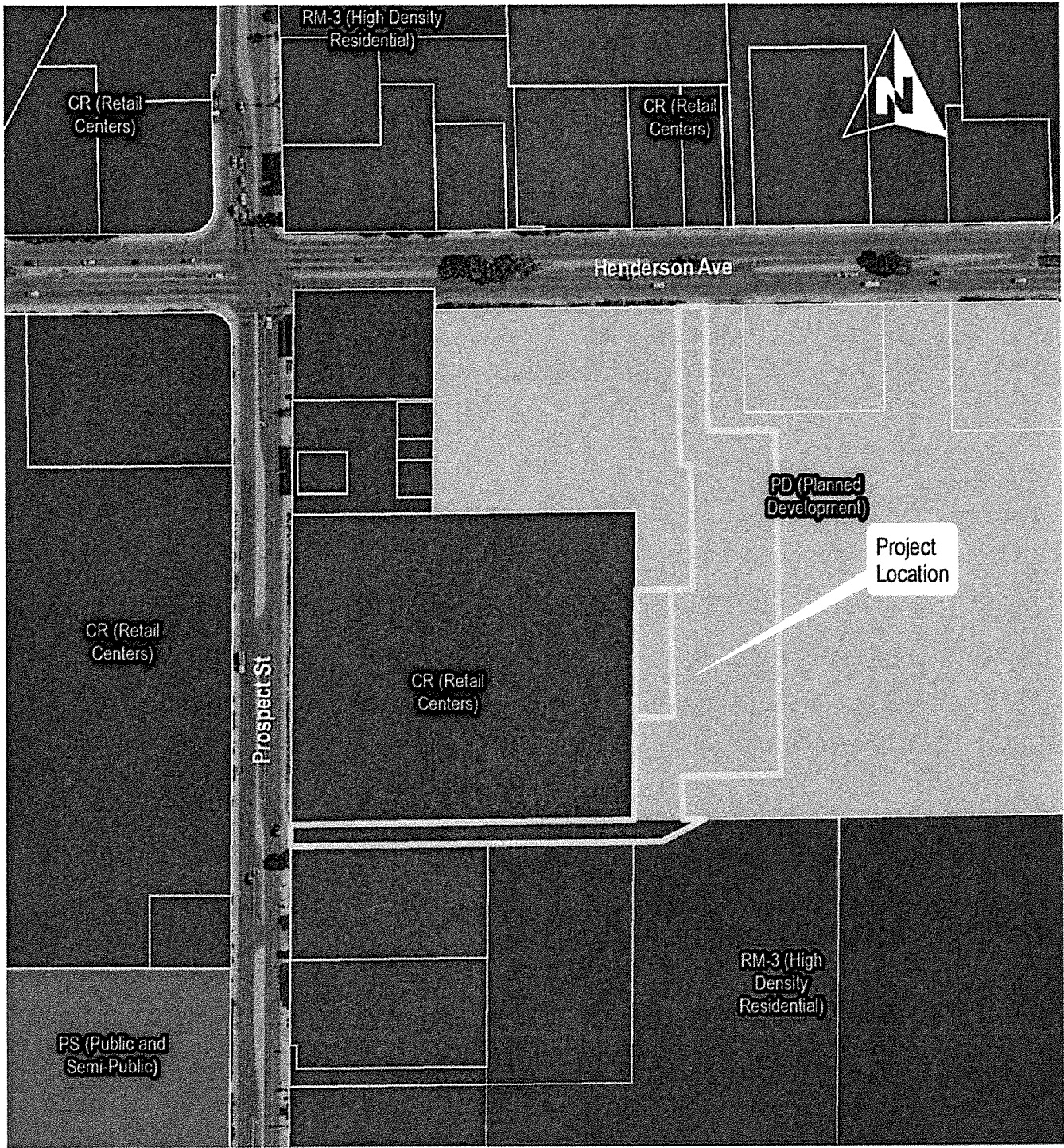
ATTACHMENTS:

1. Project Locator Map
2. Zoning Map
3. Elevations
4. Site Plan
5. Resolution No. 624 (Specific Plan)
6. Draft Resolution containing findings in support of approval for Conditional Use Permit 2014-005-C for the development of a drive through car wash tunnel with self-serve vacuums.



PRC 2014-005
Waterdrops Car Wash CUP
Locator Map
 1" = 200 ft.

ATTACHMENT
ITEM NO. |



PRC 2014-005
Waterdrops Car Wash CUP
Zoning Map
1" = 200 ft

ATTACHMENT
ITEM NO. 2



SCOTT ASSOCIATES
ARCHITECTS

1000 BAYVIEW DRIVE, SUITE 100
SAN FRANCISCO, CALIFORNIA 94134
TEL: 415.774.1100 FAX: 415.774.1101



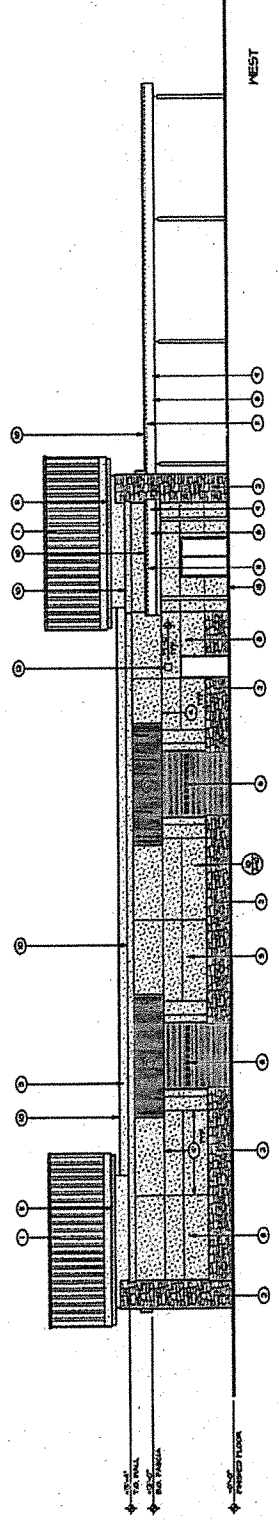
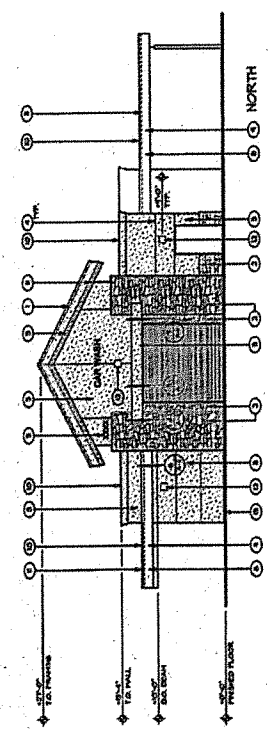
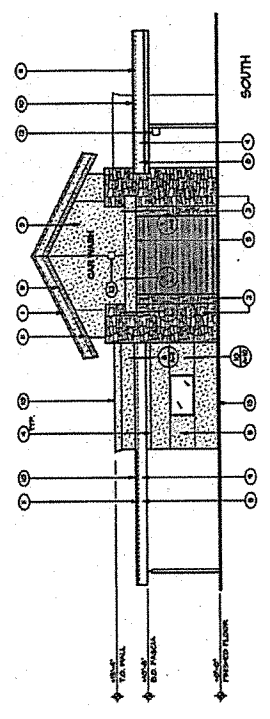
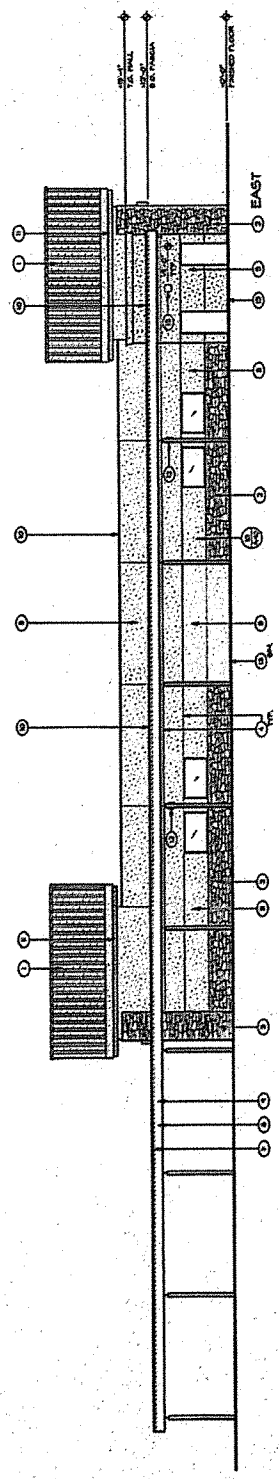
NEW
GARAGE
FOR

ALISAM
PROPERTIES,
LLC

HERNDON AVE
EAST OF PROSPECT
PARKWAY
SAN FRANCISCO
CALIFORNIA

EXTERIOR ELEVATIONS
PROJECT NO. 10000000

CUP-2



GENERAL NOTES
1. CROFT & GARDNER ARCHITECTS HAS REVIEWED THESE ELEVATIONS FROM THE ARCHITECT'S OFFICE.

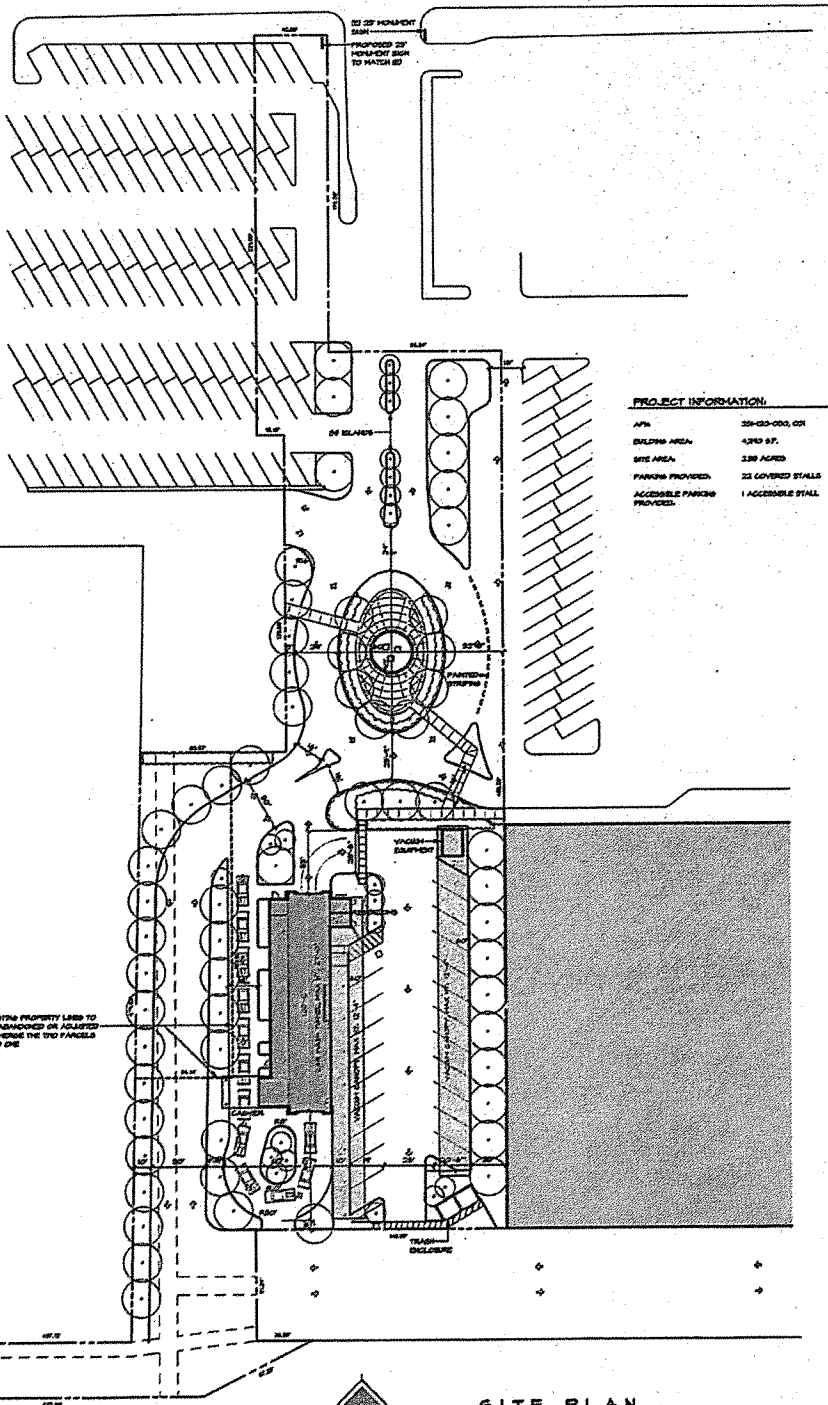
- KEY NOTES**
- 1 TILE ROOF
 - 2 BRICK VENTILATION
 - 3 BRICK VENTILATION
 - 4 BRICK VENTILATION
 - 5 BRICK VENTILATION
 - 6 BRICK VENTILATION
 - 7 BRICK VENTILATION
 - 8 BRICK VENTILATION
 - 9 BRICK VENTILATION
 - 10 BRICK VENTILATION
 - 11 BRICK VENTILATION
 - 12 BRICK VENTILATION

EXTERIOR ELEVATIONS

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

**ATTACHMENT
ITEM NO. 3**

HENDERSON AVE



PROJECT INFORMATION:



APN	25H-03-000, 001
BUILDING AREA	4,292 SF.
SITE AREA	2.89 ACRES
PARKING PROVIDED	23 COVERED STALLS
ACCESSIBLE PARKING PROVIDED	1 ACCESSIBLE STALL

EXISTING PROPERTY LINES TO BE ABANDONED OR ADJUSTED TO MERGE THE TWO PARCELS INTO ONE



SITE PLAN

04-0-004
SCALE: 1" = 30'-0"

CUP-1	SITE PLAN	HENDERSON AVE EAST OF PORTERST PONTIACVILLE CALIFORNIA	ALISAN PROPERTIES, LLC	1001 CANTERBURY RUE		SCOTT ASSOCIATES ARCHITECTS	
	DATE: 04/15/2011	PROJECT NO: 11-001	DRAWN BY: J. BROWN	CHECKED BY: J. BROWN		DATE: 04/15/2011	

**ATTACHMENT
ITEM NO. 4**

RESOLUTION NO. 628

CONDITIONAL USE PERMIT NO. 11-74(P-D)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PORTERVILLE CONTAINING FINDINGS IN SUPPORT OF THE APPROVAL OF SPECIFIC PLANS FOR THE DEVELOPMENT OF PORTERVILLE WEST SHOPPING CENTER, TO BE LOCATED AT THE SOUTHWEST CORNER OF STATE HIGHWAY 65 AND HENDERSON AVENUE, AND APPROVAL FOR SPECIFIC PLANS FOR THE CONSTRUCTION OF A "K-MART" STORE TO BE LOCATED WITHIN THE SUBJECT SHOPPING CENTER,

WHEREAS: The Porterville Planning Commission at their regularly scheduled meeting of November 12, 1974, held a public hearing to consider the Specific plans for the development of a shopping center at the southwest corner of State Highway 65 and Henderson Avenue, and for approval of construction plans for a "K-Mart" store to be located within the subject shopping center, and

WHEREAS: The Planning Commission received testimony from all interested parties relative to the proposed development, and

WHEREAS: The Planning Commission reviewed the detailed plot plan, parking plan, landscape and irrigation plan, on and off-site utilities, development scheduled and other miscellaneous improvements, and

WHEREAS: The Planning Commission also reviewed the plans for construction of the 71,657 square foot "K-Mart" store, which will be a single story building constructed of split face block, and will include a screened outdoor seasonal sales area containing 8,811 square feet, and

WHEREAS: The Planning Commission also considered the proposed signing for the "K-Mart" store, totaling approximately 415 square feet, or 3.8% of the

15% allowable.

NOW, THEREFORE, BE IT RESOLVED: That the Porterville Planning Commission does hereby approve Conditional Use Permit No. 11-74(P-D) for Specific Development Plans for the Porterville West Shopping Center, and for specific construction plans for the "K-Mart" store, subject to the following conditions:

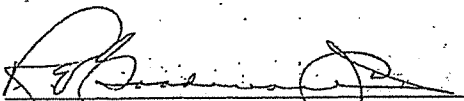
1. That all development conform with the Specific Plans as presented to the Planning Commission unless herein conditioned otherwise, and that all applicable provisions of the Planning Commission Resolution No. 624 shall remain in full force as if restated herein.
2. That prior to the issuance of an occupancy permit for the K-Mart facility, all on-site and off-site improvements required by the City of Porterville or shown on the Specific Plans shall be constructed or installed with the exception of those improvements shown to be in Phase 2 and Phase 3 construction.
3. That those areas approved for phased construction, and the area of the future market structure, be rough graded and the soil treated to prevent dust and for weed abatement, and so maintained until developed.
4. That construction and detail plans, when submitted for a building permit, be revised to reflect all design features of the approved specific plot plan.
5. That the submitted signing for the K-Mart facility be approved with the exception that there be no identification signs on the southerly building elevation.
6. That with the exception of parking section indicator signs attached to interior light standards, all other on-site directional signing shall not exceed 42" in height, nor shall such signing project over any property line.
7. That the developer provide and install one standard "Stop" sign for traffic control at the point of egress from the shopping center onto Prospect Street, with the exact location to be approved by the City Engineer.
8. That the area adjacent to the southerly boundary of the shopping center, between the six (6) foot concrete block fence and a parallel raised curb, approximately four (4) feet apart, be surfaced with asphaltic concrete or landscaped.

9. That all vehicle parking stalls be striped in accordance with the parking and circulation pattern shown on the Specific Plot Plan approved by the Planning Commission, with the exception that such stalls may be "double striped," and that such striping be permanently maintained.
10. That directional arrows and stop bars shall be painted on the asphalt surface of the parking lot as shown on the Specific Plan approved by the Planning Commission and be permanently maintained.
11. That unless approved by the City of Porterville, no uses shall be established that do not conform to uses permitted under C-2 zoning regulations.
12. That approval of the Specific Plans does not include the proposed "Parceling Plan," Sheet C-2, since a Tentative Parcel Map is a requirement under the provisions approving the General Development Plan and will be treated separately, and because parcels shown to be "Not A Part" are definitely A Part of the subject property and will be considered.
13. That the existing pomegranate trees on the westerly side of the center be considered part of the landscaping, and that a letter be submitted to the Planning Department agreeing that in the event of the loss or removal of any plantings, the applicant will provide replacements on-site.

MOVED by Commissioner Roberts, seconded by Commissioner Rankin, and carried unanimously by roll call vote.

DATED: November 12, 1974

ATTEST:


R. V. Goodman, Jr., Chairman
Porterville Planning Commission

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORTERVILLE
APPROVING CONDITIONAL USE PERMIT 2014-005-C TO ALLOW FOR THE
DEVELOPMENT OF A DRIVE THROUGH CAR WASH TUNNEL WITH SELF-SERVE
VACUUMS LOCATED AT PORTERVILLE WEST SHOPPING CENTER

WHEREAS, on November 12, 1974, the Porterville Planning Commission held a public hearing to consider the Specific Plan for Porterville West Shopping Center and received testimony from all interested parties related to the shopping center; and

WHEREAS, the Porterville West Shopping Center was developed in the mid-1970s, anchored by a K-Mart, and included a variety of other stores and uses. A Specific Plan was adopted at the time of that initial development by Planning Commission Resolution #624. However, the conditions and terms of that document were broadly written and the Specific Plan essentially holds the development to what are now the City of Porterville's standard development conditions. Because of this, no modification to the Specific Plan is required; and

WHEREAS, on May 6th, 2014, the City Council of the City of Porterville conducted a public hearing to consider approval of Conditional Use Permit 2014-005-C to allow for the development of a drive through car wash tunnel with self-serve vacuums located on Henderson Avenue, just east of Prospect Street, within the Porterville West Shopping Center; and

WHEREAS, the conditional use permit is required pursuant to Section 203 and 301.05 of the Development Ordinance for automobile washing facilities. The conditional use permit would allow the construction of a drive through car washing tunnel with self-serve vacuums; and

WHEREAS, on April 21st, 2014, the Environmental Coordinator made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15332 of the California Code of Regulation (CEQA Guidelines) as Class 32 Exemption; and

WHEREAS, the proposed Conditional Use Permit is supported by the General Plan, Development Ordinance and Water Conservation Plan in that the proposed development is consistent with Section 301.05 of the Porterville Development Ordinance and supports Governor Brown's Executive Order to mitigate the effects of drought conditions, signed April 25, 2014.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Porterville does hereby make the following findings:

1. That the project shall be designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.

The design of the proposed project in terms of height, location, and density complies with the development standards of the Porterville West Shopping Center Specific Plan and Porterville Development Ordinance; subsequent building permit application review will ensure that the development is constructed per local, state, and federal guidelines, as applicable. The proposed development will blend in with the adjacent use of the Government Center by incorporating similar colors and materials such as soft earth tones. The architectural style is Spanish-Mediterranean with cement plastered walls; stone veneer accents will be incorporated into the design of the car wash tunnel building along with accent lighting, cornice features, and varied rooflines for architectural articulation. Landscaping as proposed exceeds the minimum requirements throughout the project.

2. That the design, including the location and number of driveways, shall promote safe and efficient on-site traffic circulation.

Due to the unique shape of the subject parcels, the facility will be accessible from Henderson Avenue and Prospect Street. Circulation through the car wash tunnel and the vacuum area is clearly identified and separated from through traffic on-site. The design, including the location and number of driveways, promotes a safe and efficient on-site traffic circulation and shall comply with all engineering requirements.

3. That lighting shall be designed to be low-profile, indirect or diffused, create a pleasing appearance, and avoid adverse impacts on surrounding uses.

All lighting requirements shall comply with Section 306.07 (Lighting and Glare), light shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with normal operation or enjoyment of surrounding properties.

4. That approval of the proposed project 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.

The approval of the project will advance the goals and objectives of and is consistent with the policies of the General Plan by fostering strong, visually attractive regional commercial centers with a mix of tenants to serve both local and regional needs. As noted above, a Specific Plan was adopted at the time of the initial development by Planning Commission Resolution #624. However, the conditions and terms of that document were broadly written and the Specific Plan essentially holds the development to what are now the City of Porterville's standard development conditions. Because of this, no modification to the Specific Plan is required.

5. That the location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conforms in all significant respects with the General Plan, the Porterville Development Ordinance and with any other applicable plan adopted by the City Council.

The location, size, design, and operating characteristics complies with Section 203 and 301.05 of the Development Ordinance for automobile washing facilities. The proposed development complies with the Specific Plan for Porterville West Shopping Center (CUP 11-74(P-D)).

BE IT FURTHER RESOLVED that the City Council of the City of Porterville does hereby approve Conditional Use Permit (PRC 2014-005-C) for the development of a drive through car wash tunnel with self-serve vacuums located on Henderson Avenue, just east of Prospect Street, within the Porterville West Shopping Center as represented as incorporated herein as Exhibit "A" and "B" subject to the following conditions:

1. The development shall be constructed and operated in a manner consistent with the attached exhibits and the operational elements described herein.
2. The development shall comply with all applicable local, state, and federal laws and regulations.
3. The developer/applicant shall have a registered Civil Engineer or Land Surveyor prepare and submit a Parcel Merger that will merge the parcels (251-120-031 and 030) into one contiguous parcel to meet the requirements of all applicable codes. The Parcel Merger shall be approved prior to the issuance of a building permit.
4. The proposed development is zoned PD (Planned Development), in the Retail Centers General Plan Land Use designation, and located within the Specific Plan for Porterville West Shopping Center (CUP 11-74(P-D)). Complementary architectural design elements of the adjacent building such as color and materials shall be incorporated into the proposed development to ensure orderly, transitional and consistent development.
5. The proposed development shall not generate noise that is in violation of the City's Noise Standards contained in Chapter 18, Article IX, of the Porterville Municipal Code or other standards adopted by the City Council. The developer/applicant shall install silencers to their modular drying system to reduce the noise level to "normally acceptable" for future residential development located south of the project site. Compliance with the machine operated decibel reading with silencers submitted and reviewed by the Zoning Administrator on April 29, 2014, shall be sufficient not to require a six foot block wall which would otherwise be required along the southwest property where the line abuts a residential district.
6. The developer/applicant shall comply with Section 301.05 of the Porterville Development Ordinance (Auto Service Stations and Car Washing). Automobile/vehicle washing facilities shall be limited in hours of operation from 8:00 a.m. to 8:00 p.m., seven (7) days a week when abutting a residential district.
7. The developer/applicant shall comply with Section 300.07 of the Porterville Development Ordinance (Lighting and Illumination). Light fixtures shall not exceed 40 feet in height and all lighting fixtures shall be shielded so as not to produce

obstructive glare onto the public right-of-way or adjoining properties. Pedestrian Oriented lighting in the Retail Center districts shall be provided for secure nighttime pedestrian environment at building entrances, on-site pedestrian walkways and open areas with a safe level of illumination with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. A photometric plan shall be included with the building permit submittal that illustrates compliance to Section 203.04 (2), (d) 3, of the Porterville Development Ordinance.

8. The developer/applicant shall comply with Chapter 303 of the Porterville Development Ordinance (Landscaping). Landscape plans shall be drawn to scale and shall at a minimum indicate: proposed plant locations, species, and sizes; any additional proposed landscape elements; soil preparation measures; and any other measures to facilitate plant growth or control erosion. Landscape plans shall include verification that the soil type, depth, and other characteristics are appropriate for the proposed landscaping and irrigation. Landscape plans shall also indicate the location of any existing trees over six (6) inches in diameter, and whether each such tree is proposed for retention or removal. Each landscape plan shall be accompanied by an irrigation plan that at a minimum indicates the location, type and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, and backflow prevention devices.
9. Landscaping shall be designed and plantings selected so that water use is minimized. The total “water use value” of the proposed landscaping on a site, as described in Section 303.07(b) of the Porterville Development Ordinance, may not exceed the total planting area.
10. The developer/applicant shall extend that portion of the wall located at the rear property line to prevent ingress from that unimproved lot located south of the project site.
11. All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site.
12. The developer/applicant shall comply with Section 300.10 (a) and (b) of the Porterville Development Ordinance (Screening). All mechanical and electrical equipment and antennas shall be screened or incorporated into the design of buildings so as not to be visible from the street, freeway, or adjacent residential districts. Such equipment includes, but is not limited to, all roof-mounted equipment, utility meters, cable equipment, telephone entry boxes, backflow prevention devices, irrigation control valves, electrical transformers and pull boxes. Screening devices shall be consistent with the exterior colors and materials of the buildings to which they are attached. Roof access ladders and fire sprinkler risers shall be located internally as allowed by the California Building Code.
13. The proposed development shall not be used or occupied in a manner creating dangerous, injurious, or noxious fire, explosive or other hazard; noise, vibration, smoke, dust, odor, or form of air pollution; heat, cold dampness, electrical or other

disturbance; glare, refuse, or wastes; or other substances, conditions or elements which would substantially affect the surrounding area in an adverse manner.

14. The developer/applicant shall comply with Section 300.13 of the Porterville Development Ordinance (Trash and Refuse Collection Areas) as follows:
 - a) Solid waste and recycling storage areas located outside or on the exterior of any building shall be enclosed per City standards for refuse and recycling enclosures.
 - b) Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
 - c) Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material. If not visible from a public street, public parking area, or residential area, the enclosure gates may be constructed of chain link with wood or plastic inserts.
 - d) Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
 - e) Pads shall be a minimum of six (6) inch-thick concrete.
 - f) Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.
 - g) The perimeter of the recycling and trash enclosure, except for areas used for access, shall be planted, if feasible, with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - h) The area in front of all enclosure types shall be kept clear of obstructions, and shall be painted, striped, and marked "No Parking."
15. Unless otherwise noted, the developer/applicant shall comply with the City Master Plans, Standard Specifications for Public Works Construction (2012 Edition), and Standard Plans and Specifications (2007 Edition), except where they are in conflict with the Americans with Disabilities Act and the 2013 California Building Code, the Tulare County Hazardous Waste Management Plan, the California Manual on Uniform Traffic Control Devices, the Porterville Circulation Element, or the Tulare County Congestion Management Program.
16. The developer/applicant shall pay all applicable fees according to the Municipal Code and State law. The developer/applicant is hereby notified that you have the right to pay fees, dedications, reservations or other exactions, under protest, pursuant to Government Code Section 66020(a). You have 90 days from the date fees are paid to file a written protest.
17. The developer/applicant shall provide a Soils Report in conformance with Chapter 18

of the 2013 California Building Code.

18. The developer/applicant shall comply with Appendix J, "Grading" of the 2013 California Building Code, including provision of a grading and drainage plan signed by a licensed civil engineer or architect.
19. The developer/applicant shall construct drainage facilities as required to serve the property (Ord. No. 1306). Staff is requesting that the parking lot be designed to convey water to the City drainage system that exists near the southwest corner of the property to be developed.
20. The developer/applicant shall comply with City Retaining Wall Standards (adopted by City Council January 3, 1989) at lot lines where such standards are applicable.
21. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full parcel frontages (Henderson Avenue and Prospect Street), except where they exist and are in good condition in the opinion of the City Engineer (Ord. No. 1306). Existing frontage improvements were evaluated and determined that they were noncompliant. An accessible path of travel across the driveway(s) serving the property must be provided by the removal and replacement of each driveway per the attached professional office/commercial standard driveway standard plan.
22. 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 Henderson Avenue.
23. The developer/applicant shall design the parking lot in conformance with Section 304 of the Development Ordinance, if the project includes reconstruction and/or rehabilitation of the existing parking lot. Minimum cross slopes within the parking lot shall be 1.5% for asphalt concrete or 1% for concrete paving areas.
24. The developer/applicant shall provide a site plan that illustrates truck turning movements where applicable within parking lot and through the proposed traffic circle. The site plan shall be approved prior to issuance of a building permit application.
25. The developer/applicant shall, under City inspection, remove all existing abandoned and unnecessary items, to the satisfaction of the City Engineer, before the issuance of a certificate of occupancy (For example, foundations, septic tanks, irrigation pipes, etc.).
26. The developer/applicant shall abandon existing wells, if any, after first getting an abandonment permit from the Tulare County Environmental Health Department, and providing the City Engineer with proof of compliance with County regulations before performing any grading or issuance of the building permit, whichever comes first.
27. The developer/applicant is advised that he/she is obligated to comply with the National

Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for discharge of Storm Water Associated with construction activity will be required (except operations that result in disturbance of less than one acre of total land area and which are not a part of a larger common plan of development or sale). Before construction begins, the proponent must submit a Notice of Intent (NOI) to comply with the permit, a site map, and appropriate fee to the State Water Resources Control Board (SWRCB). The proponent must also prepare a Storm Water Pollution Prevention Plan (SWPPP) for the entire project before construction begins. The SWPPP must contain at a minimum all items listed in Section A of the permit, including descriptions of measures to be taken to prevent or eliminate unauthorized non-storm water discharges and both temporary (e.g., fiber rolls, silt fences, etc.) and permanent (e.g., vegetated swales, detention basins, etc.) best management practices that will be implemented to prevent pollutants from discharging with storm water into water of the United States. If portions of the project area are to be sold off before the entire project is completed, the proponent must submit to the California Regional Water Quality Control Board a change of information form identifying the new owners along with a revised site map clearly depicting those portions that were sold and those that are remaining. The proponent is also responsible for informing each new owner of their responsibility to submit their own NOI, site map, and appropriate fee to the SWRCB and to prepare their own SWPPP.

28. The developer/applicant shall assure compliance with applicable San Joaquin Valley Air Pollution Control District Rules (e.g., Numbers 8010, 8020 and 8030), regarding fugitive dust by obtaining a Dust Control Permit, as well as Section 7-8, Project Site Maintenance of the Standard Specifications. The developer/applicant shall provide a street sweeper as necessary to comply. During grading operations, the "Supervising Civil Engineer" shall be responsible for enforcing the dust control provisions of Section 7-8 or the developer/applicant shall pay inspection fees on the grading cost to compensate the City for dust control inspection. The improvement plans shall show a designated wash out area for concrete trucks, and a sign designating it as such. The developer/applicant shall remove and properly dispose of waste concrete deposited in this area.

29. San Joaquin Valley Air Pollution Control District (District) Adoption of Rules 9510 and 3180 – Indirect Source Review (ISR) Rules

The San Joaquin Valley Air Pollution Control District enforces the Indirect Source Rule (ISR). ISR applies to projects that are at least:

- 50 residential units
- 2,000 square feet of commercial space
- 9,000 square feet of educational space
- 10,000 square feet of government space
- 20,000 square feet of medical or recreational space
- 25,000 square feet of light industrial space
- 39,000 square feet of general office space

- 100,000 square feet of heavy industrial space
- Or, 9,000 square feet of any land use not identified above.

Projects that meet the above thresholds but are found through the application process to have mitigated emissions of less than two tons per year each of nitrogen oxides and PM10 (particulate matter 10 microns and smaller) are not subject to the emission-reduction requirements of the rule.

- a) It is the applicants' responsibility to file an application (found at <http://www.valleyair.org/ISR/ISR.htm>) with the District. The application must be filed with the District no later than concurrent with an application for final discretionary approval with a public agency. An application may be filed with the District prior to applying for a final discretionary permit from the local agency, at the discretion of the applicant. This timing was included in the rule so that applications filed with the District would not interfere with the local agency development approval process and so that local agencies could consider the benefits of the ISR program emission reductions in their environmental documents.
- b) The District recognizes the land use authority of local land use agencies and does not impose any design requirements upon ISR projects.
- c) ISR applicants can take credit for those measures that are required by the local agency or included in the design of the project that have a quantifiable air quality benefit. ISR applicants can also take emission reduction credit for those measures that are not required by the local agency, but have been voluntarily identified by the applicant.
- d) The District is responsible for enforcing compliance for those measures identified by the applicant that are not required by the local agency and do not affect the design or construction standards. Examples of District enforced measures are operational measures such as businesses offering transit subsidies to employees and transportation demand management programs. The District enforces those measures through a Monitoring and Reporting Schedule (MRS).
- e) The District will notify the local agency when a project's application is deemed complete, and when it is approved. The District will send copies of the preliminary and finalized MRS to the local agency for voluntary review for consistency with local regulations and programs.
- f) If the local agency, or applicant or district determines that a measure on the MRS is not consistent with local agency regulations and programs, that measure will be removed from the MRS and the project will be re-assessed.
- g) The District will provide a letter of rule compliance status to the local agency upon request.

h) The ISR Rules and Program does not place any requirements upon the agency.

For more information regarding the Indirect Source Rule, please contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000. The Central Region office in Fresno is leading the ISR enforcement.

30. 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.

31. An oil, sand, and silt separator, with a capacity of at least 1,000 gallons, will be required for this car wash development. Capacity calculations shall be provided with the building permit application.
32. The developer/applicant 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 to be approved by City prior to issuance of building permit. Enclosure should be oriented for direct pick up and ADA compliant. 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.
33. The developer/applicant shall construct the pipe connecting to on-site fire hydrants to City water main standards and shall provide easements for maintenance to the on-site water mains.
34. The developer/applicant is hereby notified that the installation of an additional water meter, servicing the irrigation system, would be beneficial for monitoring actual water usage. The City will monitor actual water usage for one year and will bill the owner the impact fees based on the actual water usage.
35. The developer/applicant shall design on-site water systems meeting the requirements of California Plumbing Code and Fire Code. It shall be noted that the City water system complies with Title 22 of the California Administrative Code and any assurance to effectively provide water pressure for multi-story buildings is the sole responsibility of the owner/builder.
36. The developer/applicant shall submit three (3) complete sets of plans, signed by a licensed Architect or Engineer, including two (2) sets of energy calculations and structural calculations.

37. Plan submittals shall comply with current access laws (both State and Federal). The most stringent Code shall prevail.
38. Plan submittals shall comply with all current applicable Codes.
39. The developer/applicant shall make payment of the required plan check fees at the time of building permit plan submittal.
40. The developer/applicant shall provide soil compaction test(s) as required by the applicable building code sections.
41. The developer/applicant shall pay School Development fees and all other City fees at the time table determined by current City Ordinance.
42. The developer/applicant shall pay all fees according to the Municipal Code and State Law.
43. Restrooms, main entrance/s, and paths of travel from designated parking stalls shall comply with current access laws (both State and Federal). The most stringent Code shall prevail.
44. Compliance forms and worksheets are required to be included on all plan submittals. (Per California Green Code.)
45. All construction offices, storage containers, etc. planned and/or intended for temporary use during construction must receive approval from the Chief Building Official through a separate permit process prior to their installation and/or placement on the property and must be removed from the jobsite prior to final occupancy being requested and/or approved.
46. Signs require separate plan submittal and separate permit per the Development Ordinance.
47. The Building Official has designated the proposed construction to be a "B" Occupancy Classification.
48. Allow two (2) weeks review time for the initial plan check submittal and an additional two (2) weeks review time for each subsequent re-submittal.
49. No deferred items. Plans submitted with deferred items will automatically be rejected and are not guaranteed a complete plan review prior to said rejection.
50. A back-flow device is required on the water meter. The developer/applicant shall comply with the City standard for "backflow" prevention pursuant to Resolution No. 9615.

51. A grease trap or grease interceptor is required.
52. The Police Department recommends consideration of a monitored burglar alarm for all buildings and recorded video capabilities to monitor activity on and about the property during and after hours of operation.
53. Provide adequate lighting to illuminate buildings and property during evening hours when business is closed.
54. Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
55. 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.
56. The developer/applicant shall provide a mutual ingress/egress agreement for the Porterville West Shopping Center or affected parcels at the time of building permit submittal.

PASSED, APPROVED AND ADOPTED this 6th day of May, 2014.

Cameron J. Hamilton, Mayor

ATTEST:

John D. Lollis, City Clerk

By _____
Patrice Hildreth, Chief Deputy City Clerk



SCOTT ASSOCIATES
ARCHITECT

3000 PARKWAY DRIVE
SUITE 100
PORTONVILLE, CALIFORNIA 95758
TEL: (916) 486-1111
FAX: (916) 486-1112



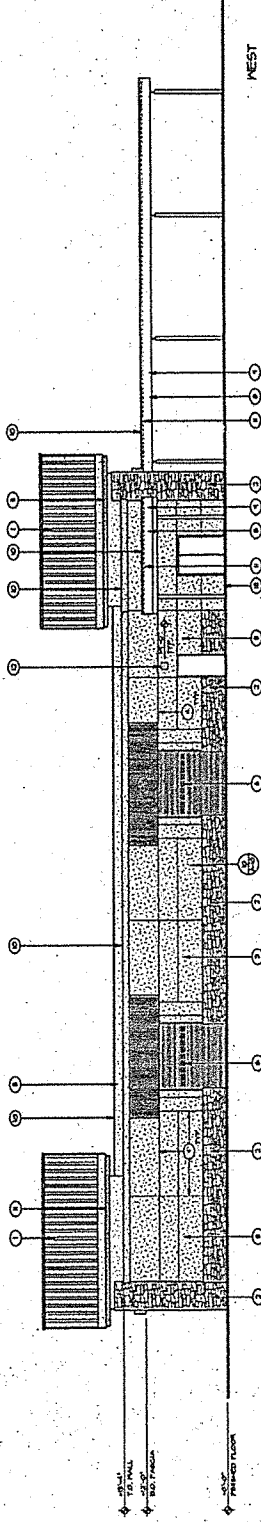
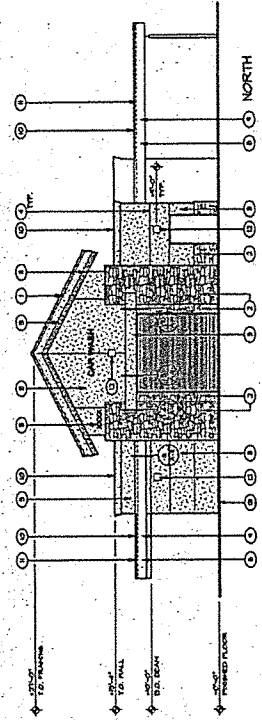
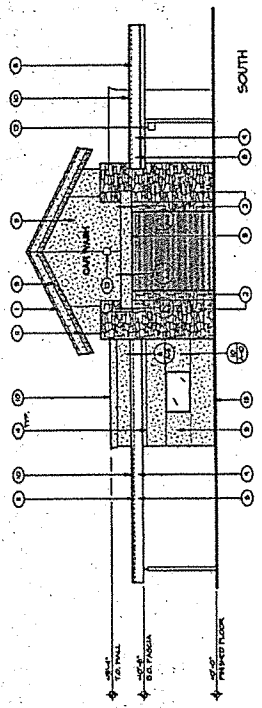
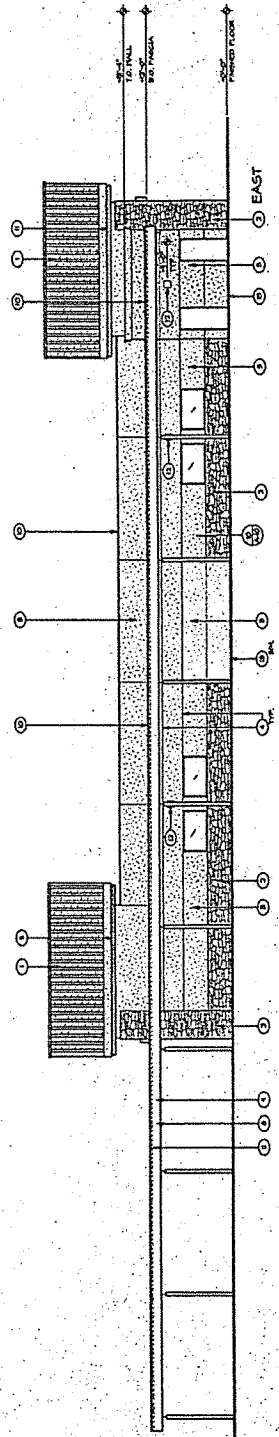
NEW CAR WASH FOR

ALISAM PROPERTIES, LLC

18000000 AVE
EAST OF PORTONVILLE
CALIFORNIA

PROJECT NAME	NEW CAR WASH
CLIENT	ALISAM PROPERTIES, LLC
DATE	10/15/11
EXTERIOR ELEVATIONS	
PROJECT NO.	

CUP-2



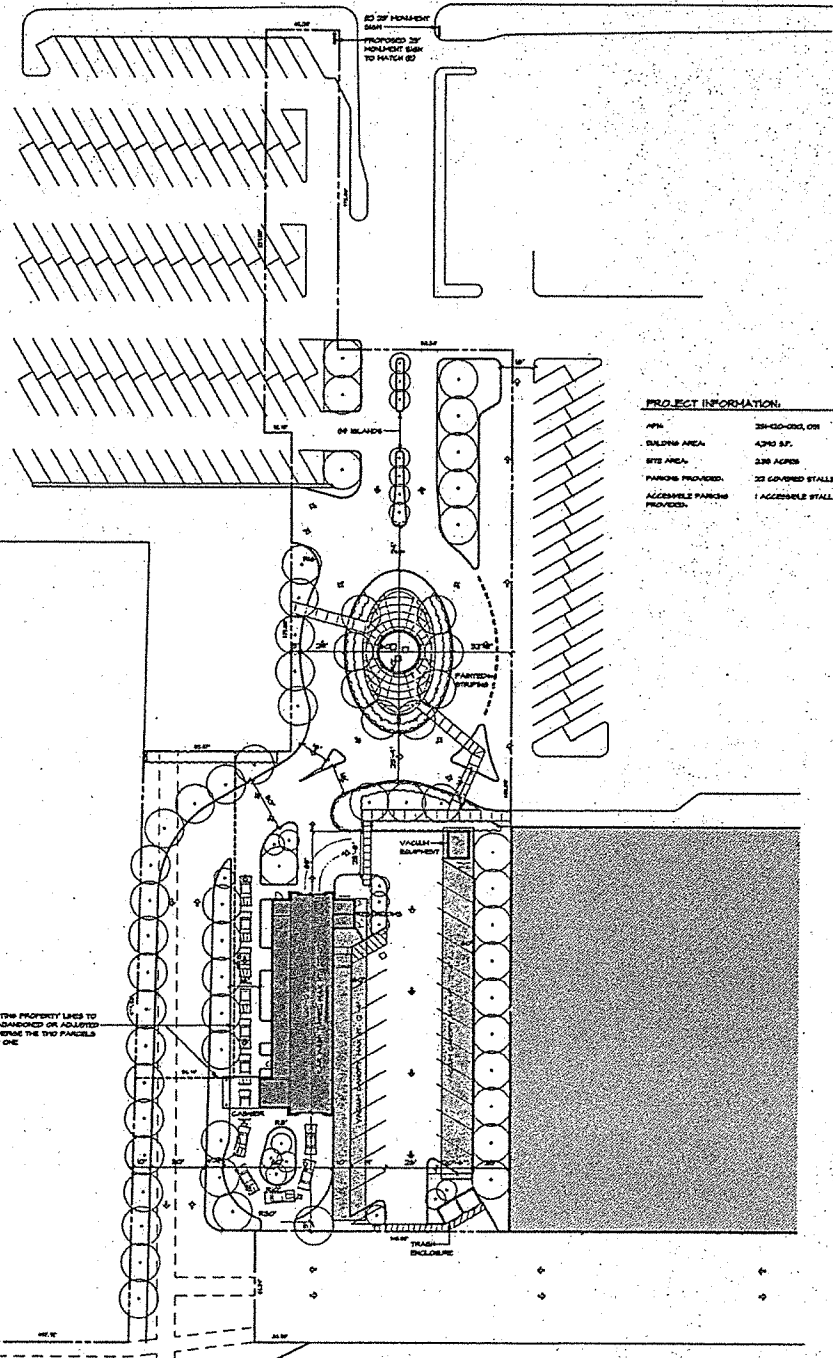
GENERAL NOTES

1. CONCRETE FLOORS SHALL HAVE ACRYLIC FINISH
2. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH

- KEY NOTES**
- 1. ROOF: SEE SPECIFICATION SECTION 05100
 - 2. ROOF VENT: SEE SPECIFICATION SECTION 05100
 - 3. ROOF PANELS: 3/4\"/>
 - 4. CONCRETE FLOORS: 4\"/>
 - 5. ALL WALLS: 8\"/>
 - 6. FINISH: SEE SPECIFICATION SECTION 09000
 - 7. FINISH: SEE SPECIFICATION SECTION 09000

EXTERIOR ELEVATIONS
SCALE: 1/4\"/>

HENDERSON AVE



PROJECT INFORMATION:

APP.	28-00-002, 003
BUILDING AREA	4,292 SF.
SITE AREA	2.88 ACRES
PARKING PROVIDED	33 COVERED STALLS
ACCESSIBLE PARKING PROVIDED	1 ACCESSIBLE STALL

EXISTING PROPERTY LINES TO BE ADJUSTED OR ALTERED TO PERFORM THE SITE FUNCTIONS INTO ONE



SITE PLAN.

04-10-2014
SCALE: 1" = 30'-0"

CUP-1

UNAPPROVED FINAL PLAN
DATE: 04/10/2014
PROJECT: 28-00-002, 003
SHEET: 01 OF 01

HENDERSON AVE
PLANTING
FORTYVILLE
CALIFORNIA

ANSAAM
PROPERTIES,
LLC

1001
CANTON
CA 95741



SCOTT J. SCOTT
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 50487
STATE OF CALIFORNIA
EXPIRES 12/31/2016

