

PUBLIC HEARING

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT PRC 2013-027-C TO ALLOW THE CONSTRUCTION OF A NEW 4,302± SQUARE FOOT CONVENIENCE MARKET IN CONJUNCTION WITH FOUR SELF-SERVICE AUTOMOBILE FUEL PUMPS AND CANOPY LOCATED AT 1206 W. WESTFIELD AVENUE (SHOP 'N' SAVE)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT- PLANNING DIVISION

COMMENTS: The applicant is requesting approval of a Conditional Use Permit to allow the construction of a new 4,302± square foot convenience market in conjunction with four self-service automobile fuel pumps and a new canopy. The subject site is located at 1206 W. Westfield Avenue (Shop 'N' Save Market), and is situated in a CN (Neighborhood Commercial) Zone district and land use designation. The project includes demolition of an existing 4,620± square foot convenience market, 1,620± square foot office and 1,744± square foot single-family residential unit located at the northwest corner of Prospect Street and Westfield Avenue. The two parcels would be merged and the corner would be developed with the new convenience market.

Construction will be segmented into three (3) phases to reduce the business impacts of a closure during the transition from the existing store to the new convenience market. Phase One leaves the existing store operational and in place, and involves merging two (2) parcels, demolishing the existing 1620± square foot office and the 1,744± square foot single-family residential unit, and constructing the new 4,302± square foot convenience market, along with site improvements. Phase Two involves the demolition of the existing 4,620± square foot convenience market (Shop 'N' Save) and the construction of four (4) self-service automobile fuel pumps under a new canopy, as well as site improvements. Phase Three allows for a future commercial pad development that would be reviewed under a separate ministerial or discretionary process; the area set aside for the third phase will remain landscaped until development of the future pad site occurs.

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

RECOMMENDATION: That City Council adopt the draft resolution approving Conditional Use Permit PRC 2013-037-C, subject to conditions of approval.

ATTACHMENT: Complete Staff Report

DD  Appropriated/Funded N/A CM  Item No. 16

PUBLIC HEARING

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT -PRC 2013-027-C TO ALLOW THE CONSTRUCTION OF A NEW 4,302± SQUARE FOOT CONVENIENCE MARKET IN CONJUNCTION WITH FOUR SELF-SERVICE AUTOMOBILE FUEL PUMPS UNDER A NEW CANOPY LOCATED AT 1206 W. WESTFIELD AVENUE (SHOP 'N' SAVE)

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT- PLANNING DIVISION

APPLICANT/AGENT

Al Saleh  
PO Box 710  
Porterville, CA 93257

Mark Hillman  
34583 Hwy 190  
Springville, CA 93265

PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit to allow the construction of a new 4,302± square foot convenience market in conjunction with four (4) self-service automobile fuel pumps under a new canopy. The subject site is located at 1206 W. Westfield Avenue (Shop 'N' Save Market), and is situated in a CN (Neighborhood Commercial) Zone district and land use designation. The project includes demolition of an existing 4,620± square foot convenience market, 1,620± square foot office and 1,744± square foot single-family residential unit located at the northwest corner of Prospect Street and Westfield Avenue. The two (2) parcels would be merged creating a site totaling 0.834± acres in size, and the corner would be developed with the new convenience market.

The applicant, agent, and staff have worked together on site plan revisions to meet all applicable requirements of the Porterville Development Ordinance, which shall be implemented prior to issuance of a building permit. At the applicant's request, this project was analyzed under the recently adopted Development Ordinance. A number of the changes that became effective on January 3, 2014, and are more suitable to the project as initially proposed. Conditions of approval have been incorporated to facilitate compliance with all applicable codes and to address phasing of the project.

ANALYSIS: The project includes demolition of an existing 4,620± square foot convenience market, 1,620± square foot office and 1,744± square foot single-family residential unit located at the northwest corner of Prospect Street and Westfield Avenue. The two (2) parcels (APNs 246-024-019 and 246-024-007) would be merged and the corner would be developed with the new convenience market.

Construction would be segmented into three (3) phases to reduce the business impacts of a closure during the transition from the existing store to the new convenience market. Phase One leaves the existing store operational and in place, and involves merging two (2) parcels, demolishing the existing 1620± square foot office and the 1,744± square foot single-family residential unit and constructing the new 4,302± square foot convenience market, along with site improvements. Phase Two involves the demolition of the existing 4,620± square foot convenience market (Shop 'N' Save) and the

construction of four (4) self-service automobile fuel pumps under a new canopy, as well as site improvements. Phase Three allows for a future commercial pad development that would be reviewed under a separate ministerial or discretionary process; the area set aside for the third phase will remain landscaped until development of the future pad site occurs.

All existing buildings proposed for demolition were constructed and operational prior to annexation into the City of Porterville in 2006. The convenience market is a legal non-conforming use as related to the fuel pumps and alcohol sales. A conditional use permit is required to allow the expansion of a legal non-conforming use; conditional use permits are also required to develop an automotive service station pursuant to Sections 203 and 301.05 of the Development Ordinance. Currently, there are two (2) existing fuel pumps associated with the existing business. As proposed, the fueling area would shift in location slightly and two (2) additional pumps would be added, totaling four (4) fuel pumps.

Conversely, the square footage of store area dedicated to alcohol sales would not increase as a function of the proposed reconstruction. The square footage continues to be less than the 25% threshold identified in the Development Ordinance for liquor stores, and staff concurs with the applicant that the non-conforming use related to alcohol sales is not changing or expanding, and no conditional use permit is required for that aspect of the business. Further, the Alcohol Beverage Control Board has issued a Type 21 permit (off-sale general) and the business is in good standing with the Board. In the event that the City Council does not concur with staff's determination that a CUP for alcohol sales is not required, a public hearing would need to be noticed and held to consider a CUP. It should also be noted that the applicant already secures and restricts access to the distilled spirits.

As required in the Neighborhood Commercial Zone district, the project is designed so that the form and scale are complementary to the adjacent uses and surrounding neighborhood through implementation of pedestrian-oriented design elements in the building and overall site. The project site is surrounded by residential neighborhoods that can take advantage of the public sidewalk and the convenience market and future commercial development.

The site design as represented in the most recent submittal (dated September 11, 2013) is compliant with the Development Ordinance as related to building setbacks, landscaping standards, pedestrian orientation, and parking. As the "future retail" component of the project is not yet defined and development is not anticipated in the foreseeable future, the parking calculation is based on the convenience market alone. The proposed market requires a total of 22 parking spaces based on one space per 200 square feet of floor area. Fuel pumps do not count towards the required parking. The site layout provides 26 parking spaces. Additionally, drive approaches would be adjusted from the current configuration to comply with Engineering design standards and other right of way improvements, such as sidewalks and curbs, would be incorporated into the new project. Specific details would be addressed during building permit review.

GENERAL PLAN CLASSIFICATION: Neighborhood Commercial

ZONING CLASSIFICATION: CN (Neighborhood Commercial)

SURROUNDING ZONING AND LAND USES:

North: RS-2 (Single-Family Residential Units)

West: RS-2 (Single-Family Residential Units)

South: RS-2 (Single-Family Residential Units)  
East: RM-2 (Westfield Christian Church of Porterville)

LEGAL NOTICE:

Date Environmental Document Distributed	Date Notice Published in Porterville Recorder	Date Notice Mailed to Property Owners within 300 feet of property
Item deemed Categorically exempt. Notice of Exemption mailed upon Council decision.	January 11, 2014	January 9, 2014

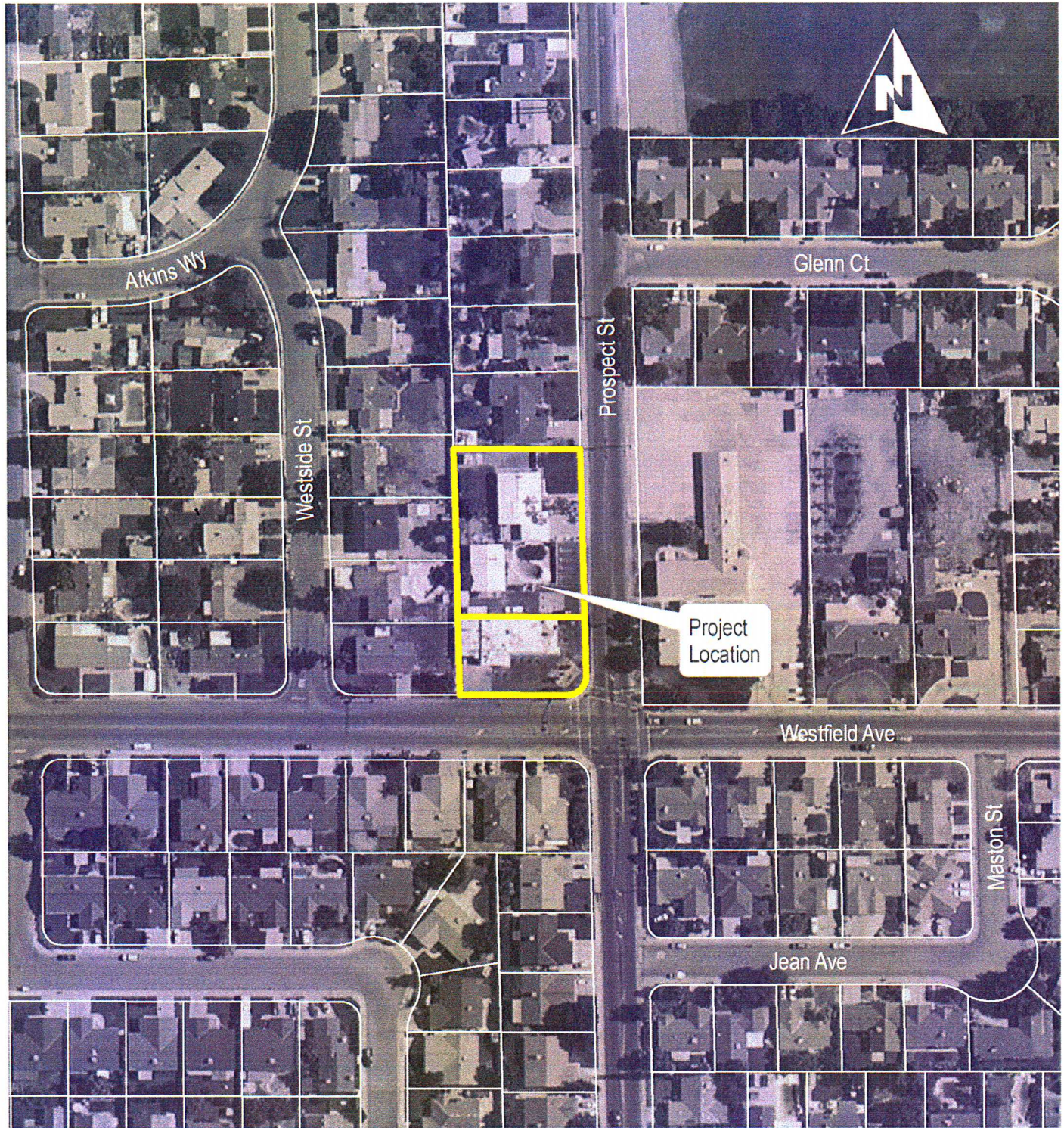
ENVIRONMENTAL REVIEW:

Pursuant to Section 15302 Class 2 (Replacement or Reconstruction) the proposed project is categorically exempt from the California Environmental Quality Act.

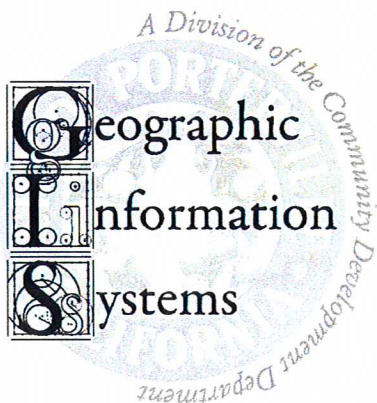
RECOMMENDATION: That City Council adopt the draft resolution approving the Conditional Use Permit (PRC 2013-037-C) subject to conditions of approval.

ATTACHMENTS:

1. Project Locator Map
2. General Plan Land Use Map
3. Zoning Map
4. Site Plan
5. Draft Resolution containing findings in support of approval for Conditional Use Permit 2013-037 for the development of an automotive service station with four fuel pumps.



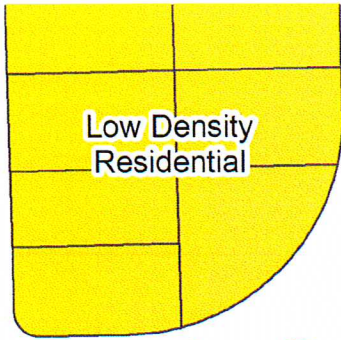
P:\commdev\Planning\Projects\PRC\2013\2013-027C Shop N Save\GIS Data\Locator.mxd



**PRC 2013-027C**  
**Proposed Reconstruction of an**  
**Existing Convenience Store**  
**Locator Map**  
**1" = 150 ft**

**ATTACHMENT**  
**ITEM NO.**

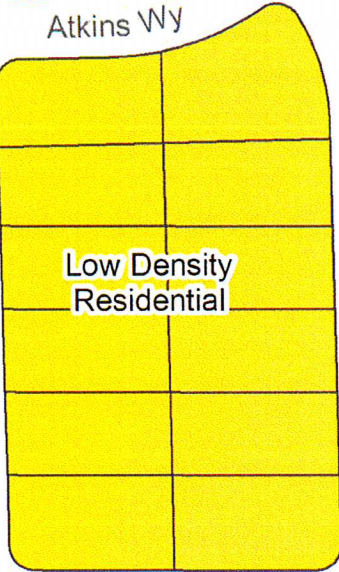
1



Low Density Residential

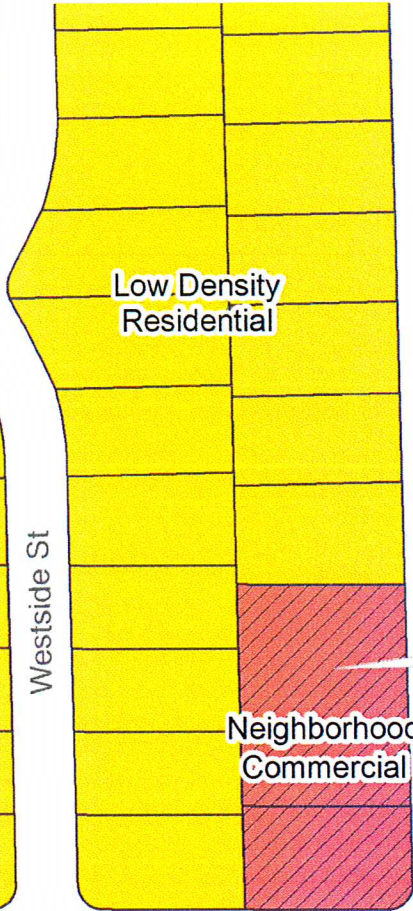
Atkins Wy

Lowery St



Low Density Residential

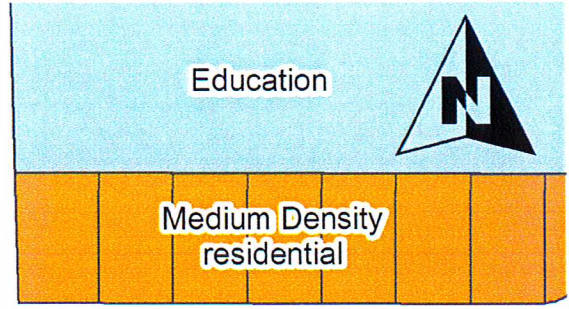
Westside St



Low Density Residential

Neighborhood Commercial

Prospect St

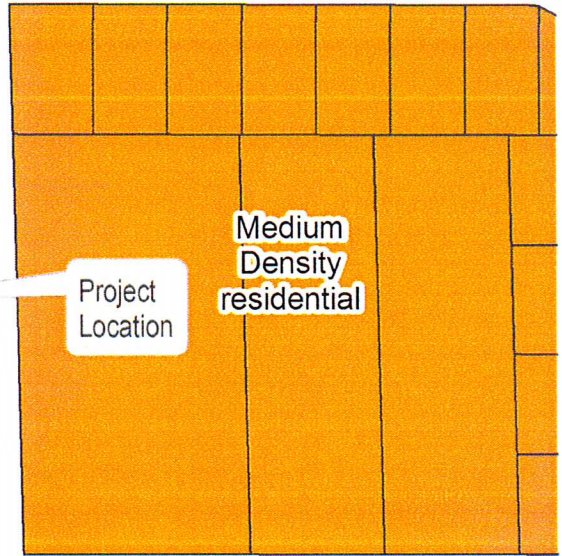


Education

Medium Density residential



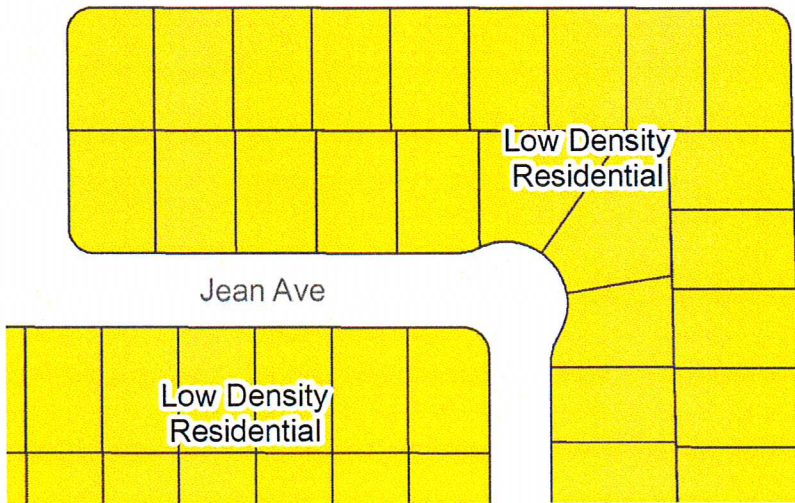
Glenn Ct



Medium Density residential

Project Location

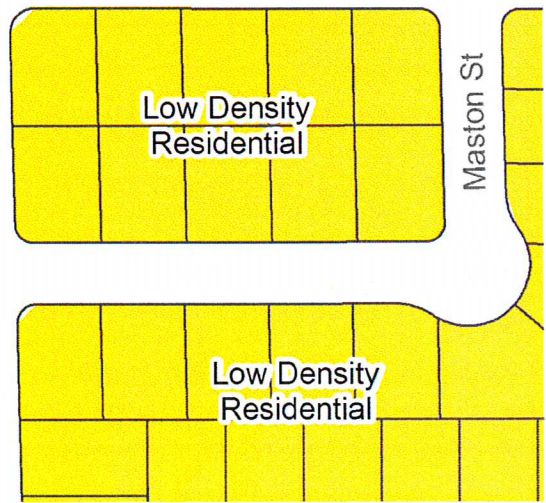
Westfield Ave



Low Density Residential

Jean Ave

Low Density Residential



Low Density Residential

Maston St

Low Density Residential



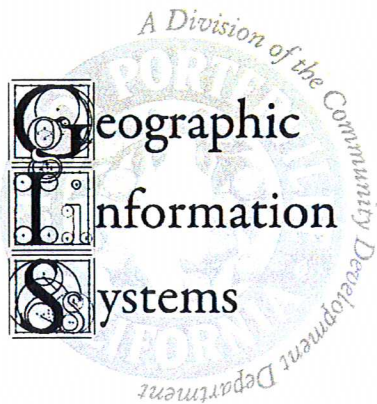
Geographic Information Systems

A Division of the Community Development Department

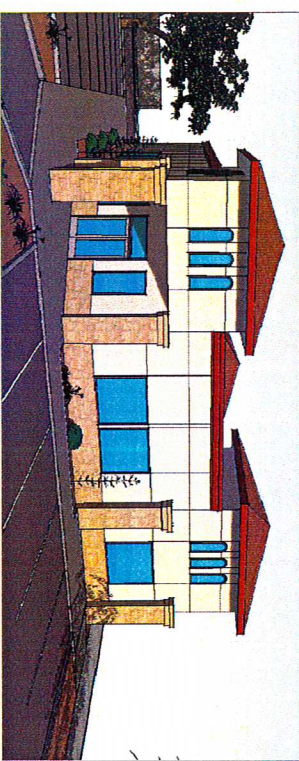
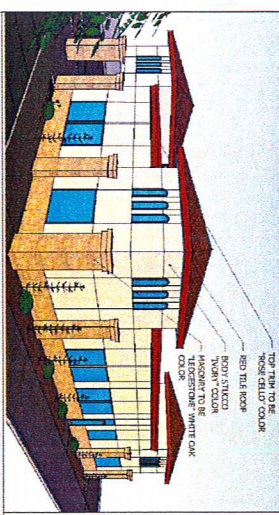
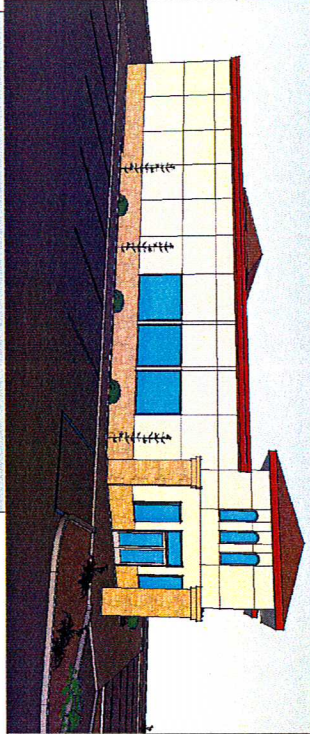
PRC 2013-027C  
 Proposed Reconstruction of an Existing Convenience Store  
 General Plan Land Use Map

1" = 150 ft

ATTACHMENT  
 ITEM NO. 2



PRC 2013-027C  
Proposed Reconstruction of an  
Existing Convenience Store  
Zoning Map ATTACHMENT  
1" = 150 ft ITEM NO. 3



**WESTFIELD AVENUE**

**PHASE I**

DEMO EXISTING CHIROPRACTOR OFFICE AND RESIDENCE. CONSTRUCT NEW MINTI MART AND PARKING AS SHOWN OBTAIN TEMPORARY OCCUPANCY PERMIT

**PHASE II**

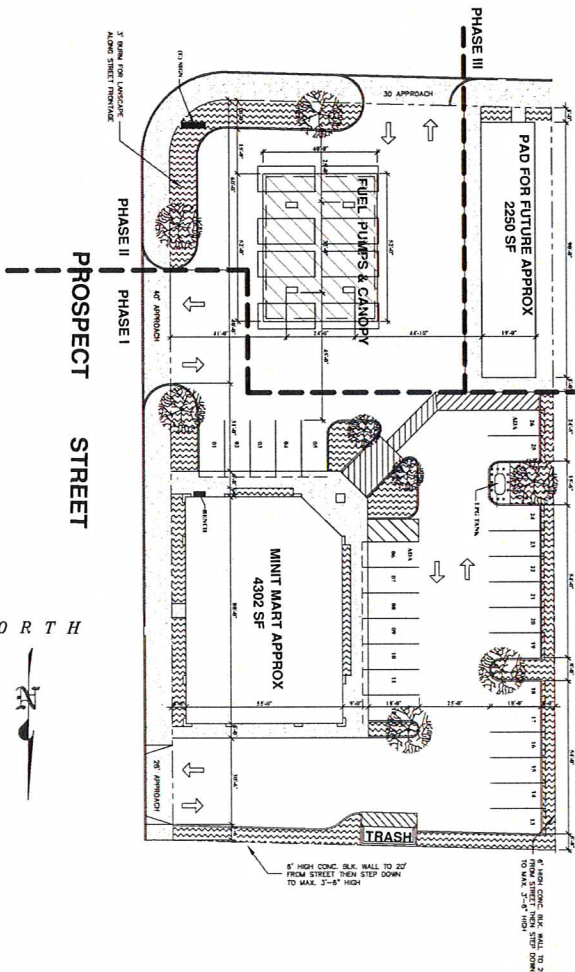
REMOVE EXISTING MARKET AND CONSTRUCT NEW GAS CANOPY/ ISLAND & COMPLETE PARKING LOT

**PHASE III**

CONSTRUCT RETAIL BUILDING FOR RENTAL OF NEIGHBORHOOD BUSINESS TIMING IS FUTURE NO DATE EXPECTED

**SITE STATISTICS**

ZONE	PROPERTY SIZE	BUILDING	PAYED AREA	PARKING REQUIRED PROPOSED MARKET	PARKING PROVIDED	LANDSCAPING
CN	36,339 ± SF	4,302 SF	2,250 SF	26,072 ± SF	24,970 STANDARD 2 ADA	TOTAL 26 3,760 SF ± 15%



**SITE PLAN**

APN: 346-020-07 & 19  
IN THE CITY OF PORTERVILLE  
COUNTY OF TULARE STATE OF CALIFORNIA

SCALE: 1"=20'

NORTH

**A-1**

DATE: 05/20/13  
DRAWN: MHEI  
CHECKED: LRSB  
SCALE: AS SHOWN  
PROJECT: 1302

PROPOSED FOR: **SHOP N SAVE**  
1250 WEST WESTFIELD  
PORTERVILLE, CA 93257

ARCHITECT: **HECTOR TELLEZ**  
250 N. MAIN ST.  
PORTERVILLE, CA 93257  
OFF. (559) 781-1538  
FAX: (559) 781-2343  
LICENSE C16430

**HILLMAN BUILDING DESIGNERS**  
SPECIALIZING IN CUSTOM DESIGNS SINCE 1970

34593 Hwy. 190 Springville, CA 93265  
Tel.: (559) 781-1538  
Email: hillmandesigns@csocnet.net

**ATTACHMENT**  
**ITEM NO. 4**



A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF PORTERVILLE APPROVING CONDITIONAL USE PERMIT  
PRC 2013-027-C TO ALLOW THE CONSTRUCTION OF A NEW 4,302± SQUARE FOOT  
CONVENIENCE MARKET IN CONJUNCTION WITH FOUR (4) SELF-SERVICE  
AUTOMOBILE FUEL PUMPS UNDER A NEW CANOPY LOCATED AT 1206 W.  
WESTFIELD AVENUE (SHOP 'N' SAVE)

WHEREAS, on January 21, 2014, the City Council of the City of Porterville conducted a public hearing to consider approval of Conditional Use Permit 2013-027-C to accommodate reconstruction of a convenience market (Shop 'N' Save Market) at 1206 W. Westfield Avenue, at the northwest corner of Westfield Avenue and Prospect Street, which would include four (4) fuel pumps; and

WHEREAS, the conditional use permit is required pursuant to Sections 203 and 301.05 of the Development Ordinance for projects where fuel pumps are proposed. The conditional use permit would allow the construction of a new 4,302± square foot convenience market in conjunction with four (4) self-service automobile fuel pumps under a new canopy. The project includes demolition of an existing 4,620± square foot convenience market, 1,620± square foot office and 1,744± square foot single-family residential unit. The three (3) parcels would be merged to a site totaling 0.834± acres in size, and the corner would be developed with the new convenience market; and

WHEREAS, on January 9, 2014, the Environmental Coordinator made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15302 of the California Code of Regulations (CEQA Guidelines) as a Class 2 Exemption; and

WHEREAS, the proposed conditional use permit is supported by the General Plan and Development Ordinance in that the proposed development is consistent with Section 301.05 of the Porterville Development Ordinance (Chapter 21 of the Porterville Municipal Code).

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

1. The General Plan land use designation and Zoning classification of the subject site is CN - Neighborhood Commercial. As described in the Development Ordinance, the purpose of the CN Zone district is to encourage convenience and neighborhood shopping areas. The project as proposed serves to enhance an already existing convenience market that has been serving the neighborhood for many years.
2. The Environmental Coordinator made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15302 of the California Code of Regulations (CEQA Guidelines) as a Class 2 Exemption. A notice will be posted with the Office of the County Clerk of Tulare upon approval of the project.

3. The site design as represented in the most recent submittal (dated January 9, 2014) is generally compliant with the Development Ordinance as related to building setbacks, landscaping standards, pedestrian orientation, and parking. Specific details would be addressed during building permit review.
4. The City Council is the decision-making body for the project.

BE IT FURTHER RESOLVED that the City Council of the City of Porterville does hereby approve Conditional Use Permit PRC 2013-027-C for reconstruction of a convenience market (Shop 'N' Save Market) as represented and incorporated herein as Exhibit "A" subject to the following conditions:

1. The developer/applicant shall have a registered Civil Engineer or Land Surveyor prepare and submit a Parcel Merger that will merge the parcels 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.
2. The developer/applicant shall comply with Section 203.04 of the Porterville Development Ordinance for the CN, Neighborhood Commercial district (Supplemental Regulations) in accordance with the following standards:
  - *Ground-Floor Windows.* Exterior walls facing an adjacent public street, or facing onto a park, plaza, or other public outdoor space, shall include windows, doors, or other openings for at least fifty (50) percent of the building wall area located between two and one-half (2.5) and seven (7) feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than twenty (20) feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three (3) feet deep.
  - *Entrances.* All ground floor tenant spaces with at least twenty-five (25) feet of frontage facing a public or private street shall have at least one building entrance oriented to the adjacent street. Such an entrance shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot or loading area to gain access.
  - *Other Pedestrian-Oriented Design Elements.* Other pedestrian oriented design elements such as street furniture or other seating surfaces on private property and other design amenities scaled to the pedestrian such as awnings, drinking fountains, arcades, colonnades, plazas, non-commercial community bulletin boards, public or private art, and alternative paving materials shall be provided in areas of pedestrian access. Compliance may also be demonstrated by pedestrian-oriented design elements that are provided off-site.
3. The developer/applicant shall comply with Section 300.07 of the Porterville Development Ordinance for the CN, Neighborhood Commercial district (Lighting and Illumination).

4. The developer/applicant shall comply with Section 301.05 of the Porterville Development Ordinance (Auto Service Stations).
5. The developer/applicant shall comply with Chapter 303 of the Porterville Development Ordinance (Landscaping) in accordance with the following standard:
  - **Interior Property Lines Abutting R Districts.** A minimum five (5) foot wide landscape buffer shall be provided along interior property lines where no building abuts a property line, in districts adjacent to an R district.
6. The developer/applicant shall comply with Section 300.10 (a), (b), (c) and (e) of the Porterville Development Ordinance, as related to screening for various project elements such as mechanical equipment, roof ladders and fire sprinkler risers, parking, and property lines.
7. The developer/applicant shall comply with Section 300.13 of the Porterville Development Ordinance (Trash and Refuse Collection Areas).
8. As the “future retail” component of the project is not yet defined and development is not anticipated in the foreseeable future, the parking calculation is based on the convenience market alone. The developer/applicant shall provide a minimum of 22 parking spaces based on one (1) space per 200 square feet of floor area. Fuel pumps do not count towards the required parking.
9. The developer/applicant shall be aware that on-site parking required by Chapter 304 shall be constructed or installed prior to the issuance of a Certificate of Occupancy.
10. The developer/applicant shall comply with Section 304.10 (f), (g), and (i) of the Porterville Development Ordinance (Parking Area Design and Development Standards).
11. Unless otherwise noted, 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.
12. 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.

13. The developer/applicant shall comply with Chapter 7, Article XIII of the City Code and Chapter 18 and the California Building Code and provide a Preliminary Soils Report (C.C. Sec. 7-126 & Res. 4997) including results of "R-Value" tests and recommendations regarding construction of public improvements that address City Standard C-13, satisfactory to the City Engineer, prior to the approval of the improvement plans or start of grading, whichever comes first.
14. 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.
15. The developer/applicant shall construct and/or repair street, curb, gutter, sidewalk, etc. along the full frontage of the parcel, except where they exist and are in good condition in the opinion of the City Engineer (Ordinance No. 1306). Existing frontage improvements were evaluated and determined to be noncompliant. The site lacks defined driveway locations and sidewalk. Driveways shall be constructed per the attached professional office/commercial standard driveway standard plan and shall be located to meet City standards.
16. The developer/applicant shall comply with driveway vehicular sight distance requirements per Section 300.16 of the Development ordinance.
17. The developer/applicant shall construct and/or repair sidewalk so as to maintain a width of 9.5 feet along the full frontage of the proposed project.
18. The developer/applicant shall provide a complete set of improvement plans provided by a Civil Engineer, which includes a comprehensive on/offsite grading, drainage and erosion control plan. The improvement plans shall include the design of curb, gutter, driveways, storm drains, street lights, SCE conduit runs, etc. 9500 lumen street light(s) on marbelite poles shall be installed to meet City spacing standards and SCE standards. The use of wood poles are prohibited.
19. The developer/applicant shall move existing utility structures (for example, poles, splice boxes, vaults, etc.) to a position that provides a minimum of four feet (4') of clear space in the sidewalk area and a minimum of two feet (2') of clear space from the curb face to the structure, unless they are below grade (Title 24 DSA) or provide surety in lieu of (Section 300.11 of the Porterville Development Ordinance).
20. 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 (e.g., foundations, septic tanks, irrigation pipes, etc.).
21. The developer/applicant shall construct drainage facilities as required to serve the property (Ordinance No. 1306), if the project includes reconstruction and/or rehabilitation of the existing parking lot. Staff is requesting that the parking lot be designed to convey water to the City drainage system without crossing driveways.

22. 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.
23. 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.
24. The developer/applicant shall assure compliance with applicable San Joaquin Valley Unified 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.
25. The developer/applicant shall assure compliance with applicable San Joaquin Valley Unified Air Pollution Control District Rules 9510 and 3180 – Indirect Source Review (ISR) Rules.
26. 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.
27. A back-flow device is required on the water meter. The developer/applicant shall comply with City standard for "backflow" prevention pursuant to Resolution No. 9615. Fires service line(s) shall be equipped with a double detector check installed below grade per the attached standard plan. Back-flow device shall be screened pursuant to Section 300.10 (a) of the Porterville Development Ordinance.

28. 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.
29. 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.
30. Plan submittals shall comply with current access laws (both State and Federal). The most stringent Code shall prevail.
31. Plan submittals shall comply with all current applicable Codes.
32. The developer/applicant shall make payment of the required plan check fees at the time of building permit plan submittal.
33. The developer/applicant shall pay School Development fees and all other City fees at the time table determined by current City Ordinance.
34. The developer/applicant shall pay all fees according to the Municipal Code and State Law.
35. The developer/applicant shall obtain plan approval from the Tulare County Health Department and provide proof of said approval to the City of Porterville Building Department prior to the issuance of the building permit.
36. 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.
37. Plan submittals shall include the installation of bike racks if the occupant load is ten (10) or more. (Per California Green Code.)
38. Plan submittals shall include the installation of Clean Air parking stall(s) if ten (10) or more parking stalls are required for the project. (Per California Green Code.)
39. Compliance forms and worksheets are required to be included on all plan submittals. (Per California Green Code.)
40. 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.
41. The developer/applicant shall submit a racking plan with supporting engineering calculations, if applicable to the project.

42. Signs require separate plan submittal and separate permit per the Development Ordinance.
43. Tulare County Health Department must conduct their inspection and provide approval of the building construction prior to final occupancy being requested/granted by the City of Porterville.
44. A grease trap or grease interceptor is required.
45. Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the Fire Department prior to any combustibles being brought onto the site.
46. Fire hydrant spacing shall be as follows: In Residential development, one hydrant shall be installed at 500-foot intervals. In Commercial development, one hydrant shall be installed at 300-foot intervals. Or as required by Appendix C California Fire Code.
47. 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.
48. Project must meet minimum fire flow requirements per the table in Appendix B & C of the California Fire Code.

PASSED, APPROVED AND ADOPTED this 21<sup>st</sup> day of January, 2014.

\_\_\_\_\_  
Cameron J. Hamilton, Mayor

ATTEST:

John D. Lollis, City Clerk

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