



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 28, 2013

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: (559) 713-4636

SUBJECT: **North Sierra Estates Tentative Subdivision Map #5549:** A request by Edmond and Mary Cooper, property owners (Bob Ausherman, applicant) to subdivide 5.72 acres into 22 lots for single-family residential use in the R-1-6 (Single-family residential, 6,000 sq. ft. minimum lot size) zone. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)

STAFF RECOMMENDATION

Staff recommends approval of North Sierra Estates Tentative Subdivision Map No. 5549, as conditioned, based on the findings and conditions in Resolution No. 2013-50. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approve North Sierra Estates Tentative Subdivision Map No. 5549, based on the findings and conditions in Resolution No. 2013-50.

PROJECT DESCRIPTION

The applicant, Edmond and Mary Cooper, are requesting approval of a Tentative Subdivision Map that would subdivide 5.72 acres into 22 single-family residential lots in the R-1-6 (Single-Family Residential) zone, as shown in Exhibit "A". The residential lots will meet the R-1-6 standards with a minimum lot size of 6,000 square feet as defined in Section 17.12.050 of the Visalia Zoning Ordinance. The proposed single-family lots generally range in size from 7,569 sq. ft. to 9,915 sq. ft, and have a combined net area of 4.34 acres (5.1 dwelling units per net acre). There will be no out-lots created in association with this subdivision map.

The project site is vacant and has not been previously developed. Only the property to the north is currently developed and improved with public street access and urban development. The project is surrounded on the west, south, and east by Single-Family Residential zoning although these properties are also vacant.

The project will initially have a single-access point from Douglas Avenue which is accessible by Ben Maddox Way and Cain Street. Douglas Avenue will be improved along the subdivision frontage to a complete 56-foot wide local street with curb, gutter, and sidewalk. The street is also the sole access point to a 68-unit subdivision immediately to the north. The proposed subdivision includes two streets that terminate on the south and west property lines and thus will have additional access points when these adjoining properties are developed.

BACKGROUND INFORMATION

General Plan Land Use Designation: Low Density Residential

Zoning: R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)

Surrounding Land Use and Zoning: North: R-1-6 / Douglas Ave., Single-family residential subdivision (Emerald Park No. 2)
South: R-1-6 / Vacant land
East: R-1-6 / Vacant land
West: R-1-6 / Vacant land

Environmental Review: Categorical Exemption No. 2013-68

Special Districts: Northeast Area Specific Plan

Site Plan Review No: 2013-135

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff supports the tentative subdivision map, as conditioned, based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinance policies for approval of tentative subdivision maps.

Land Use Compatibility

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northeast quadrant of Visalia among existing residential neighborhoods. The parcel to be subdivided is surrounded by existing single-family residential neighborhoods to the north and southeast with small portions to the west zoned Multi-Family Residential (R-M-2). Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation which allows development between the range of two to seven dwelling units per net acre. The proposed project will have a density of 5.1 dwelling units per net acre.

Access, Circulation and Connectivity

Douglas Avenue currently traverses the northern border of the project site. This street currently provides the sole access to the site and access from two arterial streets: Ben Maddox Way via a direct connection and Houston Avenue via Cain Street, a collector-street.

The project site is currently landlocked on three sides by vacant parcels and can only receive additional points of access when one or more of these parcels develop. The proposed

subdivision has been configured to include two streets that terminate on property lines facing to the south and west, enabling additional access points when these adjoining properties are developed. The adjacent subdivision to the north also has an east-facing street stub that could connect to Irma Street in the future.

Although the properties in this vicinity have not been master-planned for future residential development, the project's street stubs ensure that there will be future opportunity to expand circulation and infrastructure to surrounding neighborhoods and arterial streets (Goshen Avenue to the south and Houston Avenue to the north).

Street Widths and Temporary Improvements

All streets within the subdivision will be constructed to achieve the 56-foot standard width for through local residential streets and cul-de-sacs. The street adjoining the southern property line will be built at 3/4 width (43 feet), with the final section of the street to be built at the time the adjoining property develops. This street also contains a temporary turnaround wherein portions of Lots 12 and 13 will be utilized as a temporary cul-de-sac or hammer-head until the property to the west develops and the street can be made into a through street.

Lot 13 at the southwest corner of the property is shown to have a ponding basin with dry well. This is intended to be a temporary basin to catch subdivision run-off until such time that additional facilities are completed for the area consistent with the storm drain master plan. The property lies within the Goshen/Virmargo basin tributary area.

Northeast Area Specific Plan

Visalia's Northeast Area Specific Plan was originally established in the late-1970s to redirect growth into the northeast of the City. The plan intends to balance community growth patterns, take advantage of existing infrastructure, and better utilize Visalia's natural features. The Specific Plan was amended in the late-1980s to reflect changing market conditions and community values that included factors such as appropriate development densities, levels of public improvement, and development costs.

Staff finds that the North Sierra Estates subdivision is consistent with the Northeast Area Specific Plan and recommends annexation into the Northeast Area Improvement District (per Condition #3 of Resolution No 2013-50). Once annexed, the development must pay fees that go toward improvements in storm drainage, block walls, parkway landscaping, bike paths, medians, and parks within the Specific Plan area.

Environmental Review

This project is considered Categorical Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project (Categorical Exemption No. 2013-68).

Class 32 consists of projects characterized as in-fill development meeting the following:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the Northeast Area Specific Plan.
3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the density requirement of the underlying R-1-6 zone is met.
5. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2013-68).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2013-135
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", attached herein.
3. That the subdivision be annexed into the Northeast Area Improvement District.
4. That all lots shall adhere to the R-1-6 zone development standards as specified in Zoning Ordinance Chapter 17.12.
5. That all areas that are not otherwise included in the Northeast Area Improvement District be subject to the following: that an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That all other city codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Ownership Disclosure
- Resolution No. 2013-50
- Exhibit "A" – Site Plan
- Site Plan Review No. 2013-135 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Element Policies

- 4.1.4 In order to encourage infilling and the use of existing vacant subdivision lots, the City shall develop flexible design standards which meet the intent of the General Plan.
- 4.1.15 Review all development proposals for compatibility with surrounding, established residential areas including land use, circulation, and public facilities and services.
- 4.1.18 Continue to encourage comprehensively planned Low Density Residential development (up to 21 persons/acre - 2 to 10 dwelling units net acre). Low density developments in excess of 7 units per acre shall only be permitted in the Northeast Specific Plan Area, for selected infill parcels as may be designated by the City Council upon recommendation of the Planning Commission, and in other specific plan areas where standards are established for lot coverage, where it will promote the fulfillment of unmet housing needs for low or moderate income households according to the Housing Element. Usage of duplex or halfplex units shall be encouraged to increase overall densities where they area made to be compatible with the overall residential development.

The Zoning Ordinance shall be amended to permit the use of 5,000 square foot lots, and include development criteria and a review process for them to be integrated with 6,000 square foot lots. The criteria shall include development standards which may include provisions for minimum lot width, setbacks, lot coverage, building mass and other development standards.

The Zoning Ordinance shall be amended to include a definition of "infill parcels" and a process and criteria to permit the use of 5,000 square foot lots on these designated parcels.

Zoning Ordinance:

Chapter 17.12: R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zone, the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions which require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use. (Ord. 9717 § 2 (part), 1997: prior code § 7270)

17.12.050 Site area.

In the R-1 single-family residential zone, the minimum site area shall be as follows:

Zone	Permitted or Conditional Use
R-1-6	6,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

- A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-6	60 feet	70 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

- B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet. (Ord. 9717 § 2 (part), 1997: prior code § 7274)

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site. (Ord. 9717 § 2 (part), 1997: prior code § 7275)

17.12.080 Front yard.

In the R-1 single-family residential zone:

- A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-6	25 feet
R-1-12.5	30 feet
R-1-20	35 feet

- B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages. (Ord. 2004-20 (part), 2004: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

17.12.090 Side yards.

In the R-1 single-family residential zone:

- A. The minimum side yard shall be five feet in the R-1-6 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.
- F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7278)

17.12.100 Rear yard.

In the R-1 single-family residential zone, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7279)

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty (30) feet, with the exception of structures specified in Section 17.12100B. (Ord. 9717 § 2 (part), 1997: prior code § 7280)

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34. (Ord. 9717 § 2 (part), 1997: prior code § 7281)

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030. (Ord. 9717 § 2 (part), 1997: prior code § 7282)

Proposed Zoning Designation R-1-6

Proposed Land Use Designation RESIDENTIAL

Site area (acres, or square feet if less than one acre) 4.34 AC. NET

Existing streets directly adjacent to the site DOUGLAS AVENUE & TRACY ST.

Existing use(s) VACANT

Existing improvements/structures NONE

PROPERTY OWNER(S):

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) EDMOND COOPER Name (print) MARY COOPER

Mailing Address 1802 E. CAMBRIDGE CT. Mailing Address 1802 E. CAMBRIDGE CT.

Phone _____ Phone _____

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

8-23-13
Date

Edmond Cooper TRUSTEE
Property Owner Signature

8-23-13
Date

Mary Cooper TRUSTEE
Property Owner Signature

PROJECT MAIN CONTACT/REPRESENTATIVE:

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) DENNIS R. FORESTER

Firm/Company FORESTER, WEBER & ASSOCIATES, LLC

Mailing Address 1620 W. MINERAL KING AVE. VISALIA CA 93291

Phone 732-0102 Fax 732-8479 E-Mail _____

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

8-22-2013
Date

[Signature]
Project Main Contact/Representative Signature

OTHER INVOLVED PARTIES:

Fill in all that apply.
Is the property currently in escrow? If so, to whom? BOB AUSHERMAN
(Write "none" if property is not in escrow.)
Developer/Builder BOB AUSHERMAN
Mailing Address 1441 SO. MOONEY BLVD. VISALIA 93277
Phone 732-9000 Fax 732-9003
Contractor N/A
Engineer FORESTER, WEBER & ASSOCIATES, LLC
Architect N/A

NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

	N/A	

RESOLUTION NO 2013-50

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING NORTH SIERRA ESTATES TENTATIVE SUBDIVISION MAP #5549: A REQUEST BY EDMOND AND MARY COOPER, PROPERTY OWNERS (BOB AUSERMAN, APPLICANT) TO SUBDIVIDE 5.72 ACRES INTO 22 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT. MINIMUM LOT SIZE) ZONE. THE SITE IS LOCATED SOUTH OF THE INTERSECTION OF DOUGLAS AVENUE AND TRACY STREET APPROXIMATELY 2,200 FEET EAST OF BEN MADDOX WAY. (APN: 098-050-069)

WHEREAS, North Sierra Estates Tentative Subdivision Map #5549 is a request by Edmond and Mary Cooper, property owners (Bob Auserman, applicant) to subdivide 5.72 acres into 22 lots for single-family residential use in the R-1-6 (Single-family residential, 6,000 sq. ft. minimum lot size) zone. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on October 28, 2013; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the Planning Commission finds the project to be Categorically Exempt, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines. (Categorical Exemption No. 2013-68)

NOW, THEREFORE, BE IT RESOLVED, that the project is Categorically Exempt from further environmental review pursuant to CEQA, as the project qualifies for exemption under Section 15332 (infill).

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

1. That the proposed location and layout of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed subdivision is consistent with the Northeast Area Specific Plan.
3. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
4. That the density requirement of the underlying R-1-6 zone is met.

BE IT FURTHER RESOLVED that the Planning Commission approves the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia and subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2013-135
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "A", attached herein.
3. That the subdivision be annexed into the Northeast Area Improvement District.
4. That all lots shall adhere to the R-1-6 zone development standards as specified in Zoning Ordinance Chapter 17.12.
5. That all areas that are not otherwise included in the Northeast Area Improvement District be subject to the following: that an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That all other city codes and ordinances be met.

TENTATIVE SUBDIVISION MAP NORTH SIERRA ESTATES

Being Parcel 1 of Parcel Map 4824 as per map recorded in Bk. 49 of Parcel Maps at Page 28 C.R. Situated in a portion of the NW Quarter of Section 28, T.18S., R.25E., Alameda in the City of Visalia, County of Tulare, State of California.

July, 2013

OWNERS: THE EDMOND AND MARY COOPER
FAMILY TRUST
1802 E. Cambridge Ct.
Visalia, California, 93292

APPLICANT: BOB AUSERMAN
1441 S. Money Blvd., Suite D
Visalia, California, 93277

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1820 W. Mineral King Ave., Suite B
Visalia, California 93291
e-mail: fwa@forester-weber.com

NOTES:

- EXISTING PROPERTY USE: VACANT
- PROPOSED PROPERTY USE: RESIDENTIAL
- APPLICABLE ZONING: R-1-100-08
- LOCAL ORDINANCES: CALIFORNIA WATER SERVICE
- WATER: CITY OF VISALIA
- SEWERAGE: CITY OF VISALIA
- STORM DRAINAGE: CITY OF VISALIA
- CAS: S.D. DAL EDISON
- ELEC: S.D. DAL EDISON
- PLANNING: VISALIA
- AREA GROSS: 5.72 AC.±
- AREA NET: 4.34 AC.±



RIGHT OF WAY DEDICATION PER P.M. NO. 4824, R.M. 49-29

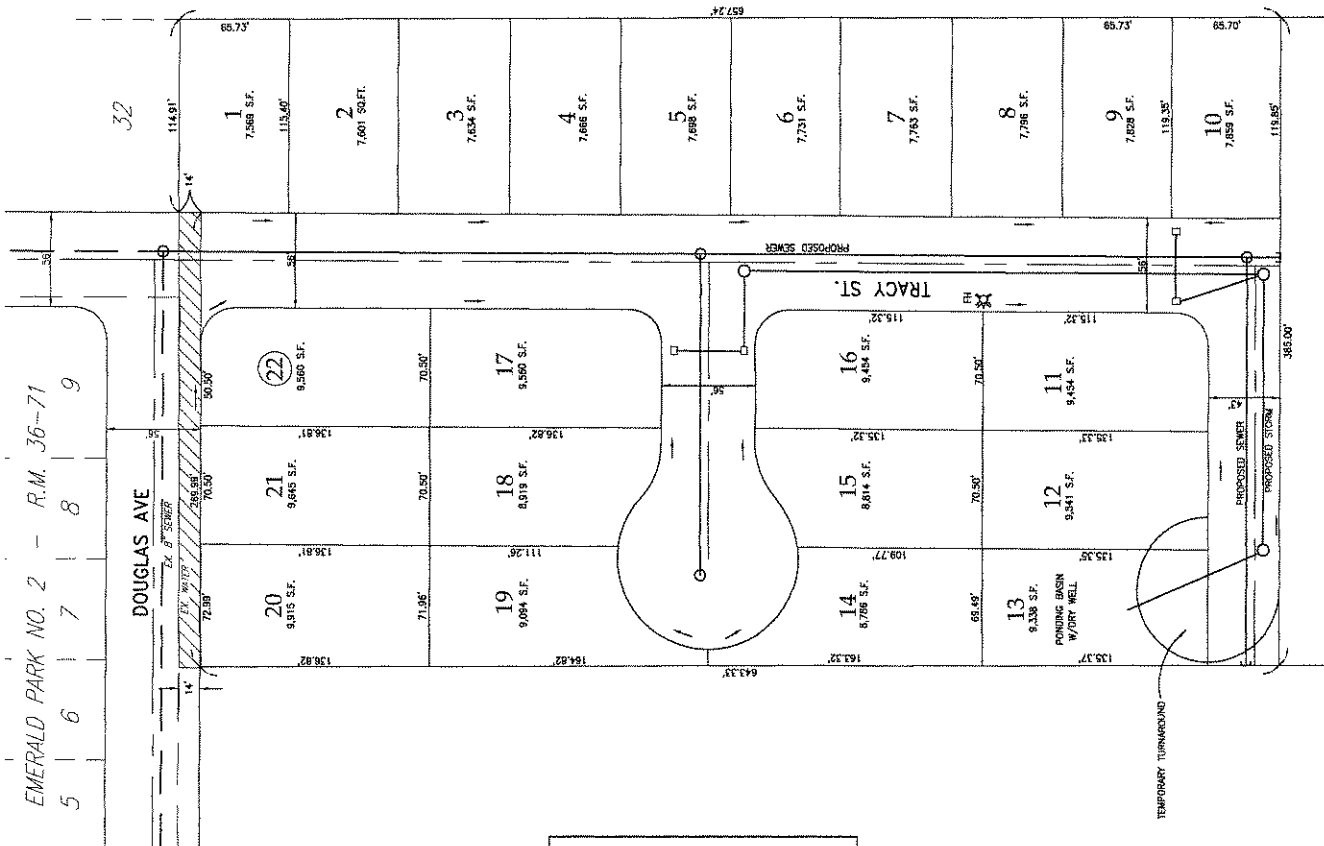
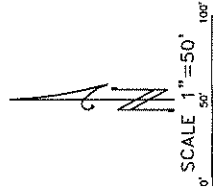
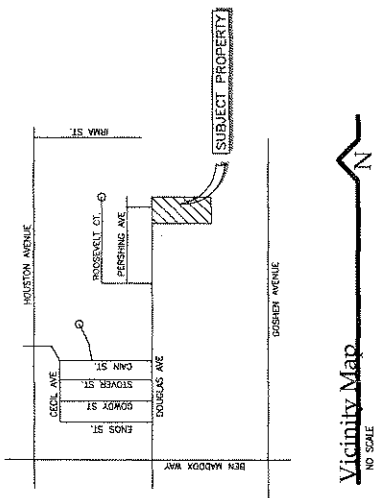


Exhibit "A"





MEETING DATE 08/21/2013
SITE PLAN NO. 13-135
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS _____

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



#2

MEETING DATE AUGUST 21, 2013
SITE PLAN NO. 13-135 RESUBMITTAL
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
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-

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
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- Your plans must be reviewed by:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |
-

ADDITIONAL COMMENTS _____

If you have any questions or comments, please call Jason Huckieberry at (559) 713-4259.

Site Plan Review Committee

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 2

DATE: August 21, 2013

SITE PLAN NO:

SPR13135 **RESUBMIT**

PROJECT TITLE:

TENTATIVE SUBDIVISION MAP

DESCRIPTION:

TENTATIVE SUBDIVISION MAP WITH 22 LOTS OF SINGLE FAMILY ON 5.72 ACRES (R16 ZONED)

APPLICANT:

AUSHERMAN BOB

PROP OWNER:

COOPER MARY

LOCATION:

VACANT PARCEL SE OF DOUGLAS & TRACY


APN(S):

098-050-069

The following comments are applicable when checked:

- Refer to previous comments dated .
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- A Fire hydrant is required for this project.
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- Subdivision streets shall be a minimum of 36 feet wide from curb to curb to allow fire department access and to permit parking on both sides of the street.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Special comments:


Kurtis Brown, Assistant Fire Marshal

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Ken McSheehy 713-4447
 Adrian Rubalcaba 713-4164

ITEM NO: 2 DATE: AUGUST 21, 2013

SITE PLAN NO.: 13-135 RESUBMITTAL
PROJECT TITLE: TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP WITH 22 LOTS
OF SINGLE FAMILY ON 5.72 ACRES (R16
ZONED)
APPLICANT: AUSERMAN BOB
PROP. OWNER: COOPER MARY
LOCATION: VACANT PARCEL SE OF DOUGLAS & TRACY
APN: 098-050-069

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: 3:1 maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: David Pendergraft, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 5' ft. wide, with 6' ft. wide parkway on **DOUGLAS**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. The temporary turnaround at end of southerly street may be located on adjacent property, through an easement, for maneuverability of solid waste or emergency vehicle and to avoid building restrictions on lots 12 & 13. Install City std. "hammer head" temp. turnaround.***
- 2. The use of v-type cross gutters at street connections is prohibited.***
- 3. The property lies within the Goshen/Virmargo basin tributary area. Storm water run-off shall be directed south and storm drain main design shall stub at end of Tracy Street. A temporary on-site basin will be required to retain subdivision run-off until such time the storm drain master plan facilities are completed for this area.***
- 4. An additional 3' feet is required for proposed partial street to the south; to meet a total of 43' right-of-way width. South shoulder of street shall be improved to meet dust control requirements and swaled for drainage.***
- 5. Impact fees apply, refer to page 3 for fee summary.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 13-135 RESUBMITTAL

Date: 8/21/2013

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:7/1/2013)

(Project type for fee rates:SFD)

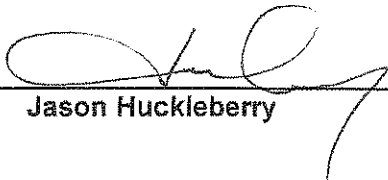
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$683/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,713.70/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.20/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,213.30/AC

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 21, 2013

SITE PLAN NO: 13-135 RESUBMITTAL
PROJECT: TENTATIVE SUBDIVISION MAP
TENTATIVE SUBDIVISION MAP WITH 22 LOTS OF SINGLE FAMILY ON 5.72
ACRES (R16 ZONED)
APPLICANT: AUSERMAN BOB
PROP. OWNER: COOPER MARY
LOCATION TITLE: VACANT PARCEL SE OF DOUGLAS & TRACY
APN TITLE: 098-050-069

General Plan: RLD – (Residential Low Density)
Existing Zoning: R-1-6 – (Single-Family Residential 6,000 min. site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Building Permit
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: 08/07/2013

1. The redesigned subdivision map complies with staff's comments from August 07, 2013.
2. Design the local street, south of lots 11 thru 13, to accommodate an overall width of 43-feet.
3. Provide net acreage on the tentative subdivision map.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 08/07/2013

1. Staff will request that a Landscape and Light Lot be formed along Lots 20, 21 & 22. The subdivision map is proposing to create "through" lots which staff does not support. The creation of a Landscape and Lighting Lot along Douglas ensures that the landscaping and the block wall are always maintained.
2. Staff will request a block wall be constructed pursuant to City Standards for Landscape and Lighting Lots along the north property lines of Lots 20, 21 & 22. The block wall shall continue south along the east property line of Lot 22. Depict the block wall and landscape and lighting lot on the revised subdivision map.
3. Staff is recommending that one of the cul-de-sacs be removed and designed to accommodate a future street connection with the property to the west.
4. Provide lot dimensions for all proposed lots within the subdivision.
5. Local streets shall be designed to City Standards.
6. Street trees shall be installed in the park strip.
7. Staff request the map clearly depict future improvements including curb, gutter, sidewalks and park strip.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

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

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

Parking:

1. Provide two covered spaces per dwelling unit (see Zoning Ordinance Section 17.34.020).

Fencing and Screening:

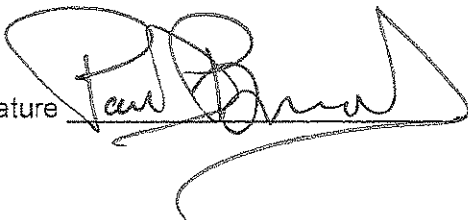
1. Provide a seven-foot high concrete block wall along Lots 20, 21 & 22. The block wall shall continue south along the east side of Lot 22. The block wall shall be located behind the Landscape and Lighting Lot created along these lots including the east side of Lot 22.
2. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature 

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 21, 2013

ITEM NO: 2	RESUBMTL
SITE PLAN NO:	SPR13135
PROJECT TITLE:	TENTATIVE SUBDIVISION MAP
DESCRIPTION:	TENTATIVE SUBDIVISION MAP WITH 22 LOTS OF SINGLE FAMILY ON 5.72 ACRES (R16 ZONED)
APPLICANT:	AUSHERMAN BOB
PROP. OWNER:	COOPER MARY
LOCATION:	VACANT PARCEL SE OF DOUGLAS & TRACY
APN(S):	098-050-069

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

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

Additional Comments:

•



Leslie Blair

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

COMMERCIAL BIN SERVICE

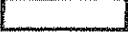
ITEM NO. & #	DATE: 08/07/2013
SITE PLAN NO:	SPR13135 RESUBMIT
PROJECT TITLE:	TENTATIVE SUBDIVISION MAP
DESCRIPTION:	TENTATIVE SUBDIVISION MAP WITH 22 LOTS OF SINGLE FAMILY ON 5.72 ACRES (R16 ZONED)
APPLICANT:	AUSHERMAN BOB
PROP OWNER:	COOPER MARY
LOCATION:	VACANT PARCEL SE OF DOUGLAS & TRACY
APN(S):	098-050-069

- No comments.
- Same comments as as 08/07/2013
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post
see page 2 for instructions

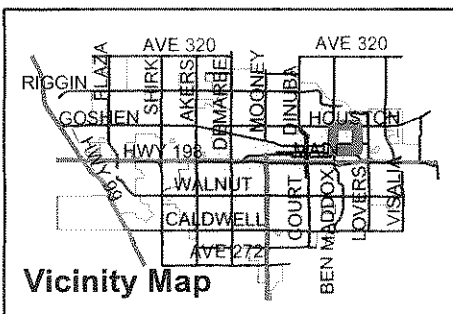
RESIDENTIAL CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

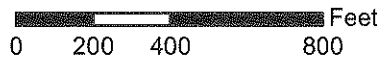








North Sierra Estates Tentative Subdivision Map No. 5549

The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)



General Plan Land Use Map

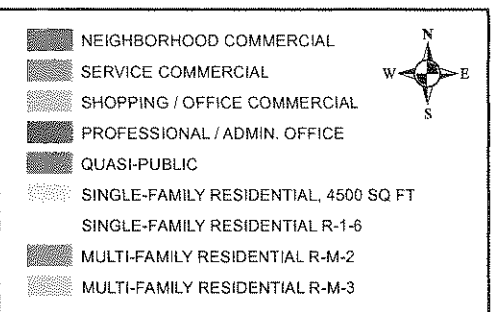
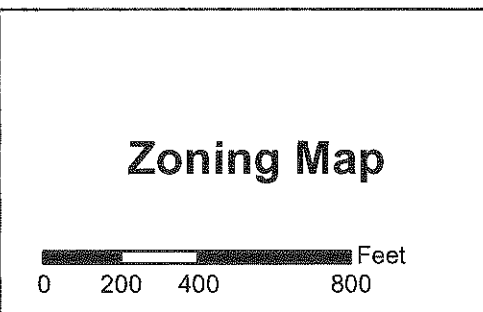
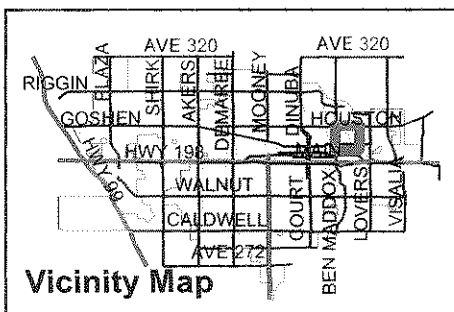


-  NEIGHBORHOOD COMMERCIAL
-  SERVICE COMMERCIAL
-  SHOPPING / OFFICE COMMERCIAL
-  PROFESSIONAL / ADMIN OFFICE
-  PUBLIC INSTITUTIONAL
-  RESIDENTIAL HIGH DENSITY
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY



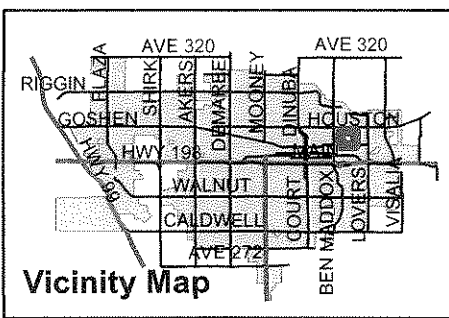
North Sierra Estates Tentative Subdivision Map No. 5549

The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)



North Sierra Estates Tentative Subdivision Map No. 5549

The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)



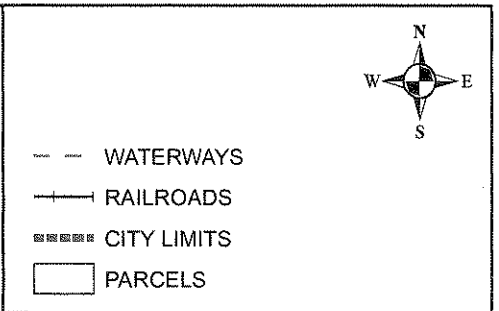
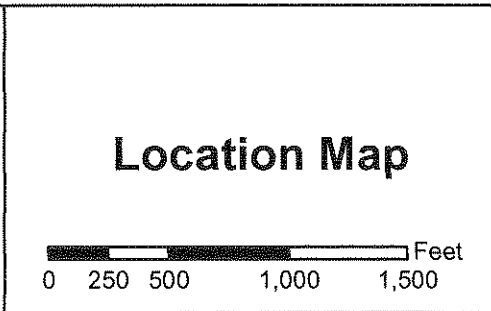
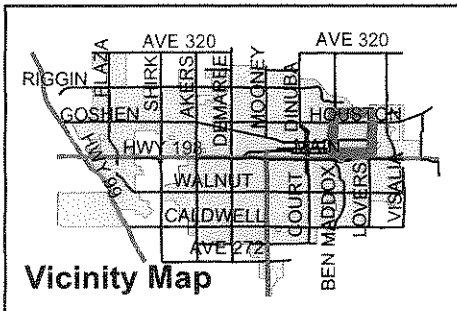
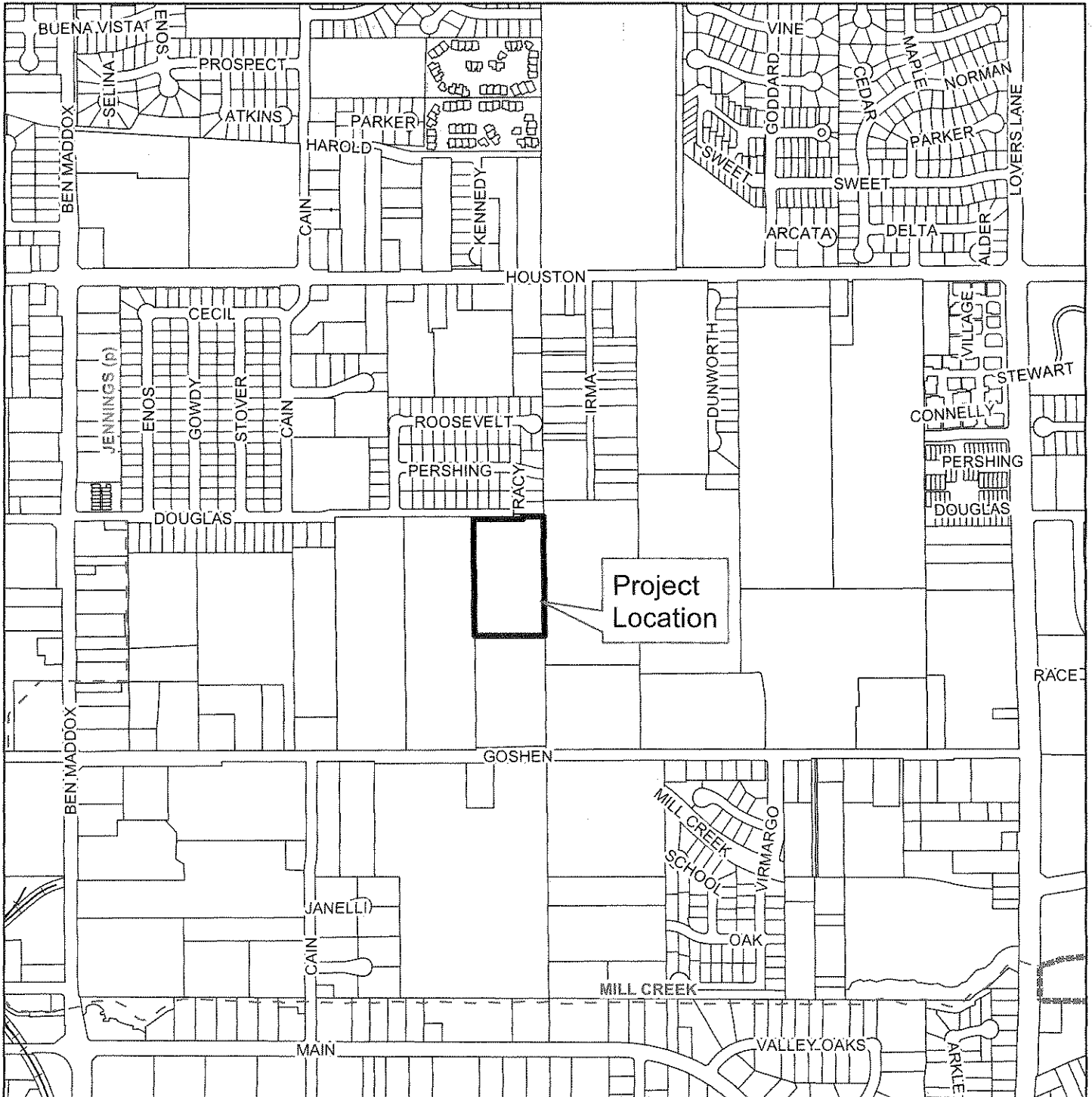
Aerial Photo
Photo Taken March 2012

0 100 200 400 600 Feet

- WATERWAYS
- RAILROADS
- ▣ CITY LIMITS
- PARCELS

North Sierra Estates Tentative Subdivision Map No. 5549

The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 28, 2013

PROJECT PLANNER: Andrew Chamberlain, Senior Planner
Phone No.: (559) 713-4003

SUBJECT: Conditional Use Permit No. 2013-29: A request by Nina and Michael Clancy, and Melissa and Justin Dabadie to establish a Montessori School facility in Two Phases for Grades One through Six, with a Caretakers Residence in the Single Family Residential (R-1-6) zone, located at 3502 S. Linwood Street (APN 119-360-054)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2013-29 based upon the findings and conditions in Resolution No. 2013-47. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2013-29 based on the findings and conditions in Resolution No. 2013-47.

PROJECT DESCRIPTION

The applicant is requesting approval of a private school for grades one through six to be developed in two phases as shown in Exhibits "A" and "B". This would be a Montessori school and include classrooms, offices, and a caretakers residence. A detailed operational statement is included in Exhibit "C". The school would operate with regular school hours Monday through Friday from 8:30 to 3:30, and have before and after school care for students from 7:30 to 8:30, and 3:30 to 5:30.

Phase One in Exhibit "A" shows the installation of sidewalk improvements along the subject site street frontages as well as access drives and a 24 stall parking lot. The existing main residence would be converted to two classrooms with restrooms. The existing secondary residence on the site along Linwood Avenue would be used as a caretakers' residence for the site. The existing storage buildings on the site would be removed over the duration of construction, though one may be retained short term for related storage. Phase One improvements may also include the basketball court, or it may be constructed as a part of the phase two improvements. Phase One is projected to accommodate approximately 50 students, grades one and two, and 5 staff members.

Exhibit "B" illustrates Phase Two which adds a 9,937 sq. ft. elementary school building with six classrooms and administrative offices. This phase is proposed for year two. A 10 stall parking lot and fire lane are also added with this phase. The balance of the site is proposed for playground area. This phase of the school would accommodate approximately 180 students, grades one through six, and up to 16 staff members.

The proposal includes retaining the existing water tower as a decorative element and moving it to the southwest corner of the site. A six-foot high chain link fence would be installed along the

street frontages, setback approximately 15 feet on Caldwell Avenue and 10 feet along Linwood Street. The applicant proposes to utilize the existing wood fencing along the north and east interior property lines adjacent to the existing housing. Upon full build out, the school would have eight classrooms and 34 parking stalls.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Single Family Residential)
Surrounding Land Uses and Zoning:	North: R-1-6 (Low Density Residential) South: R-1-6 (Low Density Residential) East: R-1-6 (Low Density Residential) West: QP / Quasi Public - Church
Environmental Review:	Categorical Exemption No. 2013-65
Special Districts:	None
Site Plan:	2013-092

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

There are no related projects located on this site.

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2013-29, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

Public and private schools and similar institutions are identified as a conditional use in the Single Family Residential (R-1-6) zone. Through the CUP process, conditions specific to the proposal are recommended with the intent of reducing or eliminating potential land use impacts to adjacent land uses.

Existing Land Use - The site is an existing residential and agricultural use with several existing residential buildings, agricultural barns and sheds, a windmill and related infrastructure.

The site is surrounded by urban development including the existing curbs and gutter along Caldwell Avenue and Linwood Street. The project would install sidewalks and access drives to City standards. The land uses adjacent to the site include single family residential along the north and east property lines. To the south is single family residential and to the west are two churches with associated school facilities.

Public and private facilities similar to the proposed school have been approved through the use permit process throughout the City. Staff finds the proposed facility, with the recommended

conditions of this use permit, to be compatible with adjacent land uses, and consistent with past approvals.

Phasing and Parking

The proposed improvements for Phase One as illustrated in Exhibit "A" include access and parking to accommodate the first two classrooms for the facility. Parking requirements call for two stalls per classroom for elementary schools, in this case the proposed 24 stalls would cover the two classrooms in Phase One. The addition of six classrooms in Phase Two would require 12 more parking stalls. Ten stalls are proposed to be added with Phase Two for a total of 34 parking stalls. The proposed parking would accommodate the code requirements for the identified eight classrooms and 16 employees in the operational statement. The extra parking and configuration of the access drive appear to provide ample room for student pick-up and drop-off.

With a total of eight classrooms and 34 parking stalls, the parking requirement is met by the proposed plan. The Phase Two installation of the access/fire lane provides ample area for the addition of parking on the site in the future.



Access

The site will have access from Linwood Street and Caldwell Avenue which are both fully improved arterial roadways. Linwood Street has a raised median which will limit access to right-in and right-out only. Caldwell Avenue does not have a raised median at this time, there is a program to install a median, date unspecified, which would prevent left turns into and out of the site. During the interim period, staff has included a condition that the Caldwell Avenue access point be signed as "Right Turn Only" for exiting vehicles.

Fencing and Walls

As previously described, the applicant will be installing fencing along the street frontages, setback 15 feet from Caldwell Avenue and 10 feet from Linwood Street. The applicant would like to use the existing wood fencing, with repairs as necessary, along the interior north and east property lines. Staff has included condition No. 5 requiring a block wall along the north and east property lines with Phase One of the project. Staff requests the wall as mitigation for noise and other activities which may occur in the playground areas adjacent to the neighboring single family residences. The block wall represents a much more substantial barrier to noise, light and other impacts to adjacent residences rather than a wood fence.

Noise

In addition to the recommended wall along the interior property lines, staff has included a condition that no outdoor PA (public address) systems, charms, bells or other sound emitting devices be used outside of the buildings. This would include portable PA systems in the playgrounds. This will reduce potential noise impacts to the adjacent residential areas.

Lighting

The applicant has indicated that there are no plans to light the playgrounds, only the primary building and parking areas. Staff has included a condition that all lighting be installed and shielded so as to prevent direct or indirect light from falling upon the adjacent residential areas.

Caretakers' Residence

The project would include a permanent caretaker's residence. This would be in the existing house along the Linwood Street frontage which is approximately 650 sq. ft. Staff has included a condition that the unit be used in a similar fashion to a standard single family residence. Staff finds that minor alterations and additions to the residence would be considered consistent with the intent of this use permit as long as it remains a single family residence. Use of the residence as a school facility would require Site Plan Review to determine if an amendment to this use permit would be required.

Correspondence

Attached Exhibit "F" is correspondence from a directly adjacent neighbor on the north side of the site. The primary issues are related to noise from outside activities and PA systems, along with traffic concerns. As described in the staff report, staff is requesting conditions that prohibit outdoor PA systems and similar noise producers, and a block wall which should mitigate potential noise from the site to an acceptable level. The traffic concern related to pick-up and drop-off is addressed by the extra parking on the site and circulation pattern. The adjacent fully improved arterial roadways are capable of absorbing the vehicular trips generated by the facility.

Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-65).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2013-65).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-092.
2. That the requested use be operated and maintained in substantial compliance with the site plans attached as Exhibits "A" and "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C".

4. That the facility be limited to a total of eight classrooms, and consistent with the elevations and floor plans in Exhibits "D" and "E".
5. That a block wall be installed along the north and east property lines with Phase One of the project.
6. That no outdoor PA (public address) systems, charms, bells or other sound emitting devices be used outside of the buildings. This would include portable PA systems in the playgrounds.
7. That all lighting be installed and shielded so as to prevent direct or indirect light from falling upon the adjacent residential areas.
8. That the caretakers' residence be used in a similar fashion to a standard single family residence.
9. That landscape and irrigation plans for the street frontages, access lanes, and parking lot be submitted as a part of the building permit for Phase One.
10. That the Caldwell Avenue access point be signed as "Right Turn Only" for exiting vehicles.
11. That all other Federal, State, Regional, and City codes and ordinances be met.
12. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-29.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the city clerk.

Attachments:

- Related Plans & Policies
- Resolution 2013-47
- Exhibit "A" – Phase One
- Exhibit "B" – Phase Two
- Exhibit "C" – Operation Statement
- Exhibit "D" – Building Elevations and Floor Plan Phase One
- Exhibit "E" – Building Elevations and Floor Plan Phase Two
- Exhibit "F" – Correspondence
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits - (Excerpts from Section 17.38)

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2013-47

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2013-29, A REQUEST BY NINA AND MICHAEL CLANCY, AND MELISSA AND JUSTIN DABADIE TO ESTABLISH A MONTESSORI SCHOOL FACILITY IN TWO PHASES FOR GRADES ONE THROUGH SIX, WITH A CARETAKERS RESIDENCE IN THE SINGLE FAMILY RESIDENTIAL (R-1-6) ZONE. (APN: 119-360-054).

WHEREAS, Conditional Use Permit No. 2013-29, is a request by Nina and Michael Clancy, and Melissa and Justin Dabadie to establish a Montessori School facility in Two Phases for Grades One through Six, with a Caretakers Residence in the Single Family Residential (R-1-6) zone. (APN: 119-360-054); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 28, 2013; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2013-29, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines (Categorical Exemption No. 2013-65).

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15305,

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Zoning Ordinance of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with the comments from the approved Site Plan Review No. 2013-092.
2. That the requested use be operated and maintained in substantial compliance with the site plans attached as Exhibits "A" and "B".
3. That the facility be operated in compliance with the operational statement in Exhibit "C".
4. That the facility be limited to a total of eight classrooms, and consistent with the elevations and floor plans in Exhibits "D" and "E".
5. That a block wall be installed along the north and east property lines with Phase One of the project.
6. That no outdoor PA (public address) systems, charms, bells or other sound emitting devices be used outside of the buildings. This would include portable PA systems in the playgrounds.
7. That all lighting be installed and shielded so as to prevent direct or indirect light from falling upon the adjacent residential areas.
8. That the caretakers' residence be used in a similar fashion to a standard single family residence.
9. That landscape and irrigation plans for the street frontages, access lanes, and parking lot be submitted as a part of the building permit for Phase One.
10. That the Caldwell Avenue access point be signed as "Right Turn Only" for exiting vehicles.
11. That all other Federal, State, Regional, and City codes and ordinances be met.
12. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-29.

Visalia Montessori School

Description of School

Visalia Montessori School is a private elementary school serving grades one through six in an authentic Montessori educational environment in Visalia, California. Because students with prior Montessori experience benefit the most from a Montessori education, the school will grow gradually, starting with the grades 1-2 and taking 4-5 years to reach full capacity.

School Offerings

Visalia Montessori School offers the only Montessori education for students ages six through twelve (first through sixth grade) in the entire Central Valley. The Montessori curriculum meets and exceeds the California and Common Core Educational Standards, so our students will be fully prepared to enter middle and high school and beyond with a solid foundation. The Montessori philosophy encompasses the social, emotional, cognitive, and physical development of the child. Montessori schools seek to develop these aspects of the child using the entire learning community, which includes families at home, children and adults at school, and community leaders.

The Visalia Montessori School mission is to build an engaged community of respectful and compassionate learners by providing a world-class Montessori environment that supports individuality, self-discipline and a lifelong love of learning.

Visalia Montessori School will be successful because of the combined qualities of the owners.

Nina Clancy has been a business-owner and school administrator for over 30 years, co-owning one successful Montessori preschool, currently serving 150 families, since 1982 and owning a successfully growing Montessori toddler and preschool, currently serving 100 families, since 2006. She served on the Visalia Unified School District School Board for -- years and is a past Rotary President and District Governor. Her experience in teaching and administration, including her excellent people skills in relating to children, parents, staff, and community members makes Nina a powerful force in this project. Her dedication to nurturing young children and adults and serving the community is apparent in everything she does. Nina is a certified Montessori teacher for children ages 3-6 and also serves as a teacher trainer. She has Montessori-educated children and grandchildren.

Melissa Dabadie is an American Montessori Society certified Montessori teacher for children ages 6-12. She holds Master's Degrees in Elementary Education from the University of Phoenix, and Curriculum and Instruction from the University of Nebraska. She holds a current Multiple Subject teaching credential for the state of California. Her Montessori elementary teaching experience was in Millard Public Schools, an established public school Montessori program in Omaha, Nebraska. Melissa is a founder of the Tulare County Montessori Education Association, a parent-run group formed in January, 2012 to promote Montessori education in Tulare County. Melissa has served as the office manager for a place to grow

Montessori since August, 2012 and as a committee chair the United States Pony Clubs, a national non-profit youth equestrian organization for the past 3 years. Melissa is a Montessori graduate and has two Montessori-educated children who will attend Visalia Montessori School starting in year 1.

Our school will also be successful because there is a vast network of support for Montessori programs throughout the state, country, and world. It is believed that there are more than 4,000 public and private Montessori schools in the U.S. The American Montessori Society (AMS) supports approximately 1,200 public and private Montessori schools nationwide. Association Montessori Internationale supports 250 schools in the U.S. A school does not have to be associated with either of these organizations (and thousands are not), but both organizations provide support and a set of standards for their affiliate schools. There are nearly 50 elementary Montessori schools in CA that are currently recognized by either AMS or AMI and at least 1,500 in the U.S. Visalia Montessori School will affiliate with AMS and seek to become a full member accredited by AMS and hire teachers who have credentials approved by the Montessori Accreditation Center for Teacher Education (MACTE), which oversees teacher training for AMS, AMI, Montessori Educational Programs International (MEPI), Pan American Montessori Society (PAMS), International Association of Progressive Montessorians (IAPM), and several independents.

Montessori organizations agree that a successful Montessori program must have:

- **Mixed-age classes:** VMS will have mixed age classes starting in year 1 and will grow to include the desired 3-year age span in each classroom in year 2. Multi-age grouping is an integral part of the Montessori Philosophy at all levels. Philosophically, the rationale is that individuals learn from each other with opportunities to lead, share, and model their peers. Students can accelerate or take additional time as needed to learn skills. AMS Teacher Education Programs prepare teachers to work with a 3-year age-span and to have the expertise to support skills both above and below a developmental level.
A 3-year age-span is considered the optimal configuration for Montessori classrooms for all ages above the infant and toddler level. This allows the maximum opportunity for students to interact and learn from one another.
- **Teachers with credentials from an accredited Montessori program (MACTE):** All VMS lead teachers in each classroom will have Montessori training for the age which they teach from a MACTE-accredited training program and will complete their certification within 2 years. In addition to having highly-qualified teachers who are trained in Montessori, we also hope to support our teachers in becoming and maintaining state requirements for the level in which they teach. This includes having at least a Bachelor's degree, Montessori teacher certification, CA Teacher Credential, and ongoing professional development.
The ratio of students to teaching staff, both Montessori credentialed and assistant teacher for Elementary (ages 6-12 years) is a maximum of 20:1. The school assigns no more than the maximum of 30 students to each Montessori credentialed teacher.
- **Full complement of developmentally-appropriate Montessori materials:** Each VMS classroom will have the appropriate materials for the classroom according to AMS and the teacher's own accredited training program. Though teacher-made and shared materials may vary from

classroom to classroom, the essential materials, appropriate for the age level of the classroom, will be present in each classroom.

- **Montessori instructional approach throughout the curriculum:** VMS teachers and assistants will adhere to Montessori philosophy when interacting with children, parents, and staff including lessons and other communication.

The elementary student is entering a new plane of development: a tremendous imagination, an aptitude for the abstract, a strong sense of morality and justice, and a strong need for peer relationships. Individually paced academic progress allows students to explore their interests along with acquiring the mastery of basic skills and knowledge, including basics such as: math facts, spelling, vocabulary, grammar, sentence analysis, creative and expository writing, and research. In addition, The Montessori elementary learning environment reflects activities that provide deeper educational experiences in the areas of mathematics (including geometry and algebra), science and technology, the world of myth, literature, history, functional and political world geography, civics, economics, and anthropology, and areas of art, music, foreign language, physical education and computer technology. Students have opportunities to plan, monitor and assess their own work, thereby further developing their independence and responsibility for their own actions.

School Location

Visalia Montessori School will be located on the Northeast corner of Linwood Street and Caldwell Avenue in Southwest Visalia. The school site is 3.88 acres with two houses and several outbuildings. There are several mature trees and plenty of space to build and expand in the future. This property is located east of a place to grow Montessori and northwest of Greenhouse Montessori, roughly in between the two schools if travelling along Caldwell Avenue. Linwood elementary school is just north of the VMS school site. This is an ideal location because our families are already used to having their children attend school in southwest Visalia for preschool, so it will be an easy transition to VMS.

For year 1, the school will be two classrooms with a maximum of 50 students. The large house will be remodeled to contain two classrooms, a snack-preparation area, and adequate bathrooms for students and staff. The small residence will remain as is. All other structures, excepting small, usable storage buildings, will be removed. The decorative water tower will be relocated closer to the Southwest corner of the property to showcase the property's history and provide an attractive landmark for the school. For year two, we would build an 8,000 square foot school housing 6 classrooms and a reception, workroom, bathroom, and office space.

Hours of Operation

Our school will offer the regular school day of 8:30 to 3:30 with before and after school care available for all students from 7:30 to 8:30 from 3:30 to 5:30. The regular school year will run from the last two

weeks of August through the first week in June. From the third week in June through August, the school will offer a summer school program open to grades 1-6 and may also eventually offer training for Montessori teachers and assistants.

Five-Year Growth Projection- Maximum Enrollment and Staffing

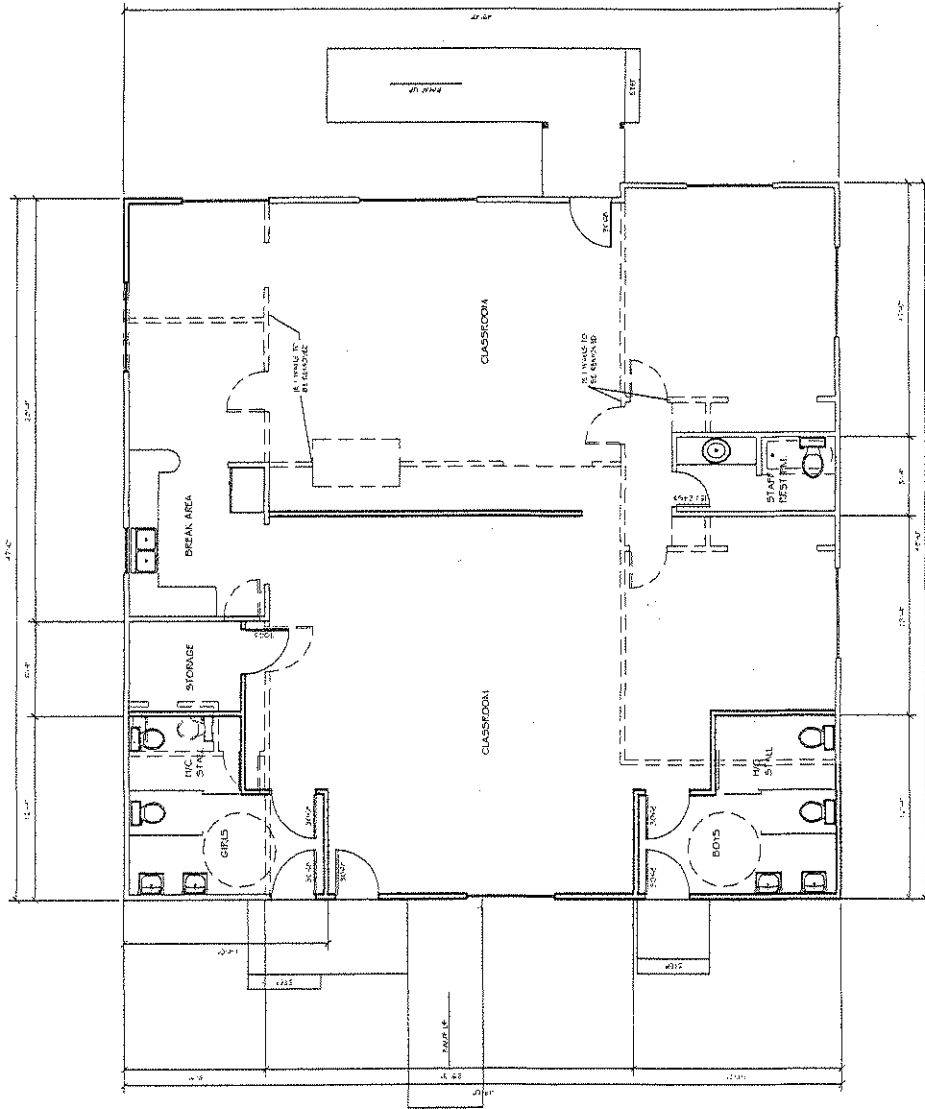
	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19
Grade Levels Offered	1-2	1-3	1-4	1-5	1-6
Number of Classrooms	2	3	4	5	6
Maximum Number of Students	50	90	120	150	180
Maximum Number of Staff	5	7	10	14	16

Because students with Montessori experience get more out of a Montessori education, VMS has decided to start with only younger students and grow over time rather than accept older students with limited or no Montessori experience at the beginning. This is both an academic and business decision. Students who enter Montessori education later in their academic careers are still able to benefit from a Montessori education; however, they will not have those critical early childhood experiences and early concrete lessons that lead them to the more abstract concepts that older children learn. In short, many of the Montessori materials and lessons are lost on these children because they simply don't have the foundation. These students also often lack the independent skills necessary to be successful in a Montessori classroom. We need the first graduates of our school to be representative of the type of students we will produce and an older student with only 1-2 years of Montessori education may not be the best model.

Traffic Statement

The numbers listed below are the possible number of vehicles driving in and out of the VMS school parking lot, including staff and parents of students. The after-school number is higher because we will offer after-school care to a small number of children who are not VMS students, possibly students from Linwood Elementary School who can walk to VMS and then get picked up by parents.

	Year 1 2014-15	Year 2 2015-16	Year 3 2016-17	Year 4 2017-18	Year 5 2018-19
7:30-8:30 am	55	100	130	165	200
3:30-5:30 pm	60	110	140	175	210



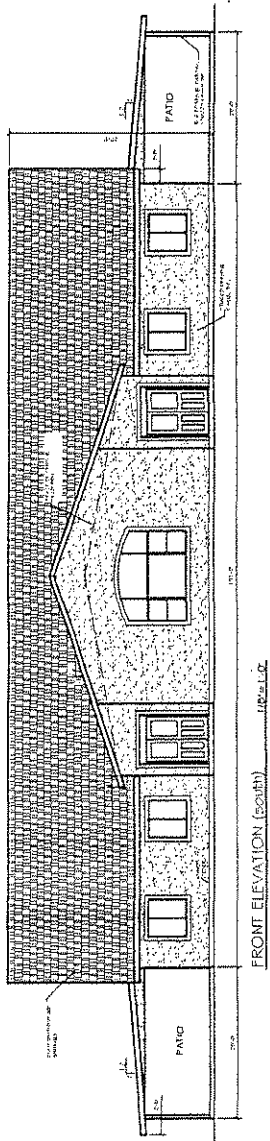
- EXISTING MATERIALS
- EXISTING EQUIPMENT
- NEW EQUIPMENT
- NEW PAINT AREA



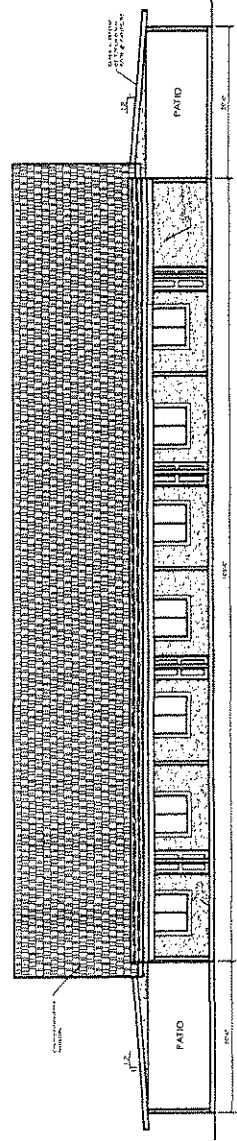
DOOR

1/4" = 1'-0"

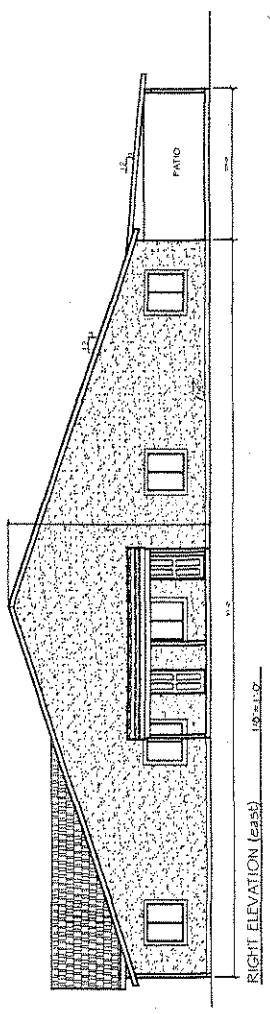
REMODELED FLOOR PLAN
 EXISTING RESIDENCE REMODEL PHASE I
 2.31.16.50 FT



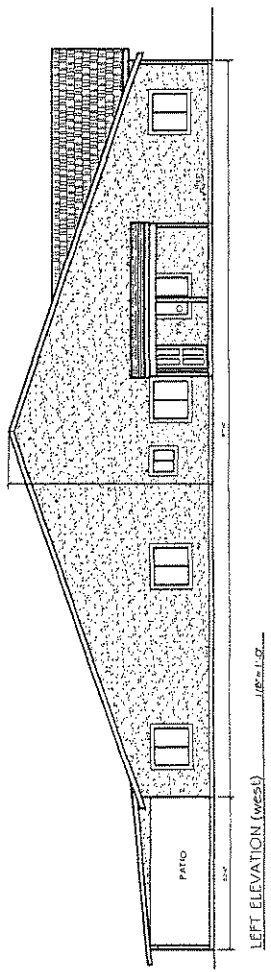
FRONT ELEVATION (south) 1/8" = 1'-0"



REAR ELEVATION (north) 1/8" = 1'-0"



RIGHT ELEVATION (east) 1/8" = 1'-0"



LEFT ELEVATION (west) 1/8" = 1'-0"

October 22, 2013

City of Visalia
Planning Commission
315 E. Acequia Avenue
Visalia, CA 93291



Dear Sir:

Pursuant to the notice of a public hearing we received Saturday, October 19, 2013, we have a few questions and concerns .

Being the original owners of our home located at 4419 W. Orchard Avenue we have resided here for the past 22 years. It has been our desire to maintain our property and to be a benefit to our community and be good, quiet neighbors. As our property is right next to the proposed school grounds, we will be one of eight homes receiving the brunt of the noise caused by this business. As we have often heard from the City that the "peace and tranquility" of one's neighborhood is first and foremost of importance to the City, we hope that this will be taken into consideration.

We were wondering what the student capacity of this school will be. What outside facilities will be provided and what outside activities will there be? Will there be bells, whistles, or PA systems used? What safety precautions will be in place, as well as a nurse on the premises? What will be the school hours? What will be the impact of the dropping off and picking up traffic ? As you know there is Linwood Elementary School, which seems to be the same grade levels as the proposed school. Will they be teaching the same curriculum? Do we really need two schools within the same block for the same grades ? There is a daycare facility just across the street as well as a pre-school . There is La Joya Middle School just in the next block. And then there is El Diamante High School just a few blocks away. It is already extremely difficult for someone trying to exist Orchard Avenue on to Linwood during the morning and afternoon traffic. Then there's the foot traffic for all the public schools which is considerable.

We are concerned about our property values going down as well as our peaceful neighborhood being lost forever. It is our heartfelt hope that the eight home owners on Orchard Ave., Hemlock and Mission which back up to the school grounds, and will be most affected by this business, will receive your utmost consideration in your decision.

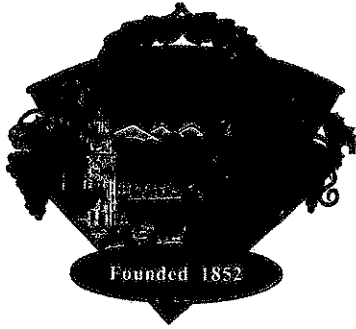
As your notice does not indicate just when the decision will be made, we would appreciate being notified of it at your earliest convenience.

Thank you for your kind consideration.

Sincerely

Kenneth Lunn
4419 W. Orchard Ave.
Visalia, CA 93277
(559) 741-9670

Exhibit "F"



MEETING DATE June 19, 2013
SITE PLAN NO. 13-092
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER _____ |

ADDITIONAL COMMENTS This project requires a Conditional Use Permit.

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

Site Plan Review Committee



City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE
2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2010 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$146.40) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.47 per square foot. Residential \$2.97 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

G. FERRERO 6-18-13
Signature

Site Plan Review Comments For:

Visalia Fire Department
Kurtis Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
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PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

The following comments are applicable when checked:

- Refer to previous comments dated
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail.
- The Site Plan Review comments in this document are not all encompassing, but a general overview of the California Fire Code, and City of Visalia Municipal Codes. Additional requirements may come during the plan review process.
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire protection requirements.
- Address numbers must be placed on the exterior of the building in such a position as to clearly and plainly visible from the street. Numbers will be at least six inches (6") high and shall be of a color to contrast with their background. If multiple addresses served by a common driveway, the range of numbers shall be posted at the roadway/driveway.
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are 1 fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- The turning radius for emergency fire apparatus is 20 feet inside radius and 43 feet outside radius. Ensure that the turns identified to you during site plan comply with the requirements. An option is a hammer-head constructed to City standards.
- An access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction.
- Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

- A fire lane is required for this project. The location will be given to you during the site plan meeting.
- A Knox Box key lock system is required. Applications are available at the Fire Department Administrative Office. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- The security gates, if to be locked, shall be locked with a typical chain and lock that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system. Applications are available at the Fire Department Administrative Office.
- That portion of the building that is built upon a property line shall be constructed as to comply with Section 503.4 and Table 5-A of the California Building Code.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system.
- If you handle hazardous material in amounts that exceed the exempt amounts listed on Table 3-D of the California Building Code, you are required to submit an emergency response plan to the Tulare County Health Department. Prior to the building final inspection, we will want a copy of the plan and any Material Safety Data Sheets.
- An automatic fire sprinkler system will be required for this building. A fire hydrant is required within 50 feet of the fire department connection. The fire hydrant, fire department connection and the PIV valve should be located together and minimum 25' from the building, if possible. The caps on the FDC shall be Knox locking caps.
- All hardware on exit doors shall comply with Chapter 10 of the California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting though-out building.
- All Fire and Life Safety systems located within the building shall be maintained.
- An automatic fire extinguishing system for protection of the kitchen grease hood and ducts is required.
- Special comments: Other items may be required upon plan review and if DSA has to provide an approval.



Kurtis Brown, Assistant Fire Marshal

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4573

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



Visalia Police Department

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

COMMERCIAL BIN SERVICE

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
1 PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
ACRES WITH PHASING - PHASE 1 = 1,800 SF PHA
2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J (TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

- No comments.
- Same comments as as 05/29/2013
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down
be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other
items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

CUSTOMER WILL PROVIDE ACCESS TO LOCKED GATES FOR SERVICE.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA NEIGHBORHOOD PRESERVATION/CODE ENFORCEMENT DIVISION

June 19, 2013

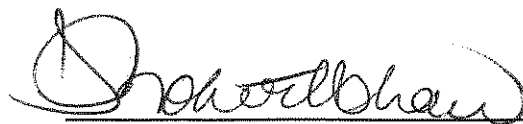
ITEM NO: <u>5</u>	RESUBMTL
SITE PLAN NO:	SPR13092
PROJECT TITLE:	ELEMENTARY SCHOOL
DESCRIPTION:	NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT:	CLANCY MIKE & NINA
PROP. OWNER:	RAIBLEY JOHN C & BARBARA J (TRS)(REV TR)
LOCATION:	3514 S LINWOOD ST
APN(S):	119-360-054

No Comments

See Previous Site Plan Comments

Provide Shopping Cart Retrieval Plan For any Retail That Will Require Shopping Carts

Additional Comments:



Tracy Robertshaw

SITE PLAN REVIEW COMMENTS

TRANSIT DIVISION

ITEM NO. 5 DATE: June 19, 2013

SITE PLAN NO.: SPR13092
ELEMENTARY SCHOOL
NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH
PHASING (R16 ZONED)
CLANCY MIKE & NINA
RAIBLEY JOHN C AND PARBARA J (TRS) (REV
TR) (PROPERTY OWNER)

LOCATION: 3514 S LINWOOD ST

APN: 119-360-054

NOTES

Please be advised that a new bus stop will need to be installed with ADA pad at the following location:

- ◆ On the East side of Linwood St, between 240' and 300' north of Caldwell Ave.

This bus stop will require sidewalk and accessible bus stop pad improvements in agreement with the Americans with Disabilities Act of 1990.

For more information, please contact the Transit Division at 713-4100.



Monty A. Cox
Transit Manager

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 5 DATE: June 19, 2013
SITE PLAN NO: SPR13092 **RESUBMIT**
PROJECT TITLE: ELEMENTARY SCHOOL
DESCRIPTION: NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8
 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE
 2 = 13,070 SF (R16 ZONED)
APPLICANT: CLANCY MIKE & NINA
PROP OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION: 3514 S LINWOOD ST
APN(S): 119-360-054

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR – 3 COMPARTMENT _____
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER – ¾ HP. MAXIMUM _____
- SUBMISSION OF A DRY PROCESS DECLARATION _____
- NO SINGLE PASS COOLING WATER IS PERMITTED _____
- OTHER _____
- SITE PLAN REVIEWED – NO COMMENTS

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

CITY OF VISALIA
PUBLIC WORKS DEPARTMENT
QUALITY ASSURANCE DIVISION
7579 AVENUE 288
VISALIA, CA 93277



AUTHORIZED SIGNATURE

6-17-13

DATE

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 19, 2013

SITE PLAN NO: 13-092
PROJECT TITLE: ELEMNTARY SCHOOL
DESCRIPTION: MIXED USE COMMERCIAL CENTER ON 9.25 ACRES (R16 ZONED)
APPLICANT TITLE: CLANCY MIKE & NINA
PROP. OWNER: RAIBLEY JOHN C & BARBARA
LOCATION TITLE: 3514 S LINWOOD ST
APN TITLE: 119-360-054

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

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for Private School, Caretaker Residence and Windmill
- Building Permits
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION: 06/19/2013

1. Comply with previous comments. Some comments may have been addressed and the corrections are reflected on the site plan.
2. A CUP is required for the private school, caretaker residence and the proposed relocated windmill along Caldwell Ave.
3. Street trees shall also be plated in the park strip between the sidewalk streets (i.e., Caldwell and Linwood). Street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
4. Staff will include a condition requiring the construction of a block wall along the north and east property lines adjacent to the existing residential subdivisions.
5. Comply with Community Noise Ordinance standards. Staff may include conditions restricting the use of Public Address systems around the playground areas given the proximity to existing single-family residential development.

Previous Comments

PROJECT SPECIFIC INFORMATION: 05/22/2013

1. A revised site plan shall be resubmitted identify each development phase of the school site. Use a heavier line weight when depicting new buildings and playground areas vs. a lighter line weight for buildings to be removed from the site.
2. Provide a detailed operational statement that clearly describes the daily operations of the Montessori school, number of employees and number of classrooms, anticipated enrollment numbers, etc.
3. Relocate the proposed drive approach on Caldwell further to the east meeting Engineering Standards for drive approaches near street intersections.
4. The parking stalls located along Linwood are in the 10-foot street side yard setback. Relocate these 10 stalls out of the required landscape setback.

5. Identify all light poles used in the parking lot areas and near the residential neighborhoods. A light study may be required if the light poles and light element near sensitive land uses.
6. Clearly identify all playground areas and/or areas used for passive recreation.
7. Identify/label the intended use for the area north of the proposed classrooms. Is this area intended for future development or for recreational playing fields?
8. Block walls required along the north and east property lines separating the school from single-family residential neighborhoods.
9. Fences located along the west and south property lines (i.e., Caldwell & Linwood) are required to be located behind the required setbacks. Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one foot height at least fifty (50) percent open.
10. **Valley Oak Tree:** Any development under the canopy of a Valley Oak Tree must be reviewed and approved by David Pendergraft – City Arborist, 559-713-4295. Applicants should not prepare any final plans without a review and approval of a detailed site plan by David Pendergraft or his appointee.

CITY GENERAL PLAN CONSISTENCY

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

- Front
- Front Garage (garage w/door to street)
- Side
- Street side on corner lot
- Rear

Building

- 15 Feet
- 22 Feet
- 5 Feet
- 10 Feet
- 25 Feet*

Landscaping

- 15 Feet
- 22 Feet
- 5 Feet
- 10 Feet
- 25 Feet

Minimum Site Area: 6,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
 Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)
 Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

Please note that the project is subject to SJVAPCD Rule 9510. The applicant is encouraged to do early indirect source modeling consultation with the Air District (please see http://www.aqmd.gov/rules/proposed/2301/sjvapcd_rule9510.pdf).

Parking:

1. Parking shall be provided based on the following: Kindergarten and nursery schools: one parking space for each employee plus one parking space for each ten children. Elementary and junior high schools: two parking spaces for each classroom (see Zoning Ordinance Section 17.34.020).

2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s) [see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
5. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Outdoor retail sales prohibited.
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: North and East property lines.
6. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
7. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. On September 30, 2009, the State Model Water Efficient Landscape Ordinance (MWELo) was finalized by the State Department of Water Resources to comply with AB 1881. AB 1881 along with the MWELo became effective on January 1, 2010. As of January 1, 2010, the State Model Water Efficient Landscape Ordinance became effective by adoption of a City urgency ordinance on December 21, 2009. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).

4. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
5. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
6. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
7. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).


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

Lighting:

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

The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments.

Signature  _____

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 19, 2013

ITEM NO: 5	RESUBMTL
SITE PLAN NO:	SPR13092
PROJECT TITLE:	ELEMENTARY SCHOOL
DESCRIPTION:	NEW 14,870 SF ELEMENTARY SCHOOL ON 3.8 ACRES WITH PHASING - PHASE 1 = 1,800 SF PHASE 2 = 13,070 SF (R16 ZONED)
APPLICANT:	CLANCY MIKE & NINA
PROP. OWNER:	RAIBLEY JOHN C & BARBARA J(TRS)(REV TR)
LOCATION:	3514 S LINWOOD ST
APN(S):	119-360-054

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards.
- Construct drive approach per City Standards.
- Traffic Impact Study required.

Additional Comments:

- Both driveways will be right in/out only due to proximity to the traffic signal and the existing raised center median.
- No parking will be permitted on Caldwell Avenue.
- All queuing shall occur on the project site. Vehicle queuing shall not occur on the public roadways.


Eric Bons

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Ken McSheehy 713-4447
- Adrian Rubalcaba 713-4271

ITEM NO: 5 DATE: JUNE 19, 2013

SITE PLAN NO.: 13-092 RESUBMITTAL
 PROJECT TITLE: ELEMENTARY SCHOOL
 DESCRIPTION: REQUEST TO CHANGE ADDRESS FOR
 ELEMENTARY SCHOOL ON LINWOOD (R16
 ZONED)
 APPLICANT: CLANCY MIKE & NINA
 PROP OWNER: RAIBLEY JOHN C & BARBARA J (TRS)(REV TR)
 LOCATION: 3514 S LINWOOD ST
 APN: 119-360-054

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
 - Install curb return with ramp, with _____ radius;
 - Install curb; gutter
 - Drive approach size: 36' Use radius return; **Caldwell**
 - Sidewalk: 6' width; 10' parkway width at **Caldwell**.
 - Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
 - Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
 - Right-of-way dedication required. A title report is required for verification of ownership.
 - Deed required prior to issuing building permit;
 - City Encroachment Permit Required.
 - Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit.
 - CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (planning) 488-4088;
 - Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. Contact Doug Damko, 713-4268, 315 E. Acequia Ave.
 - Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
 - Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
 - Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
 - Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
 - Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact David Pendergraft at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. An easement to the City will be required for portions of sidewalk behind property line along Caldwell and Linwood. Refer to City standards and procedures for deed dedication; required prior to building permit issuance.***
- 2. Street trees, parkway landscape, sidewalk, and street lights (3 total) are required to be installed with first phase of development. Refer to City standard details and Urban Forestry street tree detail and master list.***
- 3. The existing 12' approach shall be modified to meet current City & ADA standards for pedestrian path of travel.***
- 4. Parking lot to City standards.***
- 5. City records do not indicate an existing sewer lateral to the site. New development shall connect to City sanitary sewer. A sewer plan is required to incorporate all phases of the project and point of connection to City main located in Linwood.***
- 6. Proposed refuse enclosure location is adequate. Refer to City standard details R-3,5,&6.***
- 7. Impact fees apply to proposed school development. Credit for existing home is applicable. Refer to page 3 for fee summary.***
- 8. Plan check and inspection fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **13-092 RESUBMITTAL**

Date: **6/19/2013**

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

(Fee Schedule Date:**5/3/2013**)
(Project type for fee rates:**SCHOOL**)

Existing uses may qualify for credits on Development Impact Fees. **SFD/LOW DENSITY**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,116/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,458/1000SF
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$15.00/STUDENT, TREATMENT PLANT FEE: \$25.80/STUDENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.03/LF X 840 (CALDWELL & LINWOOD)
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$1,072.90/AC
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$875.20/AC
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$11.90/STUDENT
<input type="checkbox"/> Parking In-Lieu	

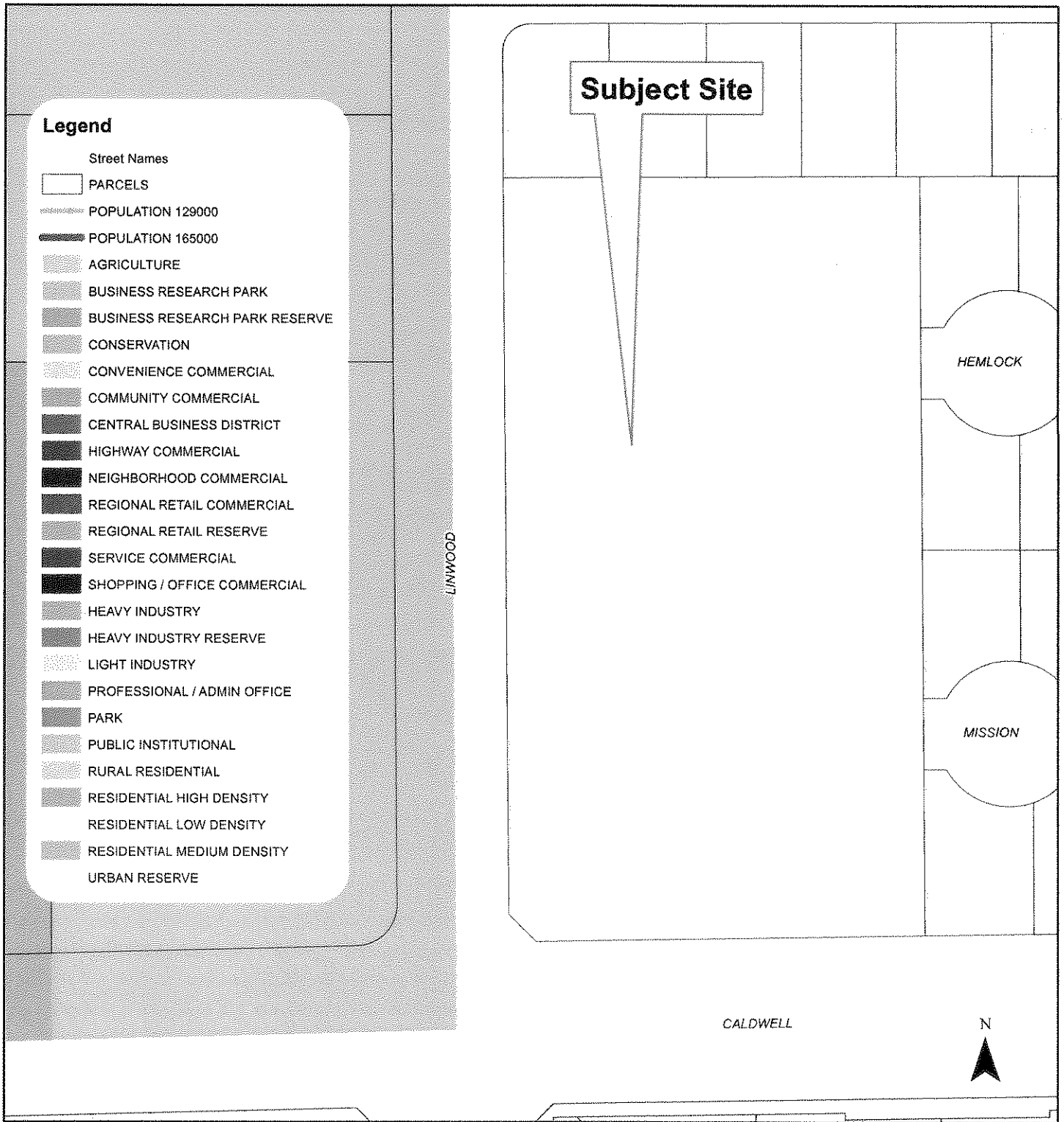
Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



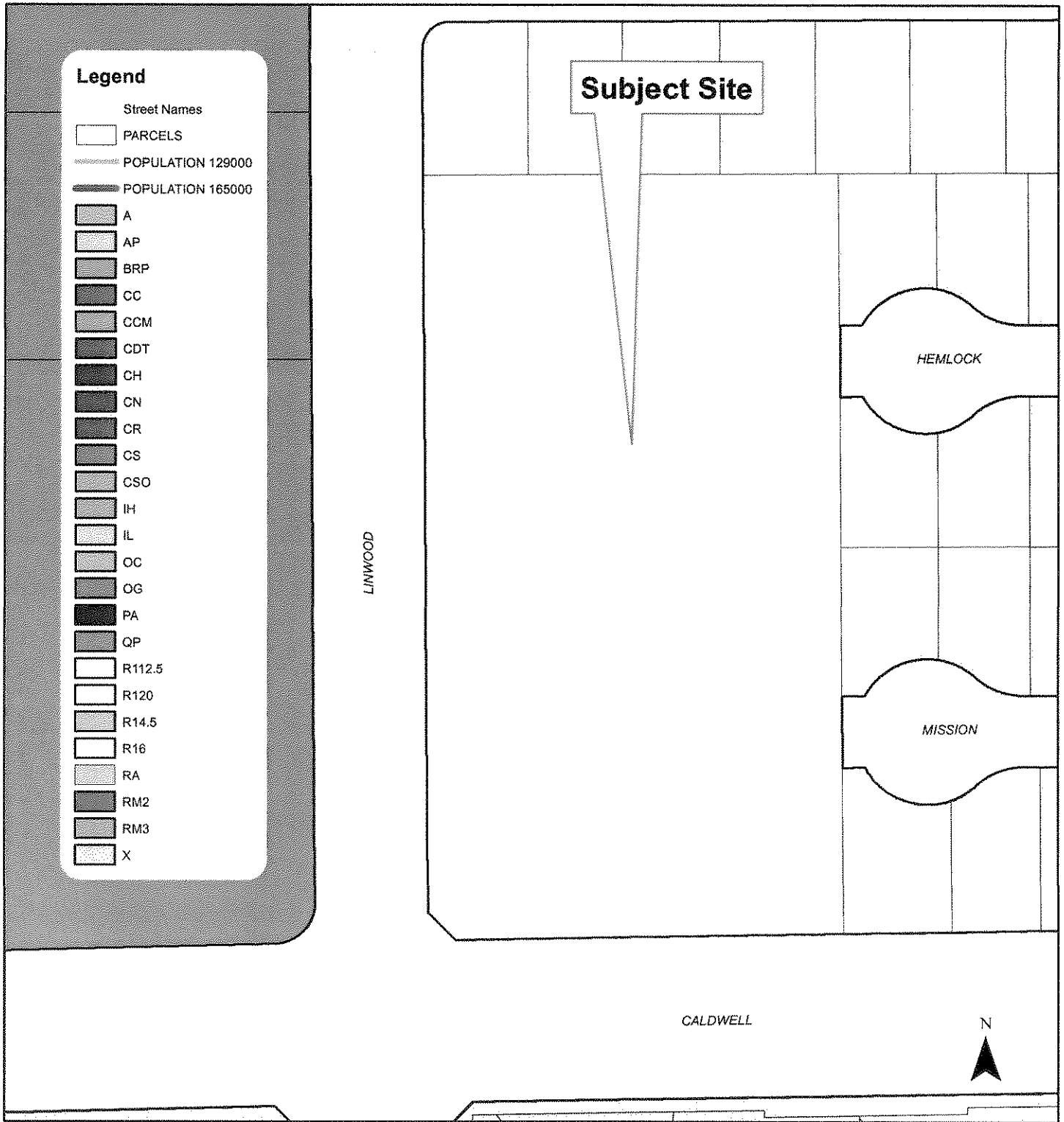
Jason Huckleberry

City of Visalia



Land Use Designations

City of Visalia



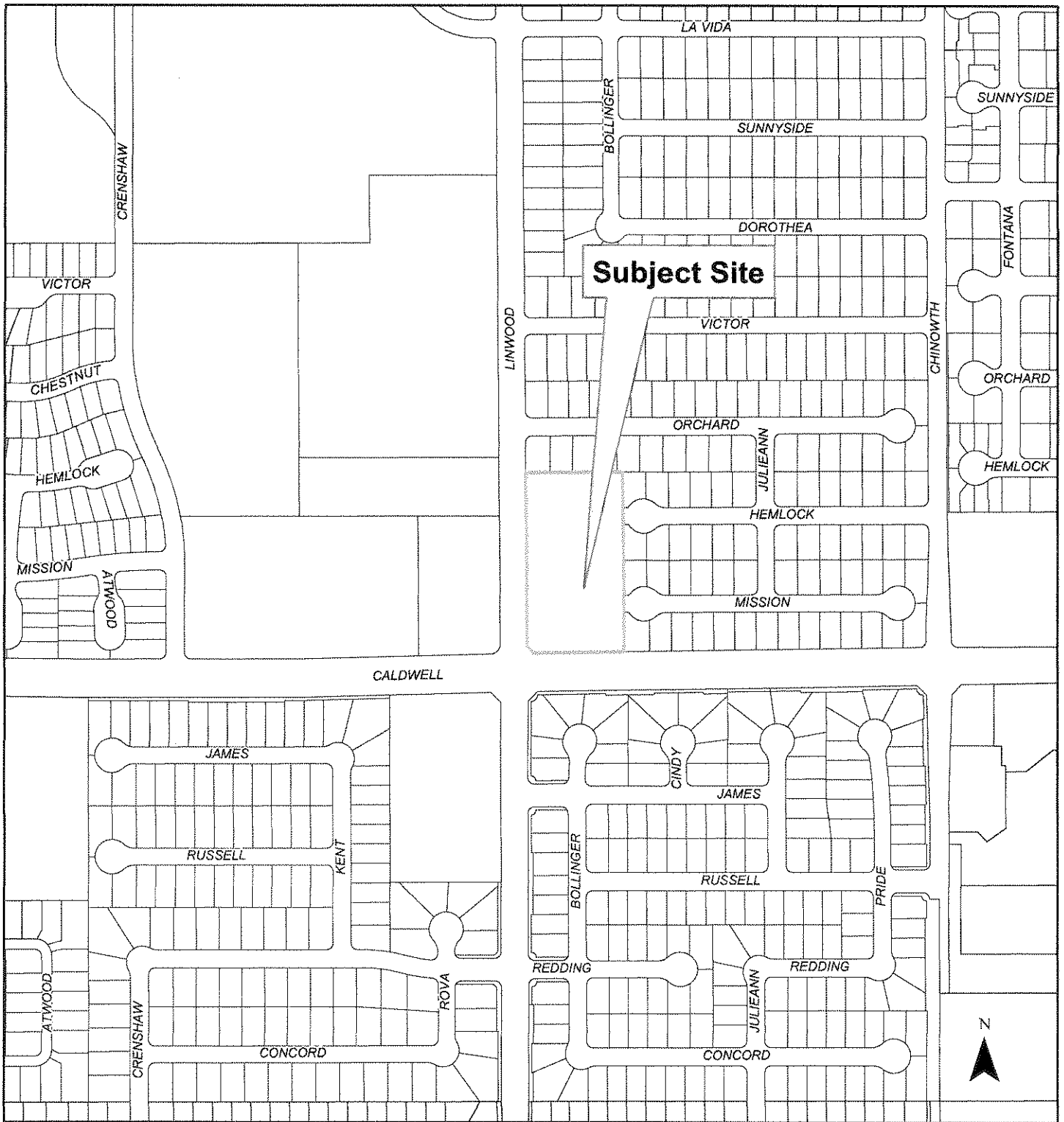
Zoning Designations

City of Visalia



Aerial Photo

City of Visalia



Location Map