

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: April 27, 2015

PROJECT PLANNER: Andrew Chamberlain
(559) 713-4003

SUBJECT: **O’Gara Paradise Tentative Subdivision Map No. 5551:** is a request by Michael O’Gara to subdivide 1.46 acres into eight parcels ranging in size from 7,865 to 8,087 square feet. The site is zoned R-M-3 (High Density Multiple Family – 1,500 square foot minimum site area per unit).

LOCATION: The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032).

STAFF RECOMMENDATION

Staff recommends approval of O’Gara Paradise Tentative Subdivision Map 5551, as conditioned, based on the findings and conditions in Resolution No. 2014-38. 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 adopt Resolution No. 2014-38, approving O’Gara Paradise Tentative Subdivision Map 5551.

PROJECT DESCRIPTION

O’Gara Paradise Tentative Subdivision Map No. 5551 is a request to subdivide a 1.46 acre parcel into eight parcels ranging in size from 7,865 to 8,087 square feet as shown in Exhibit “A”. The proposed parcels will all have frontage onto Paradise Avenue along the north side of the site. The subject site is zoned R-M-3 (high density multi-family residential) which allows for up to one unit per 1,500 square feet of site area.

The subdivision map includes a master development plan (copied from the tentative map and shown in Exhibit “B”), which shows a four-unit building and garages on each parcel and a shared access drive for every two parcels. The development pattern is the same for all of the parcels.

The east side of the subject site is adjacent to the pedestrian trail along Santa Fe Street, and the west and south sides are adjacent to existing single residential units. To the north across Paradise Avenue are a mini-storage facility and a single family residence. A Valley Oak tree located along the Paradise Avenue frontage in front of proposed Lot 8 will be incorporated into the right-of-way improvements as shown in Exhibit “A”.

The project will include the installation of paving, curb and gutters along the Paradise Avenue frontage. The site is currently fallow/vacant land that has been cleared to control vegetation.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential High Density
Zoning:	R-M-3 (Multiple-Family Residential, 1,500 square feet per unit)
Surrounding Zoning and Land Use:	North: I-L Light Industrial / Mini-storage facility South: R-M-2 / Single family units East: R-1-6 / Santa Fe Street Trail West: R-M-3 / Single family units
Environmental Review:	Categorical Exemption No. 2014-50
Special Districts:	None
Site Plan Review:	SPR No. 2014-037

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff recommends approval of O’Gara Paradise Tentative Subdivision Map No. 5551 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 the tentative subdivision map.

Land Use Consistency

The project site is in the Residential High Density land use designation with an R-M-3 zoning designation. The adjacent properties to the south and west are zoned multi-family (R-M-3 to the west and R-M-2 to the south) with single-family residential units on them. To the north across Paradise Avenue is a Light Industrial zoned mini-storage facility with its entrance facing the subject site. On the east side of the subject site is the Santa Fe multi-purpose trail and Santa Fe Street.

Site Area and Density

The proposed map will create eight parcels ranging from 7,865 to 8,087 square feet as shown in Exhibit “A”. The R-M-3 zone provides for one unit per 1,500 sq. ft. of net site area. The proposed project will provide 32 units at an overall density of 21 units per acre, or one unit per 1,981 square feet of site. The General Plan provides for a range of 15 to 35 units to the acre for Residential High Density. The proposed project will meet the density range requirement for the Residential High Density designation.

Master Plan

Zoning Ordinance Section 17.16.050 provides for the creation of R-M lots less than two acres with the approval of an acceptable master plan by the Site Plan Review Committee or similar action through a related zoning action. In accordance with this code section, the tentative map includes a condition requiring the development of the lots to be consistent with the master development plan shown in Exhibit “B”.

The Master Plan utilizes shared access drives between pairs of four-plex units with garages, parking, and a handicap parking stall. The parking requirement is 1.5 stalls per unit, which is accommodated by the 6.5 parking stalls per parcel (the 0.5 stall refers to one handicap stall

shared between every two parcels). Individual garages are provided for each unit along with undesignated parking.

The setbacks for the R-M-3 zone are 15 feet in the front and rear and five feet per story on the sides. The proposed Master Plan meets these standards.

As shown in Exhibit "B", the Master Plan meets the requirements for development consistent with the R-M-3 zoning designation. A condition of approval is included to require that the project be developed consistent with the Master Plan.

Street Improvements

The project will include the installation of street improvements along Paradise Avenue, including paving, curb, gutter, sidewalk, landscaping, and drive approaches. The Engineering Division initially commented that street frontage improvements including sidewalk, landscaping, and drive approaches can be deferred until time of each lot development.

Upon further review, the Engineering Division has requested that all required street frontage improvements be required at the same time with development of the first lot. A condition of approval has been included to this effect. The request is to ensure that all substandard conditions on Paradise Avenue are improved immediately in the event that not all units are developed in a timely manner.

Valley Oak Tree

The project includes an existing Valley Oak tree located in the right-of-way in front of proposed Lot 8. The project shall provide a pave-out around the tree constructed to City standards. Any construction activities will be required to meet the requirements for the preservation and protection of the tree.

Home Owners Association

A condition requiring a home owners association has been included with this map to ensure the shared driveways and related on-site improvements are maintained in an orderly manner.

Solid Waste Enclosures

The Master Plan indicates that the residences' solid waste will be serviced by individual roll-out cans at curbside with the cans stored in an on-site refuge enclosure. The Solid Waste Division's Site Plan Review comments indicate that this type of service is acceptable for the site. Based on the tight configuration of the master development plan and the possibility of additional storage space needed for green waste receptacles, staff is recommending a condition of approval requiring that the Solid Waste Division approve the final master development plan prior to permits being issued for any site improvement.

Setbacks

The site will be subject to the standard minimum building setbacks in the R-M-3 zone. These minimum setbacks are 15 feet from front property line, 5 feet per story from side property lines, and 15 feet from rear property line.

As shown on the Master Plan, a small portion of each structure appears to encroach into the required 15 foot rear setback. These structures shall be designed to meet the standard minimum building setbacks found in Zoning Ordinance Chapter 17.16.

Good Neighbor Policies and Management and Maintenance Standards

The project is subject to the Model Good Neighbor Policies, required in Zoning Ordinance Section 17.16.190 and by a condition of approval.

The Policies are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The Policies require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

As part of the recommended policies, there shall be 24-hour availability provided to the Visalia Police Department and/or Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.



Correspondence

Staff has received one item of correspondence regarding the project, attached as Exhibit "C", from a resident on E. Rose Court to the south of the project. The resident raises a number of concerns and questions regarding the project. The primary issues are related to the requirement of a privacy wall, parking and congestion, costs, and security. As described in the staff report, a six-foot solid fence will be required along the southern property line. The project is not required to limit visibility from the second story to the adjacent R-M site, and it is not revealed in the site plan if the units as shown will include limited visibility. Also as described in the report, the project does meet the parking requirements on the site and requires that an operational management plan be developed for the site which addresses 24-hour access for police. The project will be required to file development impact fees and facility charges (i.e. sewer connection) at time of issuance of the building permits.

Environmental Review

Staff has made the determination that this project is considered Categorical Exempt under Section 15332, Infill Development, of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-50) and is included as a finding in Resolution No. 2014-38.

RECOMMENDED FINDINGS

1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

2. 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.
3. That the proposed tentative subdivision map is compatible with adjacent land uses.
4. That the General Plan density requirements for the High Density Residential designation are being met by the proposed Master Plan.
5. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-50).

RECOMMENDED CONDITIONS

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-037, except that Engineering Division's Additional Comment No. 1 shall be modified to require all required street frontage improvements along Paradise Avenue installed at the same time with development of the first lot.
2. That the O'Gara Paradise Tentative Subdivision Map 5551 be prepared in substantial compliance with Exhibit "A".
3. That the parcels shall be developed in accordance with the master development plan in Exhibit "B", and that the development standards for the R-M zoning Designation (Chapter 17.16 of the Zoning Ordinance) shall be maintained.
4. That the Valley Oak tree located in front of Lot 8 be maintained and protected in accordance with the City's Standard Specification for Building Around Valley Oaks. Any Valley Oak tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
5. That a Home Owners Association be formed for the maintenance of common areas including shared drives. Shared access drives may be delegated to each pair of properties for common maintenance and access.
6. That the O'Gara Paradise Tentative Subdivision Map 5551 shall be subject to the following Model Good Neighbor Policies provided in Zoning Ordinance Section 17.16.190:

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

F. Tenant Agreement - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 5. Standards of behavior for tenants that could lead to eviction.
 6. All tenants shall read and receive a copy of the Tenant Agreement.
7. That a six-foot solid fence (wooden or chain link with slats) be constructed and maintained along the south and east property lines.
 8. That the Solid Waste Division shall approve of the site's final master development plan prior to permits being issued for any site improvement.
 9. That the exterior of the buildings and garages as well as all parking surfaces be illuminated during hours of darkness. In addition, the units' addresses shall be contrasting to their background, and also be illuminated during all hours of darkness
 10. Provide street trees per the City's Street Tree Ordinance.
 11. That all applicable federal, state, regional, and city policies 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 property owner, stating that they understand and agree to all the conditions of the O'Gara Paradise Tentative Subdivision Map 5551.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and 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 and Policies
- Resolution No. 2014-38
- Exhibit "A" – O'Gara Paradise Tentative Subdivision Map 5551
- Exhibit "B" – Master Plan for the O'Gara Paradise Tentative Subdivision Map 5551
- Exhibit "C" – Correspondence
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

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

Zoning Ordinance Section for R-M-3 Zone

Chapter 17.16 P(R-M) MULTI-FAMILY RESIDENTIAL ZONES

17.16.010 Purpose and intent.

In the P(R-M) multi-family residential zone, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere. (Ord. 9717 § 2 (part), 1997: prior code § 7290)

17.16.020 Permitted uses.

In the P(R-M) multi-family residential zone, permitted uses include:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to eleven (11) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;
- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner. (Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7291)

17.16.030 Accessory uses.

In the P(R-M) multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7292)

17.16.040 Conditional uses.

In the P(R-M) multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;

B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;

D. In the R-M-3 zone an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;

E. Electric distribution substations;

F. Gas regulator stations;

G. Public service pumping stations and/or elevated or underground tanks;

H. Communication equipment buildings;

I. In R-M-2 zone, mobile home parks;

J. More than eleven (11) units per site in the R-M-2 zone, and within the R-M-3 zone;

K. Boarding houses, and transient occupancy facilities (such as emergency housing, residential motels);

L. Developments with modified residential standards in the R-M-2 and R-M-3 conformance with Chapter 17.30, Article 6;

M. Senior citizen residential developments;

N. Adult day care in excess of twelve (12) individuals;

O. Planned unit development, subject to provisions of Chapter 17.26;

P. New one-family dwelling, meeting density identified in the general plan land use element designations;

Q. Other uses similar in nature and intensity as determined by the city planner;

R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards. (Amended during 10/97 supplement; Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7293)

17.16.050 Site area and configuration.

A. In the P(R-M) multi-family residential zone, the minimum site area shall be two acres unless a smaller site is approved as part of a conditional use permit, zoning action or upon approval of an acceptable master plan by the site plan review committee. (Ord. 9717 § 2 (part), 1997: prior code § 7294)

17.16.060 Site area per dwelling unit and per structure.

In the P(R-M) multi-family residential zone, the minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand five hundred (1,500) square feet in the R-M-3 zone. (Ord. 9717 § 2 (part), 1997: prior code § 7295)

17.16.070 Front yard.

In the P(R-M) multi-family residential zone, the minimum front yard shall be fifteen (15) feet in the R-M-3 zone, and twenty-five (25) feet in the R-M-2 zone, subject to the exception that on a site situated between sites improved with buildings, the minimum front yard shall be the average depth of the front yards on the improved sites adjoining the side lines of the site, but need not exceed the minimum front yard specified in this section. (Ord. 9717 § 2 (part), 1997: prior code § 7297)

17.16.080 Side yards.

In the P(R-M) multi-family residential zone:

A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7298)

17.16.090 Rear yard.

In the P(R-M) multi-family residential zone, the minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

A. On a corner or reverse corner lot in R-M-2 zone 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.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units which have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7299)

17.16.100 Height of structures.

In the P(R-M) multi-family residential zone, the maximum height of structures shall be thirty (30) feet in the R-M-2 zone. The maximum height shall be thirty-five (35) feet in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second story shall be designed to limit visibility from the second story to the R-1 site. Structures specified under Section 17.16.090B shall be exempt. (Ord. 9717 § 2 (part), 1997: prior code § 7300)

17.16.110 Off-street parking.

In the P(R-M) multi-family residential zone, off-street parking is subject to the provisions of Chapter 17.34. (Ord. 9717 § 2 (part), 1997: prior code § 7301)

17.16.120 Fences, walls and hedges.

In the P(R-M) multi-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.040. (Ord. 9717 § 2 (part), 1997: prior code § 7302)

17.16.130 Trash enclosures.

In the P(R-M) multi-family residential zone, enclosures for trash receptacles are permitted which comply with the specifications and requirements of Section 17.32.010 and which are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 9717 § 2 (part), 1997: prior code § 7303)

17.16.140 Planned development.

In the P(R-M) multi-family residential zone, a planned development permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7304)

17.16.150 Open space and recreational areas.

In the P(R-M) multi-family residential zone, any multiple family project approved under a conditional use permit shall include open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The specific size, location and use shall be approved as a part of the conditional use permit. (Ord. 9717 § 2 (part), 1997: prior code § 7305)

17.16.160 Screening.

In the P(R-M) multi-family residential zone, all parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7306)

17.16.170 Screening fence.

In the P(R-M) multi-family residential zone, where a multiple family site adjoins an R-A or R-1 site, a screening fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained. (Ord. 9717 § 2 (part), 1997: prior code § 7307)

17.16.180 Landscaping.

In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Ord. 9717 § 2 (part), 1997: prior code § 7308)

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.

5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

F. Tenant Agreement - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.
6. All tenants shall read and receive a copy of the Tenant Agreement.

RESOLUTION NO 2014-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING O'GARA PARADISE TENTATIVE SUBDIVISION MAP NO. 5551: A REQUEST BY MICHAEL O'GARA TO SUBDIVIDE 1.46 ACRES INTO EIGHT PARCELS RANGING IN SIZE FROM 7,865 TO 8,087 SQUARE FEET. THE SITE IS ZONED R-M-3 (HIGH DENSITY MULTIPLE FAMILY – 1,500 SQUARE FOOT MINIMUM SITE AREA PER UNIT). THE SITE IS LOCATED ON THE SOUTH SIDE OF PARADISE AVENUE WEST OF SANTA FE STREET. (APN: 097-272-032).

WHEREAS, O'Gara Paradise Tentative Subdivision Map No. 5551 is a request by Michael O'Gara to subdivide 1.46 acres into eight parcels ranging in size from 7,865 to 8,087 square feet. The site is zoned R-M-3 (High Density Multiple Family – 1,500 square foot minimum site area per unit). The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on April 27, 2015; 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. 2014-50)

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 tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. 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.
3. That the proposed tentative subdivision map is compatible with adjacent land uses.
4. That the General Plan density requirements for the High Density Residential designation are being met by the proposed Master Plan.
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. 2014-50).

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 the Site Plan Review No. 2014-037, except that Engineering Division's Additional Comment No. 1 shall be modified to require all required street frontage improvements along Paradise Avenue installed at the same time with development of the first lot.
2. That the O'Gara Paradise Tentative Subdivision Map 5551 be prepared in substantial compliance with Exhibit "A".
3. That the parcels shall be developed in accordance with the master development plan in Exhibit "B", and that the development standards for the R-M zoning Designation (Chapter 17.16 of the Zoning Ordinance) shall be maintained.
4. That the Valley Oak tree located in front of Lot 8 be maintained and protected in accordance with the City's Standard Specification for Building Around Valley Oaks. Any Valley Oak tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
5. That a Home Owners Association be formed for the maintenance of common areas including shared drives. Shared access drives may be delegated to each pair of properties for common maintenance and access.
6. That the O'Gara Paradise Tentative Subdivision Map 5551 shall be subject to the following Model Good Neighbor Policies provided in Zoning Ordinance Section 17.16.190:

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;

- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.

3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
 4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- E. Parking** - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.
- F. Tenant Agreement** - The tenant agreement for the complex must contain the following:
1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 5. Standards of behavior for tenants that could lead to eviction.
 6. All tenants shall read and receive a copy of the Tenant Agreement.
7. That a six-foot solid fence (wooden or chain link with slats) be constructed and maintained along the south and east property lines.
 8. That the Solid Waste Division shall approve of the site's final master development plan prior to permits being issued for any site improvement.
 9. That the exterior of the buildings and garages as well as all parking surfaces be illuminated during hours of darkness. In addition, the units' addresses shall be contrasting to their background, and also be illuminated during all hours of darkness
 10. Provide street trees per the City's Street Tree Ordinance.
 11. That all applicable federal, state, regional, and city policies 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 property owner, stating that they understand and agree to all the conditions of the O'Gara Paradise Tentative Subdivision Map 5551.

TENTATIVE SUBDIVISION MAP

BEING A SUBDIVISION OF PARCEL 2 OF PARCEL MAP 187 RECORDED IN BOOK 18, AT PAGE 60, TULARE COUNTY RECORDS. ALSO BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST, TRACT 10000, CALIFORNIA AND HERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR
 2900-S WEST MAIN STREET, VISALIA, CA 93291 (559) 739-1816

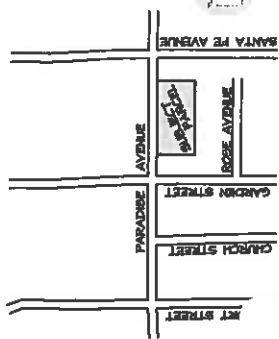
PREPARED FOR: MICHAEL O'GARA
 P.O. BOX 1888, CARLEBAND, CA, 93208 (760) 464-7643

ASSESSOR'S PARCEL NO.: 09T-272-092

ZONE: RM-3 FLOOD ZONE: X

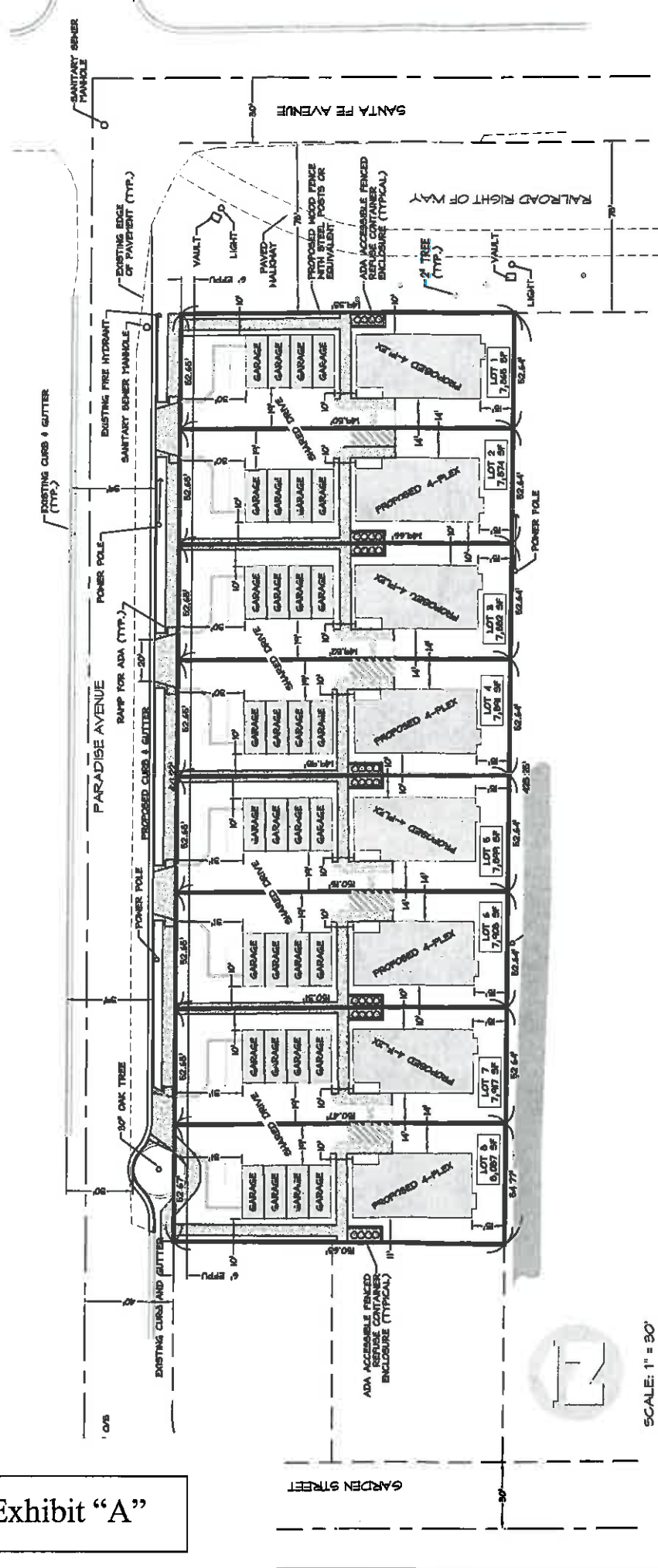
- NOTES:
- A JOINT MAINTENANCE AGREEMENT, CROSS-ACCESS, AGREEMENT, COORDINATE, COORDINATE, COORDINATE AND RESTRICTIONS, AND/OR A HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE MAINTENANCE AND OPERATION OF THE 6 LOTS CONTAINED WITHIN THIS SUBDIVISION.
 - ALL GREEN WASTE GENERATED BY MAINTENANCE OF THE SITE, SHALL BE REMOVED BY A LICENSED LANDSCAPE CONTRACTOR AS PART OF MAINTENANCE OPERATIONS.

EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL, MULTI-FAMILY
WATER BY	CALIFORNIA WATER SERVICE
SEWER BY	CITY OF VISALIA
REFUSE BY	CITY OF VISALIA - ROLL-OUT SPLIT CONTAINER
ELECTRICITY BY	SOUTHERN CALIFORNIA Edison CO.
GAS BY	SOUTHERN CALIFORNIA GAS CO.



MAP NOT TO SCALE.

Exhibit "A"



SCALE: 1" = 30'

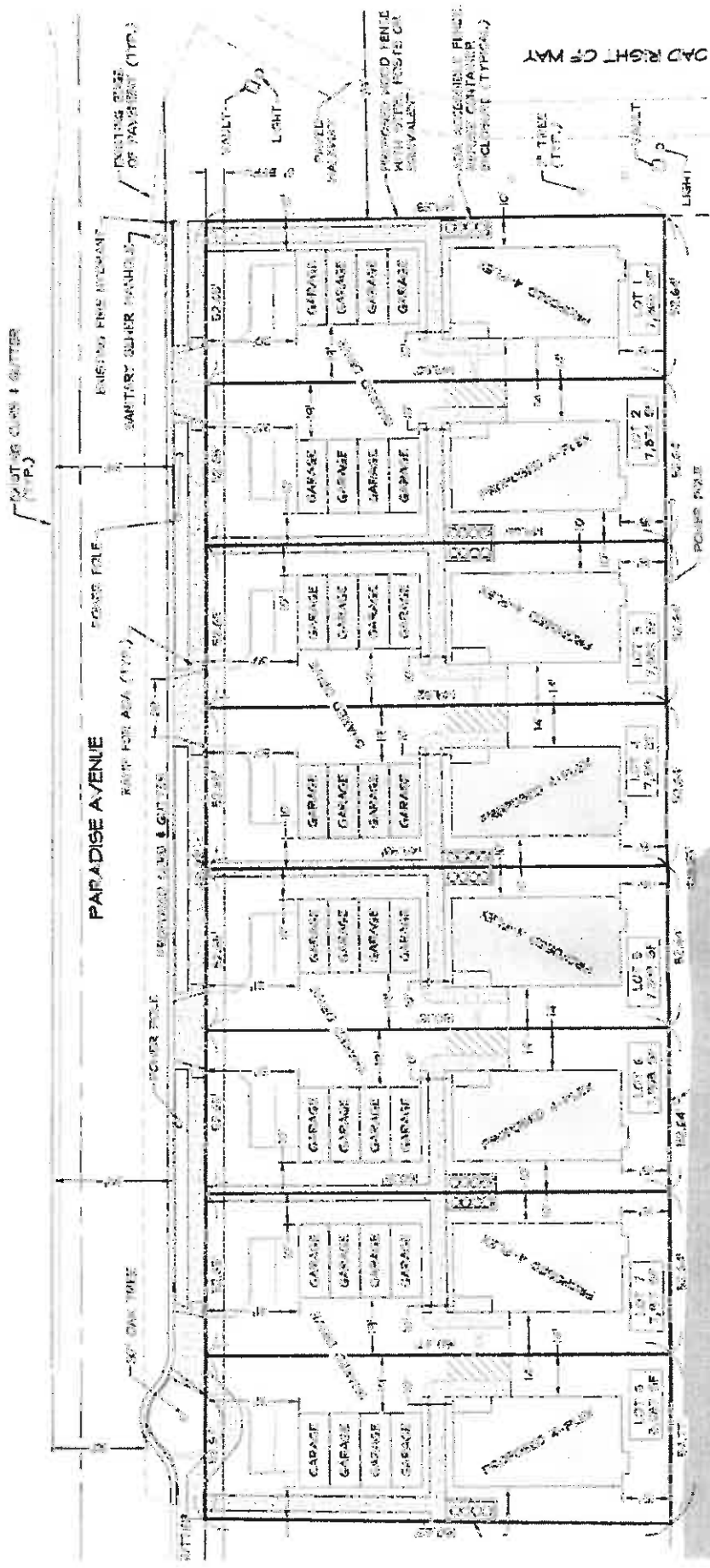
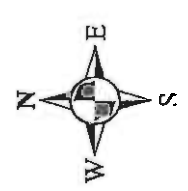


Exhibit "B"



City of Visalia

Mr. B. Smith

Mr. O'Gara, et al.,

April 22, 2015

Re: APN-097-272-032

May I introduce myself and thank you for the opportunity to voice my concerns in regards to proposal for property located at 349 E Paradise, Visalia, California 93277. My name is Theresa Smith and I live at 410 E Rose Visalia, CA and have a Homestead of 16 years at this residence. My concerns are as follows;

1. **Retaining Wall and Privacy.** Will there be a high level retaining wall for privacy for residence on the south side of property i.e. personal houses that are one story on the back side of property units you propose? The height of the proposed property will cause privacy issues for the one story homes in the area. It is my understanding the units will be majority facing towards Paradise. However, lights from units will be an issue. Thus, requesting a very high retaining wall.
2. **Parking and congestion.** Will there be self and ample contained parking for the units? Noise will be a concern.
3. **Costs.** Will repairs and upgrades to the area (signage, utilities, sewage, water, Kaweah Delta Hospital Tax, and, street usage) cost be born to the owners of the proposed property and not a burden to the adjoining community?
4. **Security.** Who will be in charge of security for the "High Density" units proposed? Will there be security officers patrolling or gated community for unauthorized neighbors? Considering the Visalia Police are over taxed in this area and this is a very high crime area.

Additional questions are: Pets and animals will be allowed in these high density units? Who will be in charge such as a rental agency or the owner direct for contact? Will there be additional property built to the units such as play grounds and recreation (water issues for pools and unauthorized neighbors in area).

I request the opportunity to be informed of the steps in development and additional correspondence/ impute concerns since this will have some impact on my property, community, and resale value in the area.

Thank you,

Theresa Smith

Preferred al future contact:

E-Mail: theresa5929@att.net

Exhibit "C"



MEETING DATE 1/7/2015
SITE PLAN NO. 14-037
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:
- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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



Site Plan Review Committee

MEETING DATE Jan. 7, 2015
SITE PLAN NO. 14-037
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:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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: 3 DATE: January 07, 2015
 SITE PLAN NO: SPR14037
 PROJECT TITLE: TENTATIVE SUBDIVISION MAP
 DESCRIPTION: TENTATIVE SUBDIVISION MAP TO CREATE 8
 PARCELS WITH 4-PLEX UNITS ON EACH PARCEL
 (RM3 ZONED)
 APPLICANT: O GARA MICHAEL
 PROP OWNER: O GARA MICHAEL D & VICKI B(TRS)(OG FAM TR
 LOCATION: 349 E PARADISE AVE
 APN(S): 097-272-032

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 2013 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: See Previous Comments

Trash Container needs accessibility

José MORENO
 Signature



Site Plan Review Comments For:

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

ITEM NO: 3

DATE: January 07, 2015

SITE PLAN NO: SPR14037
PROJECT TITLE: TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP TO CREATE 8 PARCELS WITH 4-PLEX UNITS ON EACH PARCEL (RM3 ZONED)
APPLICANT: O GARA MICHAEL
PROP OWNER: O GARA MICHAEL D & VICKI B(TRS)(OG FAM TR
LOCATION: 349 E PARADISE AVE
APN(S): 097-272-032

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

 - Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*

 - A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- MV* Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

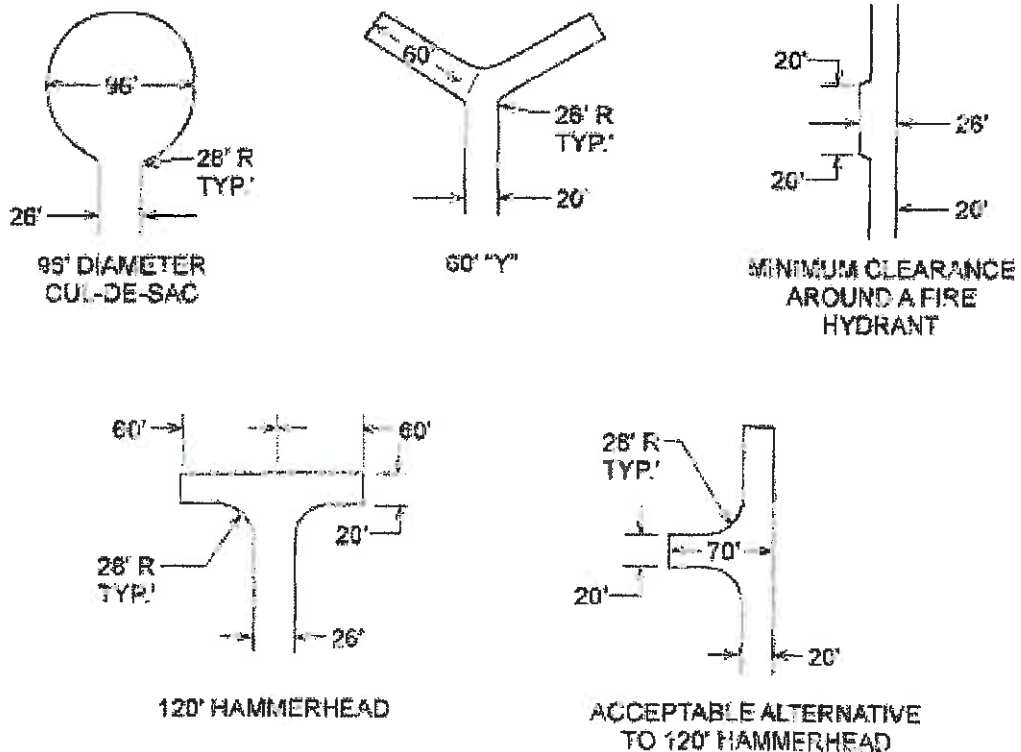


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:

2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)


In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Maribel Vasquez
Fire Inspector

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 7, 2015

SITE PLAN NO: 2014-037
PROJECT TITLE: Tentative Subdivision Map
DESCRIPTION: Tentative Subdivision Map (RM3 ZONED)
APPLICANT TITLE: O'Gara
PROP. OWNER: O'Gara
LOCATION TITLE: 349 E. Paradise
APN TITLE: 097-272-032

General Plan: RHD -- High Density Residential
Existing Zoning: RM3 -- Multiple-Family Residential

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Establishment of a Homeowners Association
- CC&R's regarding site maintenance, repairs, cross-access, shared parking (ADA stall), etc.
- Building Permits
- Additional Information As Needed

PROJECT SPECIFIC INFORMATION (01/07/2014):

1. It appears that the enclosure areas for the individual trashcans does not account for the green waste receptacles. Revise site plan to include additional storage areas for the green waste container or provide information on how green waste/yard debris will be managed with this project.
2. Staff will condition this project requiring the establishment of a Home Owners Association (HOA). The HOA is the preferable method to ensure ongoing maintenance of the entire site given the potential for the site to have multiple ownerships.
3. Identify the fencing material (wood, chain link w/ slats or block wall) to be constructed on the east property line of Lot 1 adjacent to the Santa Fe Trail.
4. The Good Neighbor Policies will be included as conditions of project approval for this tentative map and development plan. See the Good Neighbor Policies below.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION:

1. Tentative Subdivision Map required
2. Negative Declaration Environmental document required – Additional environmental technical studies in the form of a Greenhouse Gas Analysis and a Traffic Study are required with the CUP application, additional fees for the review of environmental technical studies are required.
3. **NOTE:** The final layout for the multiple family units will be required to formally go through the Site Plan Review process with their own SPR number for permitting purposes. These units are not being approved as a part of the review of the map, the comments provided on the

design are to provide the applicant with pertinent information as they move forward with their project.

4. Show the location of dumpsters for the units on the site plan.
5. Shared access and maintenance agreements will be required for the shared d\access drives.
6. A van accessible HC stall may be required for each set of units.
7. Maintain the required 15 foot front setback.
8. Garage dimensions – garages must be able to accommodate a standard car – 10X20 interior.
9. Provide an ADA path of travel for each building.
10. What type of separation would be used to the east against the community trail?
11. Plot and protect all valley oak trees – tentative subdivision map needs to show tree drip line and how it will not be disturbed.

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, the final determination of consistency will be made by the Planning Commission and/or City Council.

DEVELOPMENT STANDARDS - R-M-3 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	15 Feet	15 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Conditional Use Permit for 40 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Open Space: 17.16.150 Open Space and recreational areas.

Parking:

1. Provide parking at 1.5 spaces per unit (Zoning Ordinance Section 17.34.020.2).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. 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).
4. A planter is required every other row. Said planter shall be shall contain trees on twenty (20) foot centers (Zoning Ordinance Section 17.30.130.C.6).
5. No parking shall be permitted in a required front/rear/side yard.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates.

4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. 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.
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.
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. 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. 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 Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.

3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

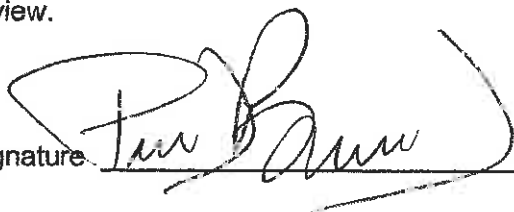
1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. Parking

The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

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.

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.

Signature 

ITEM NO: 3

DATE: January 07, 2015

SITE PLAN NO:

SPR14037

PROJECT TITLE:

TENTATIVE SUBDIVISION MAP

DESCRIPTION:

TENTATIVE SUBDIVISION MAP TO CREATE 8 PARCELS WITH 4-PLEX UNITS ON EACH PARCEL (RM3 ZONED)

APPLICANT:

O GARA MICHAEL

PROP OWNER:

O GARA MICHAEL D & VICKI B(TRS)(OG FAM TR

LOCATION:

349 E PARADISE AVE

APN(S):

097-272-032

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

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:

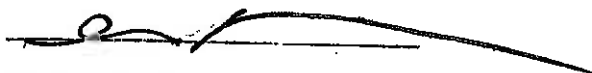
Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:



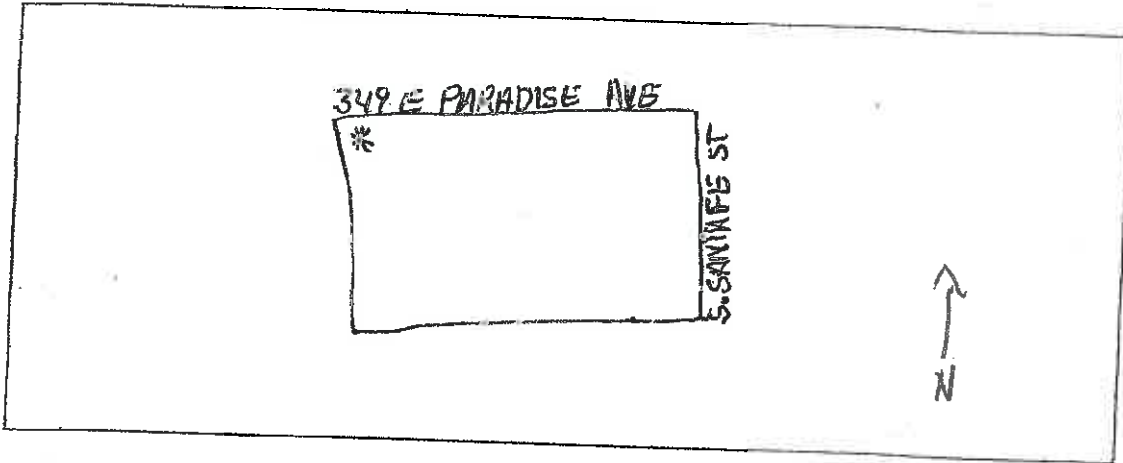
Visalia Police Department

City of Visalia
Parks and Urban Forestry
336 N. Ben Maddox Way
Visalia, CA 93292

Date: 1-6-15

Site Plan Review # 14-037

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: 30" VALLEY OAK TREE

Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

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

COMMERCIAL BIN SERVICE

FILE NO. 2 DATE: 1/15/2013
SITE PLAN NO: SPR14037
PROJECT TITLE: TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP TO CREATE 8 PARCELS WITH 4-PLEX UNITS ON EACH PARCEL (RM3 ZONED)
APPLICANT: O GARA MICHAEL
PROP OWNER: O GARA MICHAEL D & VICKI B(TRS)(OG FAM TR
LOCATION: 349 E PARADISE AVE
APN(S): 097-272-032

- No comments.
- Same comments as as
- 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 before 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 ROLL OUT CAN SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 7, 2015

ITEM NO: 3	RESUBMITL
SITE PLAN NO:	SPR14037
PROJECT TITLE:	TENTATIVE SUBDIVISION MAP
DESCRIPTION:	TENTATIVE SUBDIVISION MAP TO CREATE 6 PARCELS WITH 4-PLEX UNITS ON EACH PARCEL (RMS ZONED)
APPLICANT:	O GARA MICHAEL
PROP. OWNER:	O GARA MICHAEL D & VICKI B (TRS) (OG FAM TR
LOCATION:	349 E PARADISE AVE
APN(S):	097-272-032

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 Analysis required.

Additional Comments:

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Leslie Blair

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckieberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 3 DATE: JANUARY 7, 2015

SITE PLAN NO.: 14-037R
PROJECT TITLE: TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP TO CREATE 8
PARCELS WITH 4-PLEX UNITS ON EACH
PARCEL (RM3 ZONED)
APPLICANT: O GARA MICHAEL
PROP. OWNER: O GARA MICHAEL D & VICKI B (TRS) (OG FAM
TR)
LOCATION: 349 E PARADISE AVE
APN: 097-272-032

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.
- 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: 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: Joel Hooyer, 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: 6' ft. wide, with TBD ft. wide parkway on *see comments*
 - 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. Frontage improvements along Paradise Ave. are required. Road width to match existing curb to curb. Improvements required are curb, gutter, street lights, and 6' of pavement. A grind and overlay of asphalt to centerline of street may be necessary to meet 2% slope design criteria. Required sidewalk, landscaping, and drive approaches can be deferred until time of each lot development.**
- 2. Existing utility poles may need to be relocated given the required street width.**
- 3. Existing fire hydrant may need to be relocated given the required street width.**
- 4. Refer to multi-family drive approach standards.**
- 5. The existing oak tree will need to be evaluated by a certified arborist and results provided in conjunction with the tentative map filing.**
- 6. Each parcel shall have separate sewer laterals. Shared utilities and improvements will require underlying easements and CC&R's.**
- 7. Individual refuse containers is subject to approval by Solid Waste division**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 14-037R

Date: 1/7/2015

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: 8/15/2014)
(Project type for fee rates: MULTI-FAMILY)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

\$404/UNIT X 32

Treatment Plant Fee - \$709 p/unit

Sewer Front Foot Fee

\$39/LF X 421 LF (PARADISE)

Storm Drainage Acquisition Fee

\$5,287/AC

Park Acquisition Fee

\$1,239/UNIT X 32

Northeast Acquisition Fee Total
Storm Drainage
Block Walls
Parkway Landscaping
Bike Paths

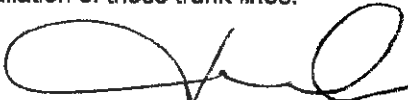
Waterways Acquisition Fee

\$4,312/AC

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

City Reimbursement:

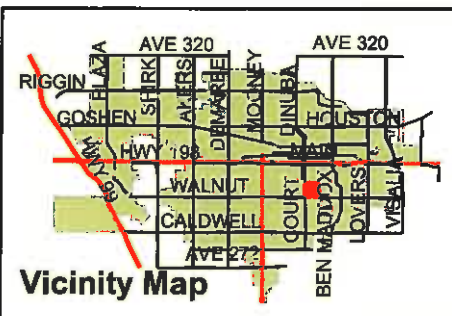
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown 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


O'Gara Paradise Tentative Subdivision Map No. 5551

The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032).



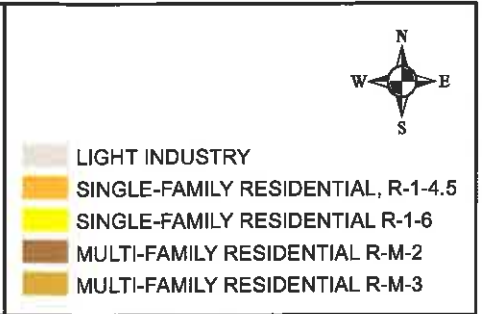
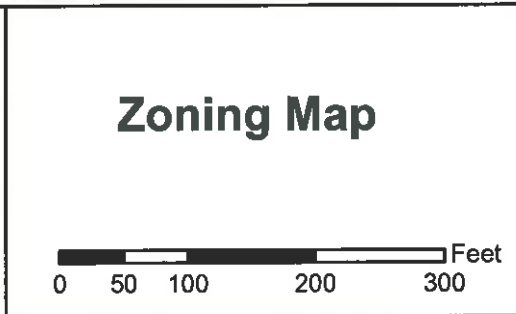
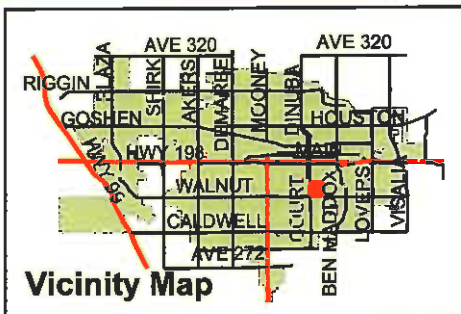
General Plan Land Use Map



- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Light Industrial
 - Parks/Recreation
- 

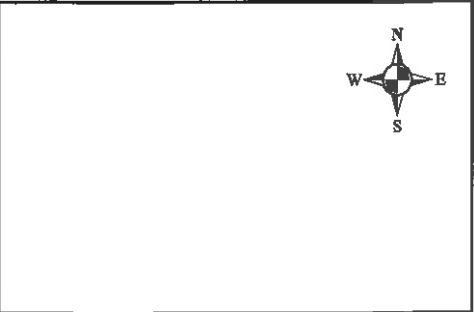
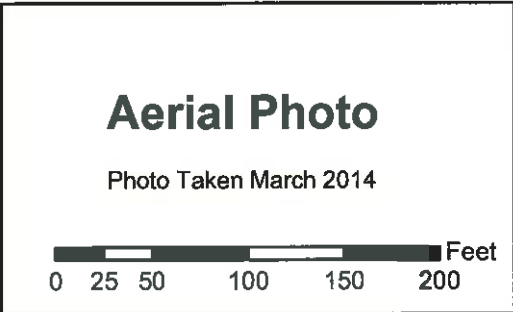
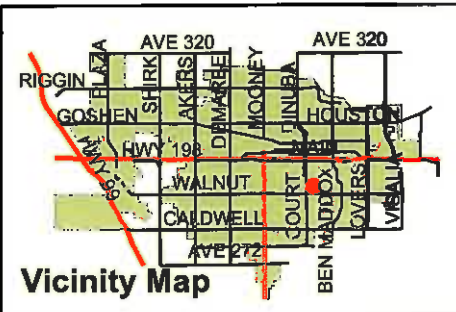
O'Gara Paradise Tentative Subdivision Map No. 5551

The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032).



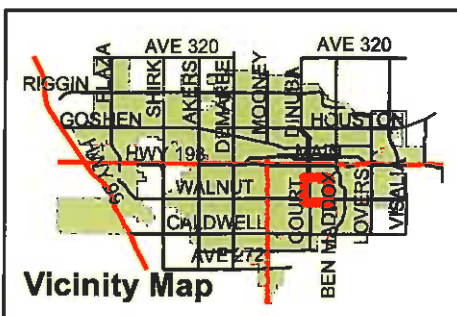
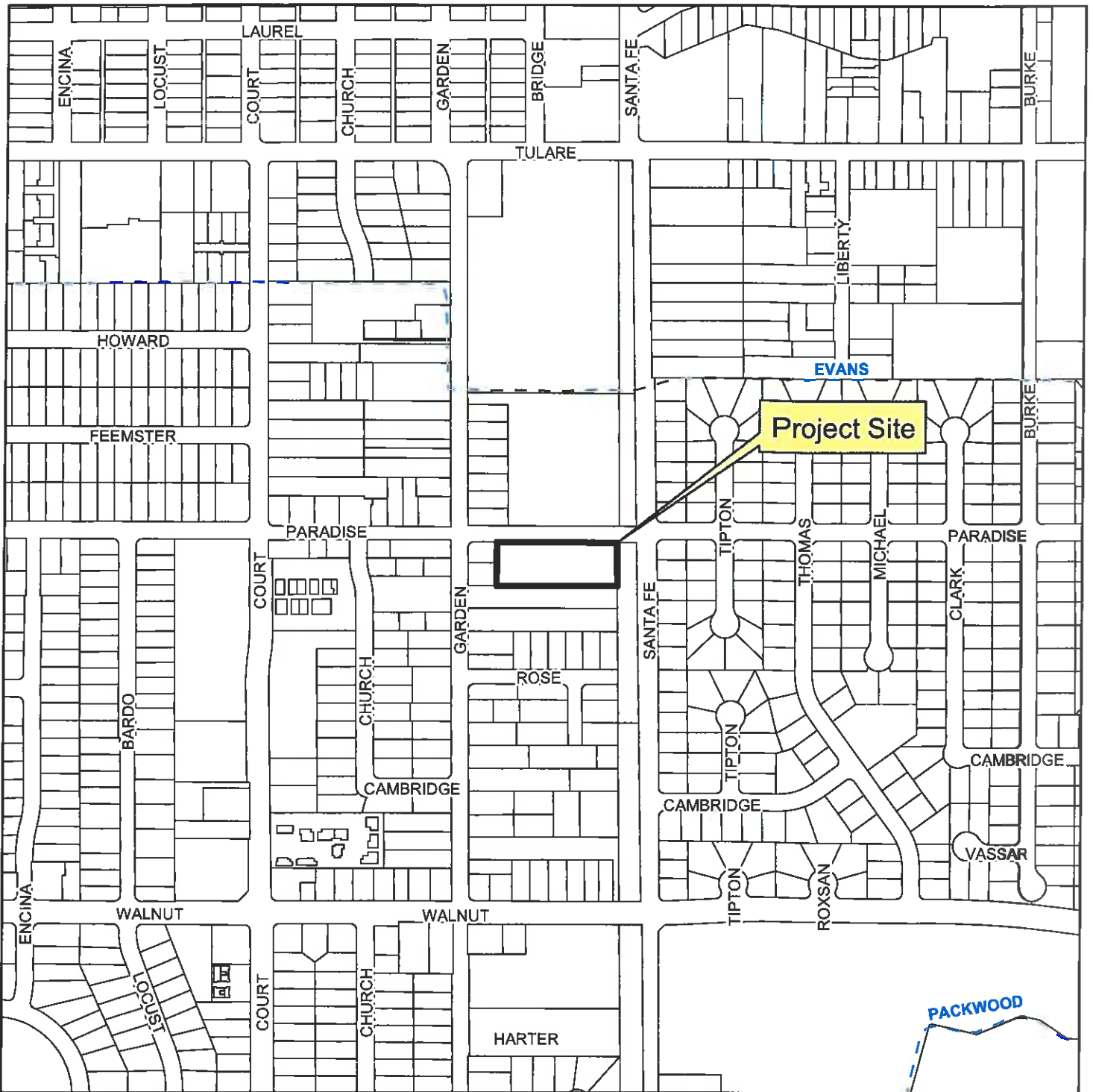
O'Gara Paradise Tentative Subdivision Map No. 5551

The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032).



O'Gara Paradise Tentative Subdivision Map No. 5551

The site is located on the south side of Paradise Avenue west of Santa Fe Street. (APN: 097-272-032).



Location Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 27, 2015

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

SUBJECT: Tentative Parcel Map No. 2015-01: A request by Chris Leonard to subdivide a 2.0 acre parcel into four parcels and a remainder in the Single Family Residential (R-1-6) Zone District.

Variance No. 2015-01: A request to reduce lot width, lot area, and minimum public street frontage for four parcels in the Single Family Residential (R-1-6) Zone District.

Location: The parcel is located at 710 S. Pinkham Street (APN: 100-060-006)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing and take the following actions:

1. Approve Tentative Parcel Map No. 2015-01, as conditioned, including modifications to the dimensions of proposed lots 1 and 4; and,
2. Approve Variance No. 2015-01, as conditioned, including modifications to the allowances requested in the Variance pertaining to lot dimensions.

The findings for conditional approvals are based on the conclusion that the requests, as conditioned, are consistent with the General Plan, Zoning and Subdivision Ordinances.

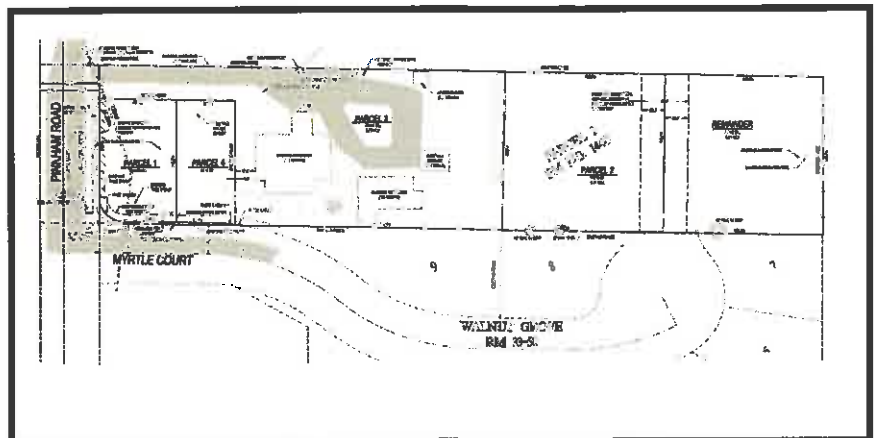
RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2015-01, based on the findings and conditions in Resolution No. 2015-02, and I move to approve Variance No. 2015-01, as conditioned in Resolution No. 2015-01.

PROJECT DESCRIPTION

This is a request to divide a two-acre parcel into four residential lots (with one lot already developed with two residences on a single lot), and a remainder parcel. The variance would allow for deviations in lot sizes and configurations as a means to incorporate existing site conditions.

The project site is an infill parcel and is surrounded by existing single-family residences on 6,000 sq.ft. or larger lots. Pinkham Road is a collector road that fronts along the west. An existing driveway leading to Pinkham Road provides access to the existing residences on proposed Parcel 3. Myrtle Court is a cul-de-sac street that provide a single driveway access point to the eastern portion of the site (proposed Parcel 2 and the Remainder parcel).



Tentative Parcel Map: The Tentative Parcel Map proposes to subdivide the property to create three new residential lots ranging in size from 5,118 sq.ft. to 17,910 sq.ft. The Remainder parcel (17,758 sq.ft.) would not become a developable lot until a subsequent Certificate of Compliance is processed by the City to verify that the lot has adequate road access and that all other City requirements for residential lot have been satisfied. There are several Valley oak trees on the site, but would not be affected by the Parcel Map or Variance applications.

Variance: The deviations requested by the applicant include:

Parcel 1- Reduction of the minimum 70-foot lot width of a corner lot by five feet.

Parcel 2- Reduction of the minimum 40-foot street frontage to 29 feet.

Parcel 3- Reduction of the minimum 40-foot street frontage to 28 feet (existing condition along Pinkham Road)

Parcel 4- Reduction of the minimum 60-foot lot width of an interior lot by 10 feet, and reduction of the minimum lot area of 6,000 square feet to 5,118 square feet.

Remainder Parcel- Reduction of the minimum 40-foot street frontage to 29 feet

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Low Density Residential)
Surrounding Zoning and Land Use:	North: R-1-6 (Low Density Residential) South: R-1-6 (Low Density Residential) East: R-1-6 (Low Density Residential) West: R-1-6 (Low Density Residential)
Environmental Review:	Categorical Exemption No. 2015-01
Site Plan:	Site Plan Review No. 2014-028

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

None

PROJECT EVALUATION

Staff supports the subdivision of the residentially zoned site for the purpose of creating additional residential lots. Staff also recognizes and generally endorses the Variance request in recognition that the site contains existing physical constraints that preclude uniform compliance with all of the Zoning Code standards for each proposed residential lot. However, **staff is unable to endorse all of the Variance findings in support of the project as proposed by the applicant that serves as the basis for the proposed lot configurations shown on the Tentative Parcel Map.**

Generally, the applicant's justification for proposing irregular lot configurations on Parcel 1 and Parcel 4 are based on their desire to retain an existing wood fence along with a 17-foot side yard setback that exists between the west side developed Parcel 3 and the proposed new parcels. Staff is unable recommend that the Planning Commission find this to be a unique or insurmountable obstruction warranting reduction of the Zoning standards for which all other lots in the immediate neighborhood are in full compliance. This conclusion is based on the following facts:

1- Relocating a wood fence to coincide with a new property line does not represent an infeasible technical or financial hardship that would negate the applicant's goals for the project. Further, establishing a five-foot side yard setback for the existing house on Parcel 3 would still be in compliance with the R-1 Zoning standards.

2- There are feasible alternatives to the applicant's proposal that would lessen or eliminate the requested deviations. Maintaining the zoning standards to the maximum extent feasible would ensure the project is compatible with the existing neighborhood and would preserve the zoning integrity of the existing neighborhood while still accommodating the project.

Specific analyses and staff's recommended project and variance modifications are provided as follows:

Parcel 1- Reduction of the minimum 70-foot lot width of a corner lot by five feet. Staff recommends that the proposed east property line be redrawn five feet to the east, thus providing for a full 70-foot wide corner lot.

This would allow greater flexibility in siting a future house farther from Pinkham Road and the intersection with Myrtle Ave., and would move the future driveway entrance farther from the adjacent intersection. Further, it should be noted that the western one-third of the proposed lot is in FEMA Flood Zone AE. This existing condition will necessitate future buildup of the site and or construction of stem walls to raise the finished floor elevation above the flood elevation (approximately two feet). This condition will further reduce the useable open space afforded to the lot and house when constructed.

Parcel 4- Reduction of the minimum 60-foot lot width of an interior lot by 10 feet, and reduction of the minimum lot area of 6,000 square feet to 5,118 square feet. Staff recommends that the proposed east property line be moved twelve feet to the east.

The staff recommendation would result in a lot width of 57 feet instead of the proposed 50 feet; and the total parcel area would total 5,833 sq.ft. (9.7% less than minimum) instead of 5,118 sq.ft. (14.7% less than standard).

This would allow the residential lot to be created, but it would more closely approximate the dimensions and size of the other lots along Myrtle Court. The east property line would be five feet from the existing house to the east, which complies with the R-1 Zone standards. The existing tree along the proposed property line would be on Parcel 4 instead of Parcel 3, as proposed. The tree is not a Valley oak tree, so it could be removed in the future if desired by the owner of Parcel 4.

Land Use Compatibility

With the revisions recommended above, staff has determined that the proposed division of property with amended variances to lot width, area and frontage to allow minor deviations is compatible with General Plan policies and the Zoning Ordinance for the Low Density Residential designation with R-1-6 zoning which requires a minimum of 6,000 sq. ft. of net site area per parcel, although the newly configured Parcel 4 would be slightly smaller than the standard 6,000 sq.ft. lot. The project is located in a residential neighborhood with existing single and multiple family development.

Site Improvements

The division of property is the time when site improvements may be required. On vacant parcels some of the improvements may be deferred to the time of building permit. On developed parcels, improvements are routinely required prior to the recordation of the final map.

Map Dedications and Street Improvements

There is a small area being dedicated at the corner of Pinkham and Myrtle with a narrow strip along Myrtle Court. There are no significant public street improvements required with this map since Pinkham and Myrtle are predominantly developed. There will be sidewalk and a handicap ramp required with the development of Parcel No. 1.

Certificate of Compliance

A certificate of compliance may be required for the sale/use of the Remainder parcel. The parcel map process defines a Remainder parcel as:

California Government Code Article 2, Definitions, 66424.6.

(a) When a subdivision, as defined in Section 66424, is of a portion of any unit or units of improved or unimproved land, the subdivider may designate as a remainder that portion which is not divided for the purpose of sale, lease, or financing.

(d) A designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

Since the remainder parcel is identical to a parcel which is intended for sale or lease, staff is requiring a Certificate of Compliance for the Remainder parcel prior to any type of development activity on it; this would include the portion of the shared access easement on the Remainder parcel. The certificate is the validation that the Remainder parcel is changing from a Remainder not for sale or lease to a parcel for sale or lease.

Findings for the Variance

Variations are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The applicant has provided the variance findings below. Staff supports the applicant's Variance request subject to recommended modifications to proposed Parcels No. One and Four. Otherwise, staff recommends approval of the applicant's findings with edits added by staff to reflect the recommended modifications:

Applicant Findings (Recommended Staff modifications in **bold font**)

Lot Standards Variance

- 1. The developable area of that portion of the property in proximity to proposed parcels 1 and 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However both proposed parcels 1 and 4, carry a 70' and 60' lot width accordingly, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to these minimum lot widths, would prevent them from fully utilizing the property as proposed. **Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot width of 70 feet is justified for proposed Parcel 1, and a minimum lot width of 57 feet is justified for proposed Parcel 4.***
- 2. This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot widths). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.*

3. *Other residences enjoy the benefit of having a lot width less than the zoning minimum. For example, Parcel 1 is a corner lot, and is required to be a minimum of 70' wide according to the zoning ordinance (17.12.050). Currently the subdivision to the north of this site, have corner lots that are less than the 70' wide minimum (Lots 1 and 20 of Windemere RM 32-90). The proposed width is 65.00' which is less than the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process (which is in the current City code, and an exercise that has benefitted others). Parcel 4, is required to be a minimum of 60' wide according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), has corner lots that are less than the zoning minimums (Victorian Gardens RM 33-81, Walnut Grove RM 33-50, and Parcel Map 3860-rear half of Parcel 2). The proposed width is 50.00' which is at the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot width would also be in line with those widths enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24). Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.*
4. *As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot widths, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.*
5. *There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.*

Lot Area Variance

1. *The developable area of that portion of the property in proximity to proposed parcel 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However proposed parcels 4, carries a 6000 sf. minimum, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to this minimum lot area, would prevent them from fully utilizing the property as proposed.*
2. *This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot area). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.*

Other residences enjoy the benefit of having a lot area than the zoning minimum. Parcel 4, is required to be a minimum area of 60000 sf. according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), which have lots that are less than the 6000 sf. minimum (Victorian Gardens RM 33-81, and Walnut Grove RM 33-50). The proposed area is approx. 5,120 sf. which is within the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot area would also be in line with those site areas enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this

site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24). Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy. **Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot parcel area of 5,833 sq.ft. (9.7% less than minimum) is justified for proposed Parcel 4.**

3. As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot area, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.
4. There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot area is being required.

Environmental Review

A property division resulting in four or fewer parcels with a remainder is Categorically Exempt under Section 15332 (Infill Development) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2015-01)

RECOMMENDED FINDINGS

Tentative Parcel Map 2015-01

1. That the proposed tentative parcel map as revised, is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map as revised, would be consistent with similar divisions of property in the Low Density Residential designation and R-1-6 zoning.
3. That the proposed tentative parcel map as revised, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-01).

Variance No. 2015-01

Lot Standards Variance

1. *The developable area of that portion of the property in proximity to proposed parcels 1 and 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However both proposed parcels 1 and 4, carry a 70' and 60' lot width accordingly, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to these minimum lot widths, would prevent them from fully utilizing the property as proposed. **Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot width of 70 feet is justified for proposed Parcel 1, and a minimum lot width of 57 feet is justified for proposed Parcel 4.***

2. *This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot widths). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.*
3. *Other residences enjoy the benefit of having a lot width less than the zoning minimum. For example, Parcel 1 is a corner lot, and is required to be a minimum of 70' wide according to the zoning ordinance (17.12.050). Currently the subdivision to the north of this site, have corner lots that are less than the 70' wide minimum (Lots 1 and 20 of Windemere RM 32-90). The proposed width is 65.00' which is less than the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process (which is in the current City code, and an exercise that has benefitted others). Parcel 4, is required to be a minimum of 60' wide according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), has corner lots that are less than the zoning minimums (Victorian Gardens RM 33-81, Walnut Grove RM 33-50, and Parcel Map 3860-rear half of Parcel 2). The proposed width is 50.00' which is at the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot width would also be in line with those widths enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24).Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.*
4. *As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot widths, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.*
5. *There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.*

Lot Area Variance

1. *The developable area of that portion of the property in proximity to proposed parcel 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However proposed parcels 4, carries a 6000 sf. minimum, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to this minimum lot area, would prevent them from fully utilizing the property as proposed.*
2. *This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot area). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.*
3. *Other residences enjoy the benefit of having a lot area than the zoning minimum. Parcel 4, is required to be a minimum area of 60000 sf. according to the zoning ordinance*

(17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), which have lots that are less than the 6000 sf. minimum (Victorian Gardens RM 33-81, and Walnut Grove RM 33-50). The proposed area is approx. 5,120 sf. which is within the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot area would also be in line with those site areas enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24). Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy. **Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot parcel area of 5,833 sq.ft. (9.7% less than minimum) is justified for proposed Parcel 4.**

4. As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot area, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.
5. There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot area is being required.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map 2015-01

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-028.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A", except that Parcel 1 shall be a minimum of 70 feet in width along Myrtle Court, and Parcel 4 shall be a minimum of 57 feet in width along Myrtle Court, and Parcel 4 shall be no less than 5,833 sq.ft. in net lot area.
3. That Variance No. 2015-01 be approved.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-01.

Variance No. 2015-01

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-028.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A", except that Parcel 1 shall be a minimum of 70 feet in width along Myrtle Court, and Parcel 4 shall be a minimum of 57 feet in width along Myrtle Court, and Parcel 4 shall be no less than 5,833 sq.ft. in net lot area.
3. That Tentative Parcel Map No. 2015-01 be approved.

4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-01.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, and City of Visalia Zoning Ordinance Section 17.42.110, an appeal to the City Council regarding a Planning Commission decision 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:

1. Related Plans and Policies
2. Resolution No. 2015-01 (Variance 2015-01)
 - Exhibit "A" – Tentative Parcel Map
 - Exhibit "B" - Site Plan Review Comments
3. Resolution No. 2015-02 (TPM 2015-01)
 - Exhibit "A" – Tentative Parcel Map
 - Exhibit "B" - Site Plan Review Comments
4. Notice of Exemption 2015-01
5. General Plan Land Use Map
6. Zoning Map
7. Aerial Map
8. Location Map

RELATED PLANS AND POLICIES

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.04.040 Appeals.

A. **Planning Commission Actions.** The subdivider or any interested person adversely affected may appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten days after the action which is the subject of the appeal. An appeal shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. **Hearing of Appeals.** Upon the filing of such an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal. Within ten days following the conclusion of the hearing, the city council shall render written decision on the appeal. (Prior code § 9015)

Chapter 17.12 - R-1 SINGLE-FAMILY RESIDENTIAL ZONE (Excerpts – see ZO for complete text)

Article 1. General

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)

17.12.020 Permitted uses.

In the R-1 single-family residential zone, permitted uses include:

- A. One-family dwellings;

17.12.030 Accessory uses.

In the R-1 single-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;

- B. Accessory buildings subject to the provisions of Section 17.12.100B. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7272)

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned unit development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

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 twenty (20) feet, with an average of twenty-five (25) foot setback. (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.

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)

Chapter 17.42 Variances

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or 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. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

TENTATIVE PARCEL MAP

BRING A DIVISION OF PARCEL 1 OF PM NO. 14490, LOCATED IN THE CITY OF THE SANJOA OF THE AREA OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 25 WEST, N.D.B.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

December 2014

BY: CAROL M. WARD
REGISTERED PLANNER
VISA # 0412001

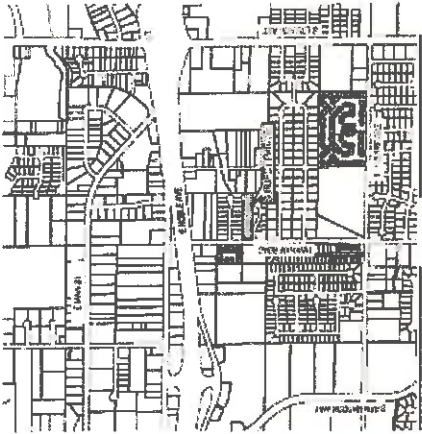
THESE PLANS HAVE BEEN PREPARED BY THE AUTHOR AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND ORDINANCES OF THE COUNTY OF TULARE, CALIFORNIA, AND THE CITY OF THE SANJOA, CALIFORNIA.

DATE: 12/1/14

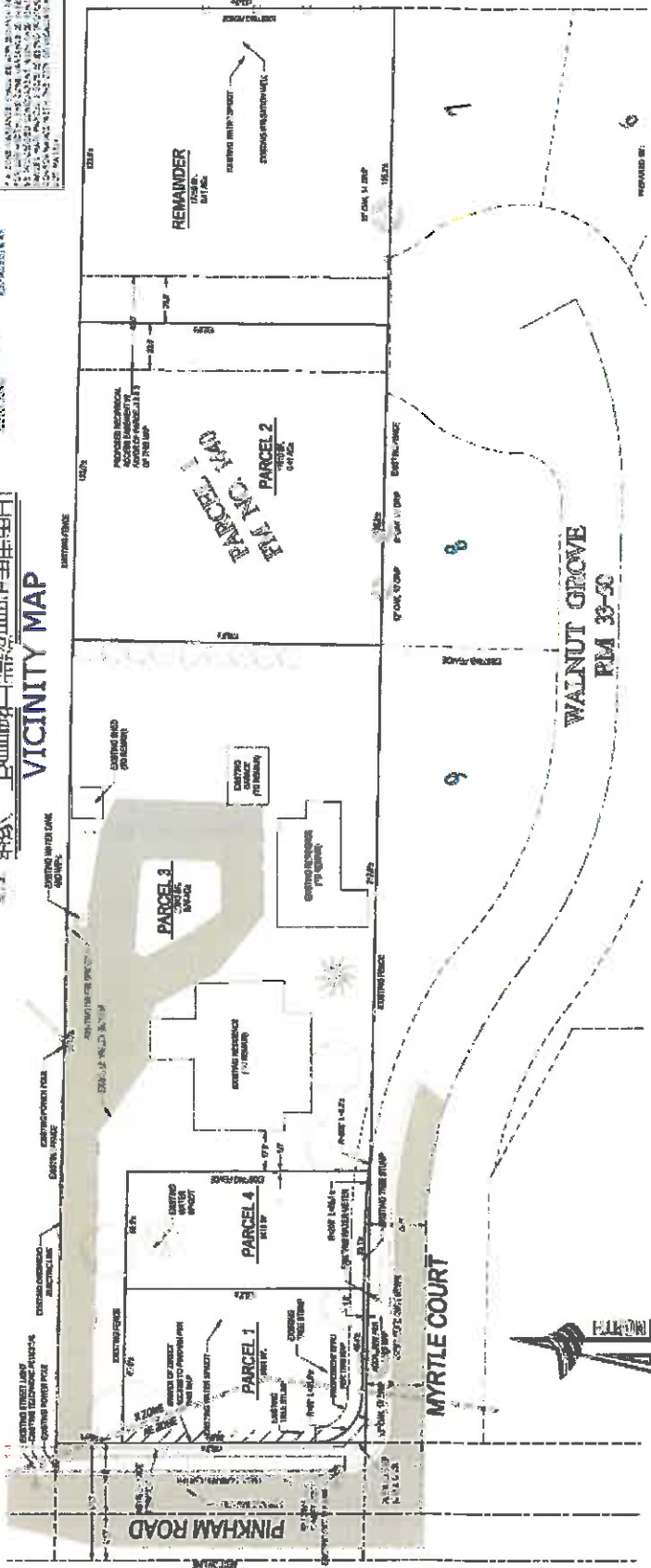
BY: CAROL M. WARD (REGISTERED PLANNER)

- 1. ALL INFORMATION IS BASED ON THE RECORDS OF THE COUNTY OF TULARE, CALIFORNIA.
- 2. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
- 3. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
- 4. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
- 5. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
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- 8. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
- 9. THE AUTHOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND ACCURATE.
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THESE PLANS HAVE BEEN PREPARED BY THE AUTHOR AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND ORDINANCES OF THE COUNTY OF TULARE, CALIFORNIA, AND THE CITY OF THE SANJOA, CALIFORNIA.



VICINITY MAP



4CREEKS
REGISTERED PLANNER
VISA # 0412001

Lot Width Variance

1. The developable area of that portion of the property in proximity to proposed parcels 1 and 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However both proposed parcels 1 and 4, carry a 70' and 60' lot width accordingly, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to these minimum lot widths, would prevent them from fully utilizing the property as proposed.
2. This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot widths). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.
3. Other residences enjoy the benefit of having a lot width less than the zoning minimum. For example, Parcel 1 is a corner lot, and is required to be a minimum of 70' wide according to the zoning ordinance (17.12.050). Currently the subdivision to the north of this site, have corner lots that are less than the 70' wide minimum (Lots 1 and 20 of Windemere RM 32-90). The proposed width is 65.00' which is less than the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process (which is in the current City code, and an exercise that has benefitted others). Parcel 4, is required to be a minimum of 60' wide according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), has corner lots that are less than the zoning minimums (Victorian Gardens RM 33-81, Walnut Grove RM 33-50, and Parcel Map 3860-rear half of Parcel 2). The proposed width is 50.00' which is at the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot width would also be in line with those widths enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24).Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.
4. As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot widths, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.
5. There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.

Lot Area Variance

1. The developable area of that portion of the property in proximity to proposed parcel 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However proposed parcels 4, carries a 6000 sf. minimum, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to this minimum lot area, would prevent them from fully utilizing the property as proposed.
2. This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot area).

Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.

3. Other residences enjoy the benefit of having a lot area than the zoning minimum.

Parcel 4, is required to be a minimum area of 60000 sf. according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), which have lots that are less than the 6000 sf. minimum (Victorian Gardens RM 33-81, and Walnut Grove RM 33-50). The proposed area is approx. 5,120 sf. which is within the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot area would also be in line with those site areas enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24).

Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.

4. As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot area, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.
5. There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot area is being required.

Exhibit - "C"

Subdivision Map Act - Excerpt

66424.6.

(a) When a subdivision, as defined in Section 66424, is of a portion of any unit or units of improved or unimproved land, the subdivider may designate as a remainder that portion which is not divided for the purpose of sale, lease, or financing. Alternatively, the subdivider may omit entirely that portion of any unit of improved or unimproved land which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

(1) The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.

(2) For a designated remainder parcel described in this subdivision, the fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements, shall not be required until a permit or other grant of approval for development of the remainder parcel is issued by the local agency or, where provided by local ordinance, until the construction of the improvements, including the payment of fees associated with any deferred improvements, is required pursuant to an agreement between the subdivider and the local agency. In the absence of that agreement, a local agency may require fulfillment of the construction requirements, including the payment of fees associated with any deferred improvements, within a reasonable time following approval of the final map and prior to the issuance of a permit or other grant of approval for the development of a remainder parcel upon a finding by the local agency that fulfillment of the construction requirements is necessary for reasons of (A) The public health and safety; or (B) The required construction is a necessary prerequisite to the orderly development of the surrounding area.

(b) If the subdivider elects to omit all or a portion of any unit of improved or unimproved land which is not divided for the purpose of sale, lease, or financing, the omitted portion shall not be counted as a parcel for purposes of determining whether a parcel or final map is required, and the fulfillment of construction requirements for offsite improvements, including the payment of fees associated with any deferred improvements, shall not be required until a permit or other grant of approval for development is issued on the omitted parcel, except where allowed pursuant to paragraph (2) of subdivision (a).

(c) The provisions of subdivisions (a) and (b) providing for deferral of the payment of fees associated with any deferred improvements shall not apply if the designated Subdivision Map Act & Division 3 13

remainder or omitted parcel is included within the boundaries of a benefit assessment district or community facilities district.

(d) A designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

Environmental Document # 2015-01

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Tentative Parcel Map No. 2015-01 and Variance No. 2015-01

PROJECT TITLE

The parcel is located at 2045 N. Burke Street (APN: 091-100-028)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

The project is a request to subdivide a 2.0 acre parcel into four parcels and a remainder in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) Zone

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Chris Leonard, 710 S. Pinkham Street, , Visalia, CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

4Creeks Inc, 324 S. Santa Fe Str., Visalia CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
 Emergency Project - Section 15071
 Categorical Exemption - State type and Section number: **Section 15332**
 Statutory Exemptions- State code number:

The Class 32 Categorical Exemption consists of infill parcels which are less than five acres and are surrounded by urban development.

REASON FOR PROJECT EXEMPTION

Andrew Chamberlain, Senior Planner

CONTACT PERSON

(559) 713-4003

AREA CODE/PHONE

DATE

**Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR**

RELATED PLANS AND POLICIES

Section 16.28 Parcel Maps

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

16.28.090 Time limit on tentative parcel map.

Failure to file a final parcel map with the county recorder within twenty four (24) months after the date of approval or conditional approval of the tentative parcel map shall automatically revoke said approval, and a final parcel map shall not be recorded until a new tentative parcel map has been filed and approved in accordance with the provisions of this chapter. However, upon application by the owner or his authorized agent, an extension of not more than an additional thirty-six (36) months may be granted by the planning commission. If the planning commission denies an application for an extension of time, the owner or his authorized agent may appeal the action to the city council in the manner set forth in Section 16.28.080. (Prior code § 9250)

16.04.040 Appeals.

A. Planning Commission Actions. The subdivider or any interested person adversely affected may appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten days after the action which is the subject of the appeal. An appeal shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. Hearing of Appeals. Upon the filing of such an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal. Within ten days following the conclusion of the hearing, the city council shall render written decision on the appeal. (Prior code § 9015)

Chapter 17.12 - R-1 SINGLE-FAMILY RESIDENTIAL ZONE (Excerpts – see ZO for complete text)

Article 1. General

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)

17.12.020 Permitted uses.

In the R-1 single-family residential zone, permitted uses include:

- A. One-family dwellings;

17.12.030 Accessory uses.

In the R-1 single-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;

ATTACHMENT 1

- B. Accessory buildings subject to the provisions of Section 17.12.100B. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7272)

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Planned unit development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

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 twenty (20) feet, with an average of twenty-five (25) foot setback. (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.

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)

Chapter 17.42 Variances

17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Prior code § 7555)

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or 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. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090. (Prior code § 7562)

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Prior code § 7563)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Prior code § 7567)

17.42.140 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Prior code § 7568)

17.42.150 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Prior code § 7569)

RESOLUTION NO. 2015-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2015-01, A REQUEST BY CHRIS LEONARD TO REDUCE LOT WIDTHS, LOT AREA, AND MINIMUM PUBLIC STREET FRONTAGE FOR FOUR PARCELS IN THE SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONE DISTRICT. THE SITE IS LOCATED AT 710 SOUTH PINKHAM STREET (APN: 100-060-006)

WHEREAS, Variance No. 2015-01, is a request by Chris Leonard to allow a variance to reduce zoning standards for four proposed lots in the R-1-6 Zone District. The site is located at 710 S. Pinkham Street (APN 100-060-006); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on April 27, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2015-01, as modified and conditioned, to be in accordance with Section 17.42 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 of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Lot Standards Variance

The developable area of that portion of the property in proximity to proposed parcels 1 and 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However both proposed parcels 1 and 4, carry a 70' and 60' lot width accordingly, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to these minimum lot widths, would prevent them from fully utilizing the property as proposed. Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot width of 70 feet is justified for

proposed Parcel 1, and a minimum lot width of 57 feet is justified for proposed Parcel 4.

Lot Area Variance

The developable area of that portion of the property in proximity to proposed parcel 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However proposed parcels 4, carries a 6000 sf. minimum, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to this minimum lot area, would prevent them from fully utilizing the property as proposed.

Applicant: The site's unique size and the existing placement of the building situated in the center of the parcel resulted in the applicant designing the building addition directly to the south of the building. To retain the existing onsite vehicular circulation pattern, while providing the minimum 20-foot wide drive lane, the property owner opted to utilize the landscape area by paving the required five-foot landscape planter to accommodate vehicular circulation along the west side of the building. The additional five-feet of pavement area provides adequate drive aisle width thereby allow vehicles to maneuver around the building and egress the site safely.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Lot Standards Variance

This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot widths). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.

Lot Area Variance

This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot area). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.

Other residences enjoy the benefit of having a lot area than the zoning minimum. Parcel 4, is required to be a minimum area of 60000 sf. according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), which have lots that are less than the 6000 sf. minimum (Victorian Gardens RM 33-81, and Walnut Grove RM 33-50). The proposed area is

approx. 5,120 sf. which is within the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot area would also be in line with those site areas enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24).Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy. Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot parcel area of 5,833 sq.ft. (9.7% less than minimum) is justified for proposed Parcel 4.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Lot Standards Variance

Other residences enjoy the benefit of having a lot width less than the zoning minimum. For example, Parcel 1 is a corner lot, and is required to be a minimum of 70' wide according to the zoning ordinance (17.12.050). Currently the subdivision to the north of this site, have corner lots that are less than the 70' wide minimum (Lots 1 and 20 of Windemere RM 32-90). The proposed width is 65.00' which is less than the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process (which is in the current City code, and an exercise that has benefitted others). Parcel 4, is required to be a minimum of 60' wide according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), has corner lots that are less than the zoning minimums (Victorian Gardens RM 33-81, Walnut Grove RM 33-50, and Parcel Map 3860-rear half of Parcel 2). The proposed width is 50.00' which is at the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot width would also be in line with those widths enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24).Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.

Lot Area Variance

As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot area, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.

Applicant: Design District "C" allows buildings or structures to be erected on side property lines thereby eliminating the required five-foot landscape planter. To utilize the existing property configuration, and to meet the growing demands of the veterinary hospital, the practical location for the new addition was directly south of

the existing veterinary hospital. In addition, several parcels in the area were developed prior to the adoption of the 1996 Zoning Ordinance, which established the Design District development standards. As a result, several parcels do not comply with the minimum side yard and/or front yard landscape setback requirements. Significant improvements to these properties will often result in sites not complying the current requirements.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Lot Standards Variance

As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot widths, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.

Lot Area Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot area is being required.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Lot Standards Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.

Lot Area Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.

6. 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. 2015-01)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2015-01, as amended and conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-028.
 2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A", except that Parcel 1 shall be a minimum of 70 feet in width along Myrtle Court, and Parcel 4 shall be a minimum of 57 feet in width along Myrtle Court, and Parcel 4 shall be no less than 5,833 sq.ft. in net lot area.
 3. That Tentative Parcel Map No. 2015-01 be approved.
 4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
 5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-01.
-

TENTATIVE PARCEL MAP

SUBDIVISION OF PARCEL 1, 103 MYRTLE COURT, LOCATED IN THE CITY OF THE SHIP OF THE BAY OF THE CITY OF SAN JOSE, COUNTY OF SAN JOSE, CALIFORNIA, RANGE 15 EAST, T. 12 N., R. 15 E., S. 16 S., IN THE COUNTY OF TULARE STATE OF CALIFORNIA

December 2014

PREPARED BY
 4CREEKS
 10000 N. 100TH ST., SUITE 100
 VANALUA, CA 91787
 TEL: 951-940-8888
 FAX: 951-940-8889

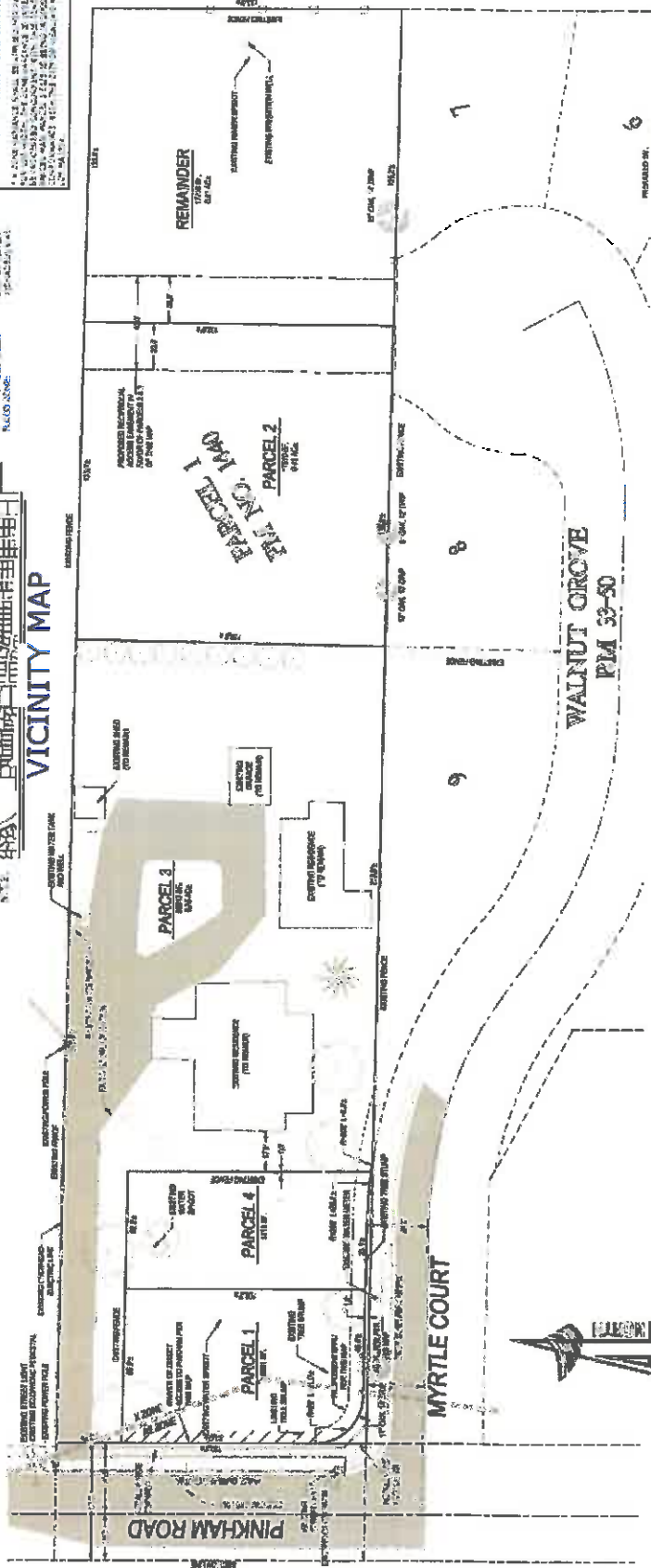
THESE PLANS SHALL BE THE PROPERTY OF THE COUNTY OF TULARE AND THE COUNTY ENGINEER'S OFFICE. THE COUNTY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PERSON OR ENTITY IN RELIANCE ON THE INFORMATION CONTAINED HEREIN.

BY: *[Signature]*
 COUNTY ENGINEER
 COUNTY OF TULARE
 1000 N. MARKET STREET, SUITE 200
 TULARE, CA 95324
 TEL: 805-735-2222
 FAX: 805-735-2223

THIS TENTATIVE PARCEL MAP IS SUBJECT TO THE APPROVAL AND SIGNATURE OF THE COUNTY ENGINEER OF TULARE COUNTY AND THE COUNTY ENGINEER'S OFFICE. THE COUNTY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PERSON OR ENTITY IN RELIANCE ON THE INFORMATION CONTAINED HEREIN.



VICINITY MAP



4CREEKS
 10000 N. 100TH ST., SUITE 100
 VANALUA, CA 91787
 TEL: 951-940-8888
 FAX: 951-940-8889



MEETING DATE 3/26/2014
SITE PLAN NO. 14-028R
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 _____

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



Site Plan Review Comments For:
 Visalia Fire Department
 Kurtis A. Brown, Assistant Fire Marshal
 707 W Acequia
 Visalia, CA 93291
 559-713-4261 office
 559-713-4808 fax

SITE PLAN NO: SPR14028 RESUBMIT
 PROJECT TITLE: TENTATIVE PARCEL MAP
 DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4 PARCELS ON 80,514 SF AREA (R16 ZONED)
 APPLICANT: LEONARD CHRIS
 PROP OWNER: LEONARD CHRIS ALAN
 LOCATION: 710 S PINKHAM ST
 APN(S): 100-060-006

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

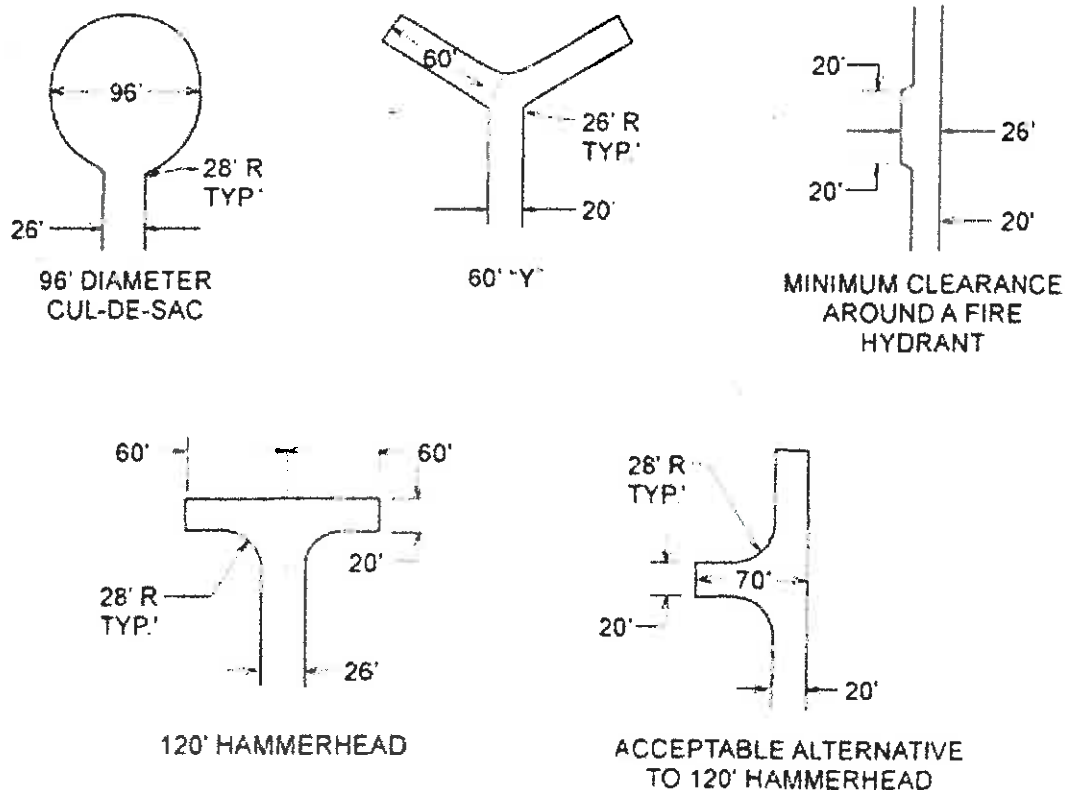
Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radii for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

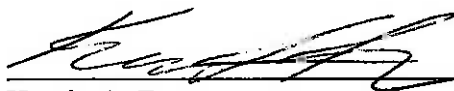
In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

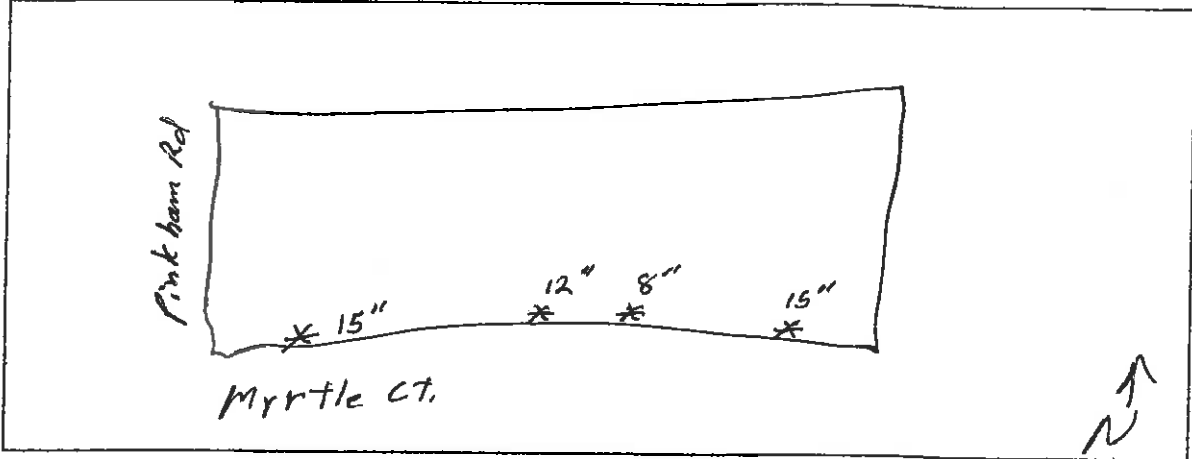
Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

Special Comments:



Kurtis A. Brown
Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

- 1) 15" DBH Valley Oak
- 2) 12" DBH Valley Oak
- 3) 8" DBH Valley Oak
- 4) 15" DBH Valley Oak

Joel Hooyer

Joel Hooyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4338

COMMERCIAL BIN SERVICE

SITE PLAN NO: SPR14028 **RESUBMIT**
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4 PARCELS
ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN(S): 100-060-006

No comments.

Same comments as as

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



This location has existing bin service.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2014

ITEM NO: 4	RESUBMITL
SITE PLAN NO	SPR14028
PROJECT TITLE	TENTATIVE PARCEL MAP
DESCRIPTION	TENTATIVE PARCEL MAP TO CREATE 4 PARCELS ON 80,514 SF AREA (R16 ZONED)
APPLICANT	LEONARD CHRIS
PROP. OWNER	LEONARD CHRIS ALAN
LOCATION	710 S PINKHAM ST
APN(S)	100-050-006

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 Analysis required.

Additional Comments:



Leslie Blair

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: MARCH 26, 2014

SITE PLAN NO.: 14-028 RESUBMITTAL
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4
PARCELS ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP. OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN: 100-060-006

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
Refer to previous comments
- 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.
- 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: ; 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: Joel Hooyer, 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 ft. wide parkway on *Pinkham*
 - 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. New parcels are required to connect to City sanitary sewer. Laterals shall be installed with the development of each parcel.

2. Map indicates a 4' sidewalk to be installed along Pinkham. A 5' sidewalk is required; match existing parkway width. Parkway landscaping and street trees is required and shall comply with MWELo regulations. The curb return will need to be modified or removed and replaced to meet current City standards. Improvements can be deferred until Parcel 1 development.

3. A City standard drive approach shall be installed for Parcels 2 & 3, to be required with first parcel development. A sewer main and lateral plan will also be required at first development.

4. Impact fees are due with each parcel development.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **14-028 RESUBMITTAL**

Date: **3/26/2014**

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:**8/16/2014**)

(Project type for fee rates:**R16**)

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	\$683.20/UNIT, TREATMENT PLANT FEE \$677.50/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,714.50/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.60/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,213.96/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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 26, 2014

SITE PLAN NO: 2014-028
PROJECT: PARCEL MAP
PARCEL MAP TO CREATE 4 PARCELS AND A REMAINDER (R-1-6 ZONED)
APPLICANT: LEONARD CHRIS (4 CREEKS INC – AGENT)
PROP. OWNER: LEONARD CHRIS
LOCATION TITLE: 710 S PINKHAM
APN TITLE: 100-060-006

General Plan: LDR – (Low Density Residential)
Existing Zoning: R-1-6 – (Single Family Residential)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Variance for R-1-6 lot widths and lot area less than the standards
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: March 26 comments.

1. See previous comments.
2. Staff would support the proposed Parcel No. 1 with a minimum of approximately 67 feet of lot width and proposed parcel No. 2 with a minimum of 60 feet of lot width, this would make the property line set at five feet from the existing residential unit to the east so as to maximize the parcel size, the north property lines on both parcel could also be moved north to increase the square footage to help meet the minimum parcel size if needed.
3. See Engineering comments for required map improvements.

PROJECT SPECIFIC INFORMATION: March 12, 2014

4. Staff recommends increasing the square footage for Parcel 4 to meet the 6,0000 sq. ft. minimum site area in the R-1-6 zone ZO 17.12.050.
5. Staff recommends that Parcels No. 1 and 4 increase their lot widths (70 feet for corners and 60 feet for interior lots) to meet R-1-6 standards ZO 17.12.050.
6. A **Variance** to lot width and lot area would be required to be processed with the tentative parcel map if the lots are not reconfigured to meet City standards. **NOTE:** The applicant is required to supply the findings for a variance request. The Planning Commission must make all five findings in ZO section 17.42.090 in order to approve the variance.
7. Relinquish access rights to Pinkham Street for proposed Parcel No. 1.
8. Show trunk location and drip line of Valley Oak Trees on and adjacent to the site.
9. The parcel map will be conditioned to require the abandonment of the Irrigation well on proposed Parcel No. 3 upon development of the parcel.
10. Depict all easements (proposed & existing) on the Tentative Parcel Map.

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 shall be located closer to the rear property line than the required side yard on the adjoining lot and not closer to the side property line adjoining the street than the required front yard on the adjoining lot, see Zoning Ordinance Section 17.12.090 for complete standards and requirements.

Parking:

Provide two parking spaces per unit (see Zoning Ordinance Section 17.34.020).

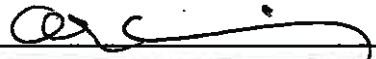
Landscaping:

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



RESOLUTION NO 2015-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-01, A REQUEST BY CHRIS LEONARD TO SUBDIVIDE A 2.0-ACRE PARCEL INTO FOUR PARCELS AND A REMAINDER IN THE SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONE DISTRICT. THE SITE IS LOCATED AT 710 SOUTH PINKHAM STREET (APN: 100-060-006)

WHEREAS, Tentative Parcel Map No. 2015-01 is a request by Chris Leonard to subdivide a 2.0-acre parcel into four parcels and a Remainder in the Single-Family Residential (R-1-6) Zone District. The site is located at 710 S. Pinkham Street. (APN: 100-060-006); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 27, 2015; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, 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. 2015-01).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed tentative parcel map as revised, is consistent with the policies and intent of the General Plan, Zoning, and Subdivision Ordinances.
2. That the proposed tentative parcel map as revised, would be consistent with similar divisions of property in the Low Density Residential designation and R-1-6 zoning.
3. That the proposed tentative parcel map as revised, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-01).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the

terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-028.
2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A", except that Parcel 1 shall be a minimum of 70 feet in width along Myrtle Court, and Parcel 4 shall be a minimum of 57 feet in width along Myrtle Court, and Parcel 4 shall be no less than 5,833 sq.ft. in net lot area.
3. That Variance No. 2015-01 be approved.
4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-01.

RESOLUTION NO. 2015-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2015-01, A REQUEST BY CHRIS LEONARD TO REDUCE LOT WIDTHS, LOT AREA, AND MINIMUM PUBLIC STREET FRONTAGE FOR FOUR PARCELS IN THE SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONE DISTRICT. THE SITE IS LOCATED AT 710 SOUTH PINKHAM STREET (APN: 100-060-006)

WHEREAS, Variance No. 2015-01, is a request by Chris Leonard to allow a variance to reduce zoning standards for four proposed lots in the R-1-6 Zone District. The site is located at 710 S. Pinkham Street (APN 100-060-006); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on April 27, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2015-01, as modified and conditioned, to be in accordance with Section 17.42 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 of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15332.

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

1. *That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;*

Lot Standards Variance

The developable area of that portion of the property in proximity to proposed parcels 1 and 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However both proposed parcels 1 and 4, carry a 70' and 60' lot width accordingly, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to these minimum lot widths, would prevent them from fully utilizing the property as proposed. Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot width of 70 feet is justified for

proposed Parcel 1, and a minimum lot width of 57 feet is justified for proposed Parcel 4.

Lot Area Variance

The developable area of that portion of the property in proximity to proposed parcel 4 is rather large in size and is capable of facilitating the development of 2 lots (with some adjusting). However proposed parcels 4, carries a 6000 sf. minimum, in terms of the City's R16 zoning. As a result the required lot width compromises the location of the existing lot improvements (fence) and owners desire to maintain adequate distance between the existing residence and the proposed lot lines. Requiring the owner to adhere to this minimum lot area, would prevent them from fully utilizing the property as proposed.

Applicant: The site's unique size and the existing placement of the building situated in the center of the parcel resulted in the applicant designing the building addition directly to the south of the building. To retain the existing onsite vehicular circulation pattern, while providing the minimum 20-foot wide drive lane, the property owner opted to utilize the landscape area by paving the required five-foot landscape planter to accommodate vehicular circulation along the west side of the building. The additional five-feet of pavement area provides adequate drive aisle width thereby allow vehicles to maneuver around the building and egress the site safely.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Lot Standards Variance

This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot widths). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.

Lot Area Variance

This project is an infill project and contains various existing improvements such as a residence, paved driveway, site fences, etc. As a result, the location of these improvements make facilitating the development(as proposed) problematic, when done with the strict interpretation of the code (such as minimum lot area). Typically most projects being developed in a manner similar to this, would not have the amount of existing improvements or the residence to deal with.

Other residences enjoy the benefit of having a lot area than the zoning minimum. Parcel 4, is required to be a minimum area of 60000 sf. according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), which have lots that are less than the 6000 sf. minimum (Victorian Gardens RM 33-81, and Walnut Grove RM 33-50). The proposed area is

approx. 5,120 sf. which is within the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot area would also be in line with those site areas enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24). Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy. Based on this finding, and in consideration of maintaining compatibility with adjacent residential properties, a minimum lot parcel area of 5,833 sq.ft. (9.7% less than minimum) is justified for proposed Parcel 4.

3. *That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;*

Lot Standards Variance

Other residences enjoy the benefit of having a lot width less than the zoning minimum. For example, Parcel 1 is a corner lot, and is required to be a minimum of 70' wide according to the zoning ordinance (17.12.050). Currently the subdivision to the north of this site, have corner lots that are less than the 70' wide minimum (Lots 1 and 20 of Windemere RM 32-90). The proposed width is 65.00' which is less than the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process (which is in the current City code, and an exercise that has benefitted others). Parcel 4, is required to be a minimum of 60' wide according to the zoning ordinance (17.12.050). Currently there are subdivisions to the South of this site (within ¼ mile), has corner lots that are less than the zoning minimums (Victorian Gardens RM 33-81, Walnut Grove RM 33-50, and Parcel Map 3860-rear half of Parcel 2). The proposed width is 50.00' which is at the maximum 20% adjustment threshold which is typically exercised with the administrative adjustment process. Also, the proposed lot width would also be in line with those widths enjoyed by projects which qualify for the mixed lot matrix parameters, used in current city projects (this site does not technically qualify for the matrix, since it is only 2.0 acres and a 5.0 acre project site is required, per sec. 17.12.23 & .24). Not granting this variance, would prevent the owner from enjoying the same privileges that other nearby lots have been able to enjoy.

Lot Area Variance

As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot area, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.

Applicant: Design District "C" allows buildings or structures to be erected on side property lines thereby eliminating the required five-foot landscape planter. To utilize the existing property configuration, and to meet the growing demands of the veterinary hospital, the practical location for the new addition was directly south of

the existing veterinary hospital. In addition, several parcels in the area were developed prior to the adoption of the 1996 Zoning Ordinance, which established the Design District development standards. As a result, several parcels do not comply with the minimum side yard and/or front yard landscape setback requirements. Significant improvements to these properties will often result in sites not complying the current requirements.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Lot Standards Variance

As mentioned before in item 3, there are administrative adjustments as well as a mixed lot matrix that allow for substandard lot widths, such as the ones being requested. Other property owners have enjoyed the ability to use these aforementioned policies when developing their properties, the owner is merely asking for the same treatment. Granting this variance would not constitute a special privilege for the owner.

Lot Area Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot area is being required.

5. *That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*

Lot Standards Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.

Lot Area Variance

There are other homes in this area that have been developed with similar lot widths to those being proposed with this map. The proposed widths do not pose any undue harm or risk to the safety, health, or welfare to the public, as only a minor modification to the proposed lot width is being required.

6. 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. 2015-01)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2015-01, as amended and conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-028.
 2. That the site be subdivided in substantial compliance with the tentative parcel map shown in Exhibit "A", except that Parcel 1 shall be a minimum of 70 feet in width along Myrtle Court, and Parcel 4 shall be a minimum of 57 feet in width along Myrtle Court, and Parcel 4 shall be no less than 5,833 sq.ft. in net lot area.
 3. That Tentative Parcel Map No. 2015-01 be approved.
 4. That all applicable federal, state, regional, county and city laws, codes and ordinances be met.
 5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2015-01.
-

TENTATIVE PARCEL MAP

BEING A DIVISION OF PARCEL 1 OF PPT NO. 1440, LOCATED IN THE S1/2 OF THE S1/4 OF THE NW1/4 THE B1/4 OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 25 EAST, N.E.B.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

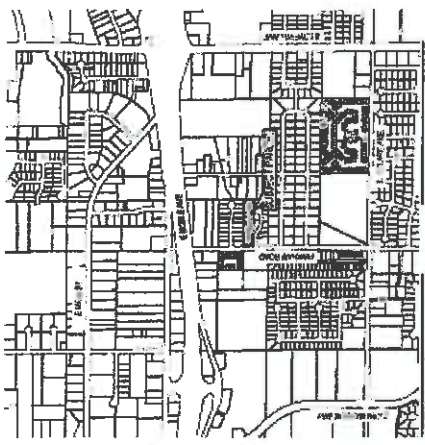
December 2014

OWNER:
C/O LUTHERAN
VIAVA, CA 93291

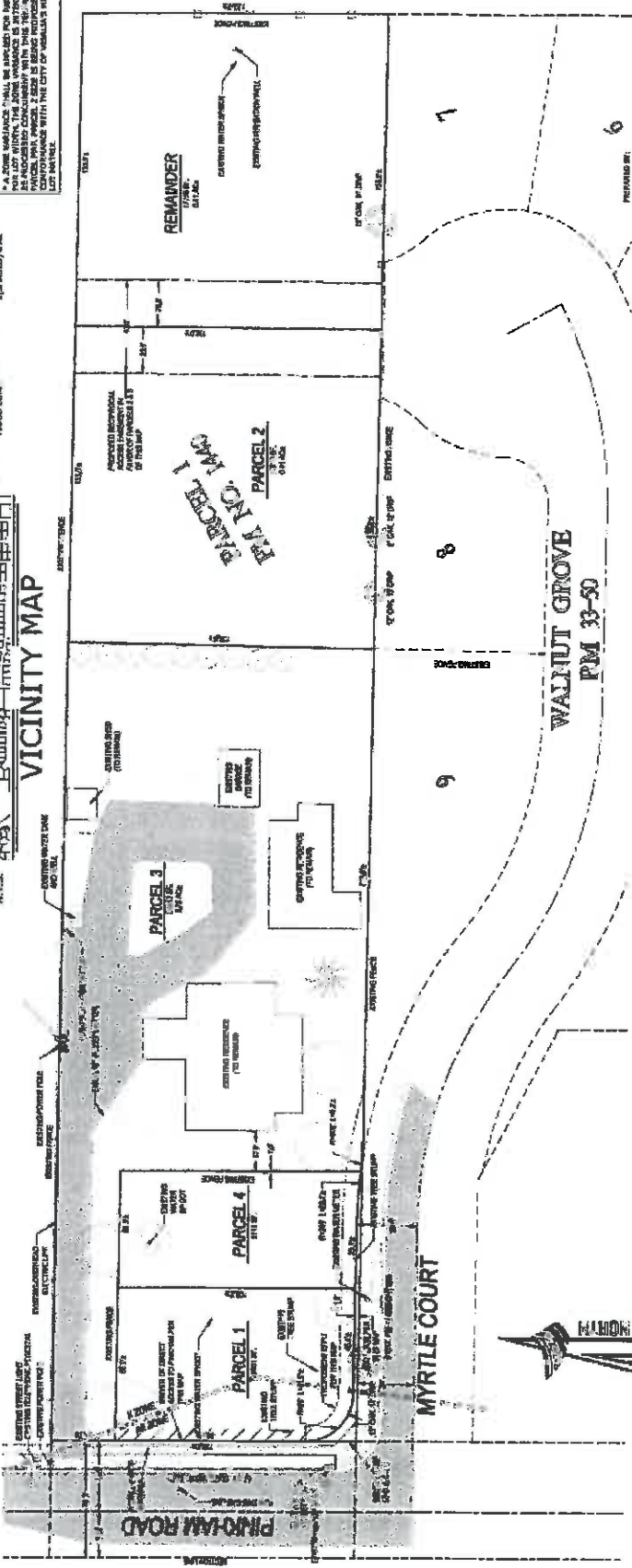
LANDING CANNOT BE MADE UNTIL THE APPROVED MAP OF THE SUBJECT PARCEL, AND MUST BE SUBMITTED TO THE TULARE COUNTY ENGINEER AND THE TULARE COUNTY PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL, AT THE TIME OF THE SUBMITTING.

- ALL LANDS WITHIN (FEDERAL REGISTRATION) DATE
- DATE: 12/15/2014
- AREA: 2.8 AC. (APPROX) 3.8 AC. (NET)
- CURRENT ZONING: UNDESIGNATED (R10000 E.T.)
- APPLICANT: LUTHERAN COMMUNITY CENTER
- SERVER SERVICE: COMMERCIAL WELL
- WATER SERVICE: COMMERCIAL WELL
- SEWER SERVICE: COMMERCIAL WELL
- GAZ. SERVICE: COMMERCIAL WELL
- SOILS: MAPPING SERVICE: UNDESIGNATED S.E.
- FLOOD ZONE: UNDESIGNATED S.E.

ALL REQUIRED IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME OF RECORDING THIS MAP. A "SOME EASEMENTS" SHALL BE APPLIED FOR PARCEL 1, PARCEL 2, AND PARCEL 3. THE "SOME EASEMENTS" IS APPLIED TO PARCEL 1, PARCEL 2, AND PARCEL 3. THE "SOME EASEMENTS" IS APPLIED TO PARCEL 1, PARCEL 2, AND PARCEL 3. THE "SOME EASEMENTS" IS APPLIED TO PARCEL 1, PARCEL 2, AND PARCEL 3.



VICINITY MAP



PREPARED BY:
4CREEKS
200 WEST PINE ST., STE. A
VIAVA, CA 93291
TEL: 558/4338
FAX: 558/4335



MEETING DATE 3/26/2014
 SITE PLAN NO. 14-028R
 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:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- HISTORIC PRESERVATION OTHER _____

ADDITIONAL COMMENTS _____

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

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: **4** DATE: **March 26, 2014**
SITE PLAN NO: **SPR14028** **RESUBMIT**
PROJECT TITLE: **TENTATIVE PARCEL MAP**
DESCRIPTION: **TENTATIVE PARCEL MAP TO CREATE 4 PARCELS**
 ON 80,514 SF AREA (R16 ZONED)
APPLICANT: **LEONARD CHRIS**
PROP OWNER: **LEONARD CHRIS ALAN**
LOCATION: **710 S PINKHAM ST**
APN(S): **100-060-006**

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 2013 California Building Code 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
Signature



Site Plan Review Comments For:
Visalia Fire Department
Kurtis A. Brown, Assistant Fire Marshal
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 2
DATE: March 26, 2014
SITE PLAN NO: SPR14028 RESUBMIT
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4 PARCE
ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN(S): 100-060-006

The following comments are applicable when checked:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (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.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, dolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- 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. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:
The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
 - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
 - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

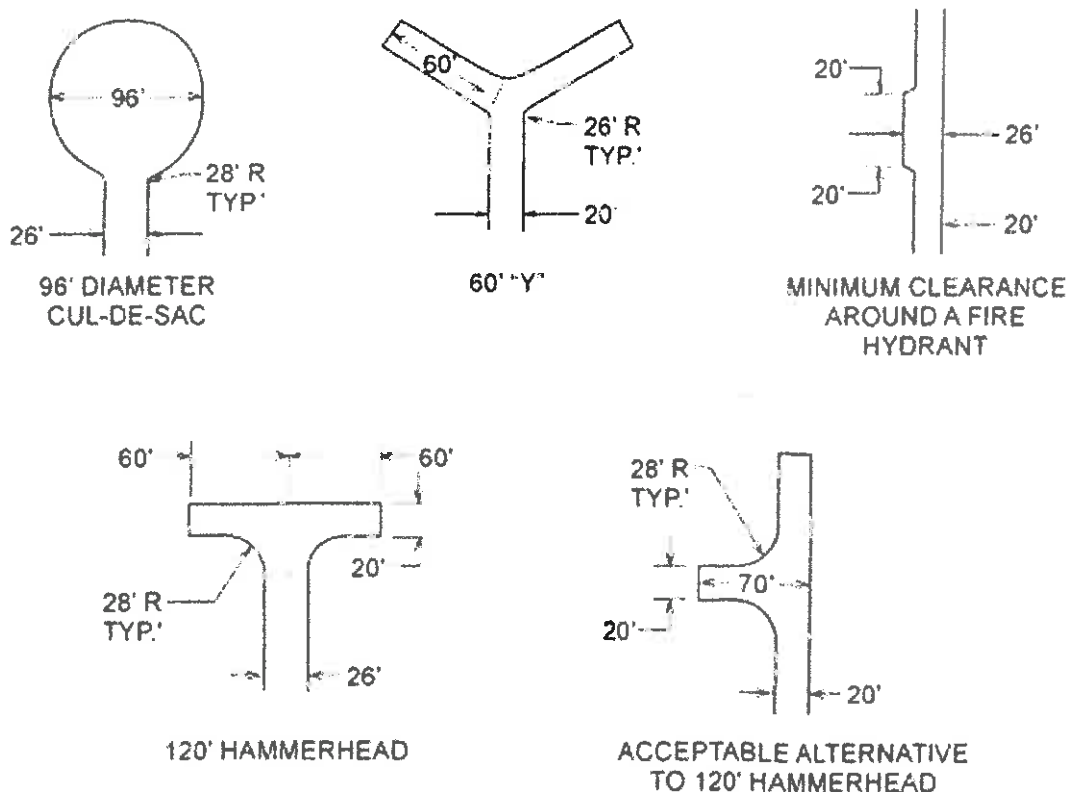
Emergency Access:

- A construction 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. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide 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. *2013 CFC D105*

- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radii for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*

- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



*FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (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.)

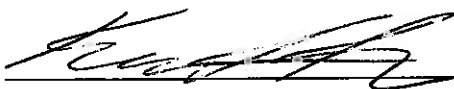
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

- An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11& 609.2*

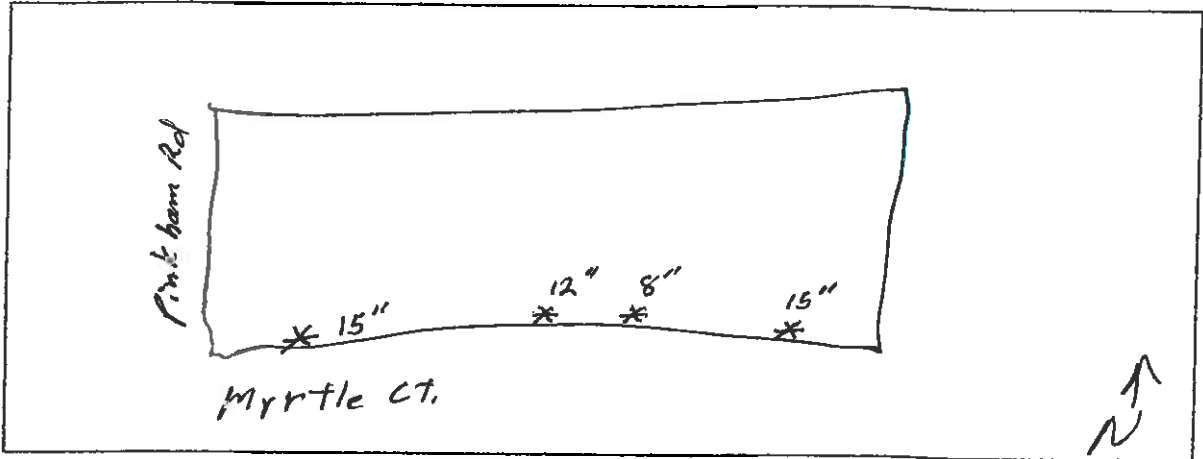
Special Comments:

-



Kurtis A. Brown
Assistant Fire Marshal

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: _____

1) 15" DBH Valley Oak

2) 12" DBH Valley Oak

3) 8" DBH Valley Oak

4) 15" DBH Valley Oak


Joel Hooyer

Parks and Urban Forestry Supervisor
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4338

COMMERCIAL BIN SERVICE

MEM NO: 3 DATE: 03/12/2014
SITE PLAN NO: SPR14028 **RESUBMIT**
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4 PARCELS
ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN(S): 100-060-006

No comments.

Same comments as as

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

This location has existing bin service.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 4 DATE: March 26, 2014
SITE PLAN NO: SPR14028 **RESUBMIT**
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4 PARCELS
 ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN(S): 100-060-006

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

3-21-14

DATE

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2014

ITEM NO: 4	RESUBMTL
SITE PLAN NO	SPR14028
PROJECT TITLE	TENTATIVE PARCEL MAP
DESCRIPTION:	TENTATIVE PARCEL MAP TO CREATE 4 PARCELS ON 80,514 SF AREA (R16 ZONED)
APPLICANT:	LEONARD CHRIS
PROP. OWNER:	LEONARD CHRIS ALAN
LOCATION:	710 S PINKHAM ST
APN(S):	100-060-006

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 Analysis required.

Additional Comments:



Leslie Blair

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: MARCH 26, 2014

SITE PLAN NO.: 14-028 RESUBMITTAL
PROJECT TITLE: TENTATIVE PARCEL MAP
DESCRIPTION: TENTATIVE PARCEL MAP TO CREATE 4
PARCELS ON 80,514 SF AREA (R16 ZONED)
APPLICANT: LEONARD CHRIS
PROP. OWNER: LEONARD CHRIS ALAN
LOCATION: 710 S PINKHAM ST
APN: 100-060-006

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
- Refer to previous comments**
- 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.
- 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: : 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: Joel Hooyer, 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 ft. wide parkway on *Pinkham*
 - 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. New parcels are required to connect to City sanitary sewer. Laterals shall be installed with the development of each parcel.***
- 2. Map indicates a 4' sidewalk to be installed along Pinkham. A 5' sidewalk is required; match existing parkway width. Parkway landscaping and street trees is required and shall comply with MWELo regulations. The curb return will need to be modified or removed and replaced to meet current City standards. Improvements can be deferred until Parcel 1 development.***
- 3. A City standard drive approach shall be installed for Parcels 2 & 3, to be required with first parcel development. A sewer main and lateral plan will also be required at first development.***
- 4. Impact fees are due with each parcel development.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **14-028 RESUBMITTAL**

Date: **3/26/2014**

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: **8/16/2014**)

(Project type for fee rates: **R16**)

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	\$683.20/UNIT, TREATMENT PLANT FEE \$677.50/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$37.04/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,714.50/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,343.60/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,213.96/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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Andrew Chamberlain, Planning Division (559) 713-4003

Date: March 26, 2014

SITE PLAN NO: 2014-028
PROJECT: PARCEL MAP
PARCEL MAP TO CREATE 4 PARCELS AND A REMAINDER (R-1-6 ZONED)
APPLICANT: LEONARD CHRIS (4 CREEKS INC – AGENT)
PROP. OWNER: LEONARD CHRIS
LOCATION TITLE: 710 S PINKHAM
APN TITLE: 100-060-006

General Plan: LDR – (Low Density Residential)
Existing Zoning: R-1-6 – (Single Family Residential)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Variance for R-1-6 lot widths and lot area less than the standards
- Additional Information as needed

PROJECT SPECIFIC INFORMATION: March 26 comments.

1. See previous comments.
2. Staff would support the proposed Parcel No. 1 with a minimum of approximately 67 feet of lot width and proposed parcel No. 2 with a minimum of 60 feet of lot width, this would make the property line set at five feet from the existing residential unit to the east so as to maximize the parcel size, the north property lines on both parcel could also be moved north to increase the square footage to help meet the minimum parcel size if needed.
3. See Engineering comments for required map improvements.

PROJECT SPECIFIC INFORMATION: March 12, 2014

4. Staff recommends increasing the square footage for Parcel 4 to meet the 6,0000 sq. ft. minimum site area in the R-1-6 zone ZO 17.12.050.
5. Staff recommends that Parcels No. 1 and 4 increase their lot widths (70 feet for corners and 60 feet for interior lots) to meet R-1-6 standards ZO 17.12.050.
6. A **Variance** to lot width and lot area would be required to be processed with the tentative parcel map if the lots are not reconfigured to meet City standards. **NOTE:** The applicant is required to supply the findings for a variance request. The Planning Commission must make all five findings in ZO section 17.42.090 in order to approve the variance.
7. Relinquish access rights to Pinkham Street for proposed Parcel No. 1.
8. Show trunk location and drip line of Valley Oak Trees on and adjacent to the site.
9. The parcel map will be conditioned to require the abandonment of the Irrigation well on proposed Parcel No. 3 upon development of the parcel.
10. Depict all easements (proposed & existing) on the Tentative Parcel Map.

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 shall be located closer to the rear property line than the required side yard on the adjoining lot and not closer to the side property line adjoining the street than the required front yard on the adjoining lot, see Zoning Ordinance Section 17.12.090 for complete standards and requirements.

Parking:

Provide two parking spaces per unit (see Zoning Ordinance Section 17.34.020).

Landscaping:

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



Environmental Document # 2015-01

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Tentative Parcel Map No. 2015-01 and Variance No. 2015-01

PROJECT TITLE

The parcel is located at 2045 N. Burke Street (APN: 091-100-028)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

The project is a request to subdivide a 2.0 acre parcel into four parcels and a remainder in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) Zone

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Chris Leonard, 710 S. Pinkham Street, , Visalia, CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

4Creeks Inc, 324 S. Santa Fe Str., Visalia CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15332**
- Statutory Exemptions- State code number:

The Class 32 Categorical Exemption consists of infill parcels which are less than five acres and are surrounded by urban development.

REASON FOR PROJECT EXEMPTION

Andrew Chamberlain, Senior Planner

CONTACT PERSON

(559) 713-4003

AREA CODE/PHONE

DATE

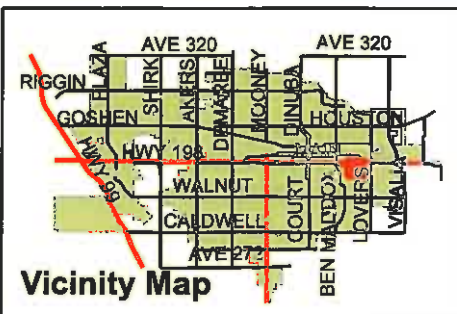
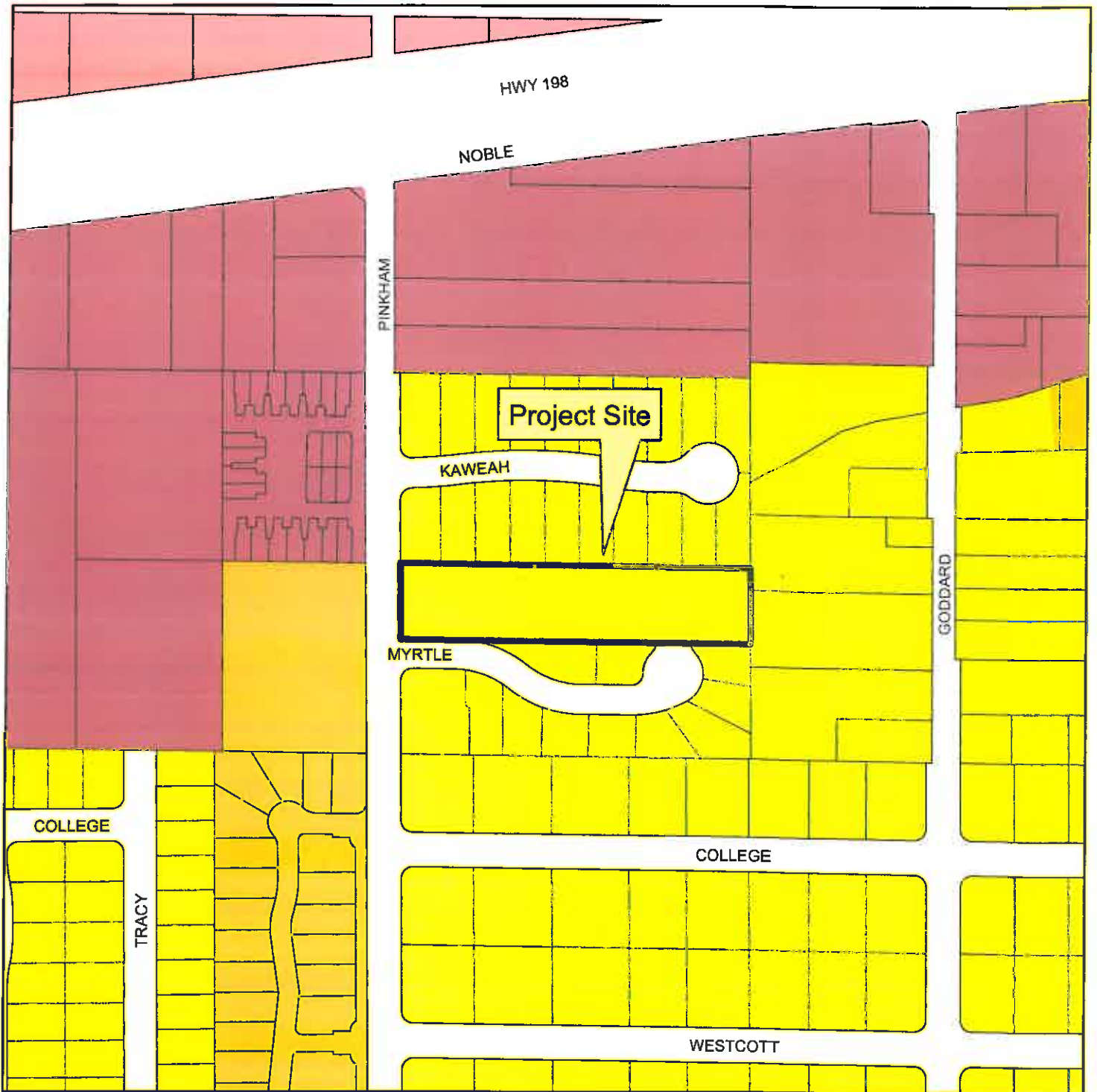
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Paul Scheibel, AICP

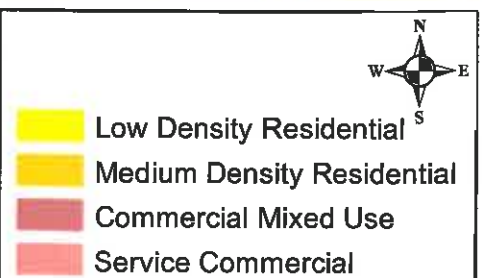
ENVIRONMENTAL COORDINATOR

Tentative Parcel Map No. 2015-01 & Variance No. 2015-01

The parcel is located at 710 S. Pinkham Street (APN: 100-060-006)

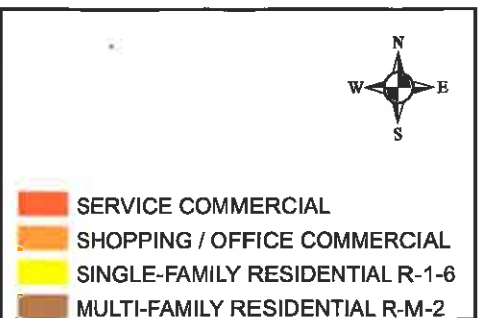
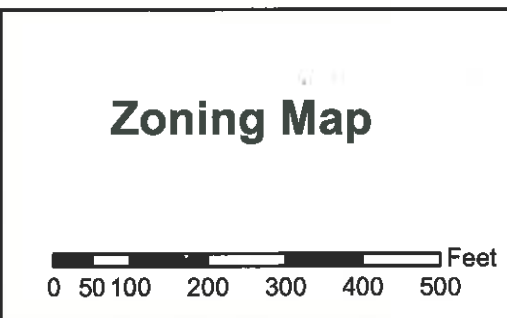
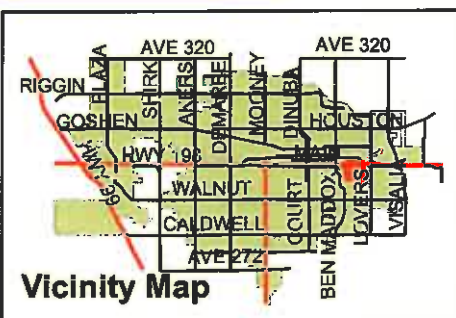
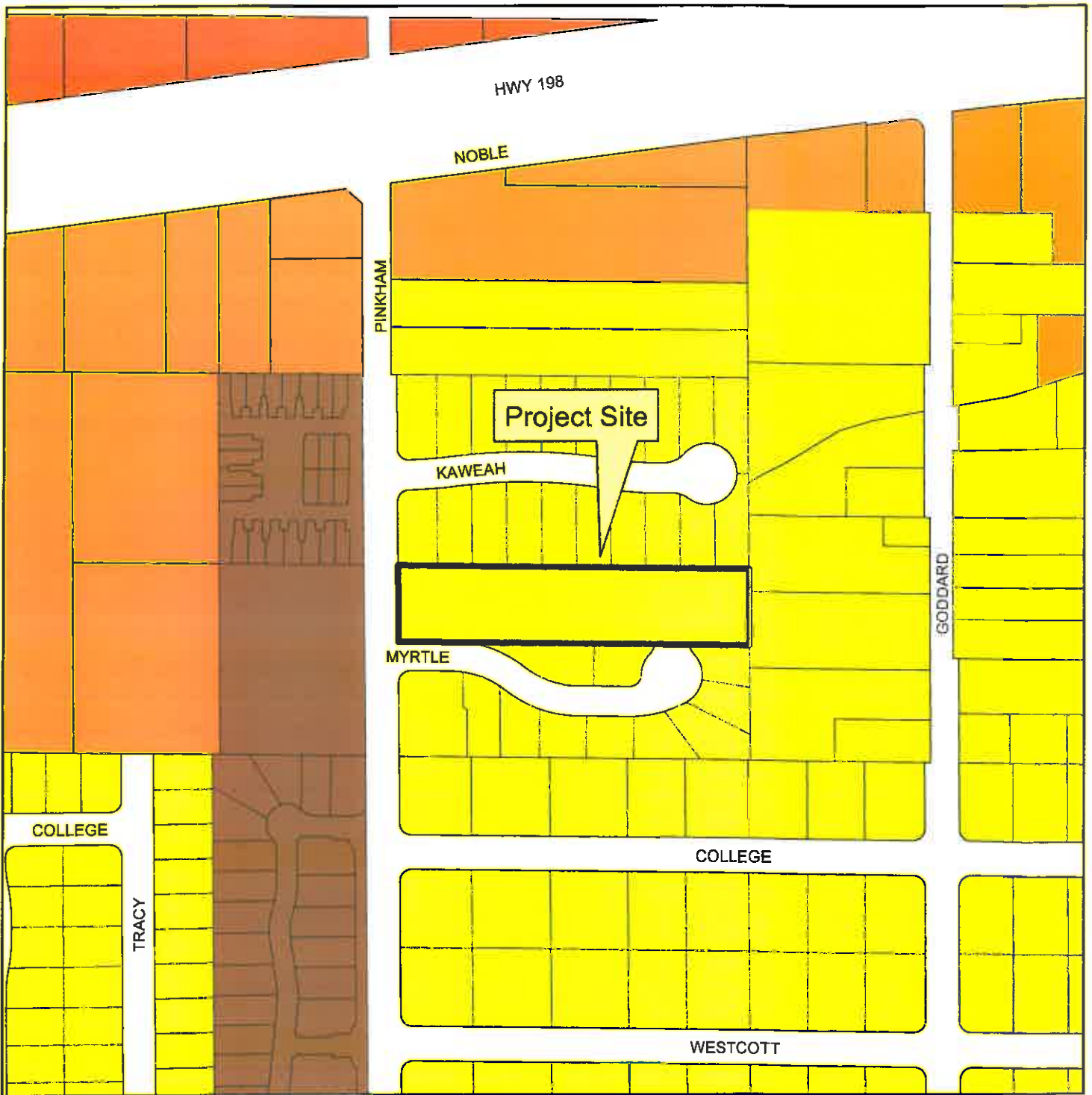


General Plan Land Use Map



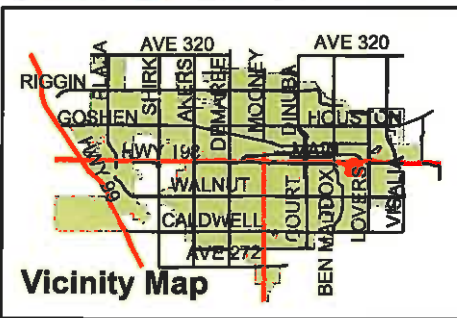
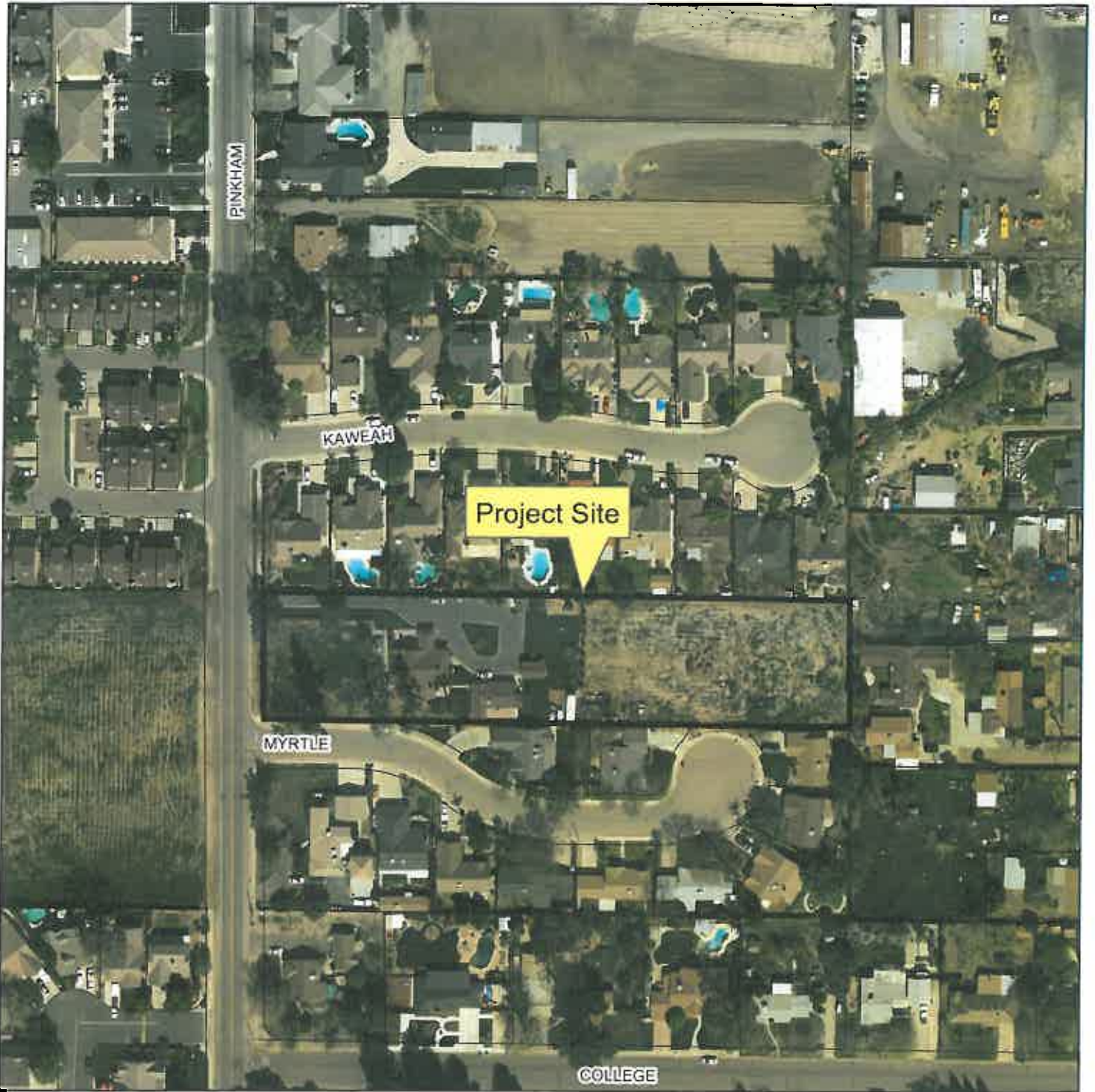
Tentative Parcel Map No. 2015-01 & Variance No. 2015-01

The parcel is located at 710 S. Pinkham Street (APN: 100-060-006)



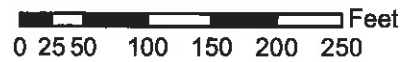
Tentative Parcel Map No. 2015-01 & Variance No. 2015-01

The parcel is located at 710 S. Pinkham Street (APN: 100-060-006)



Aerial Photo

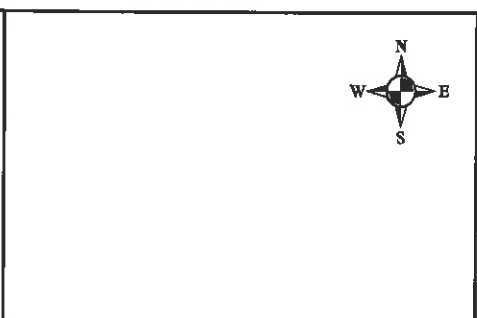
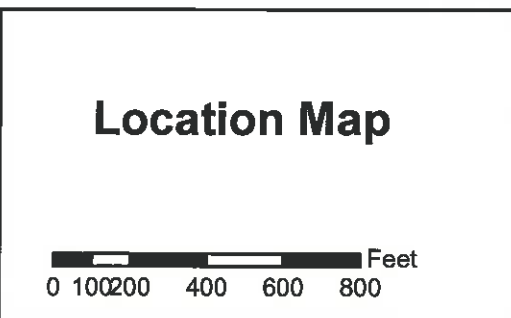
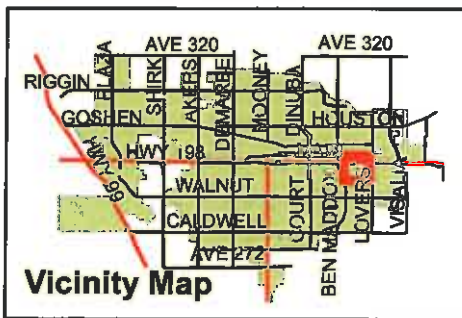
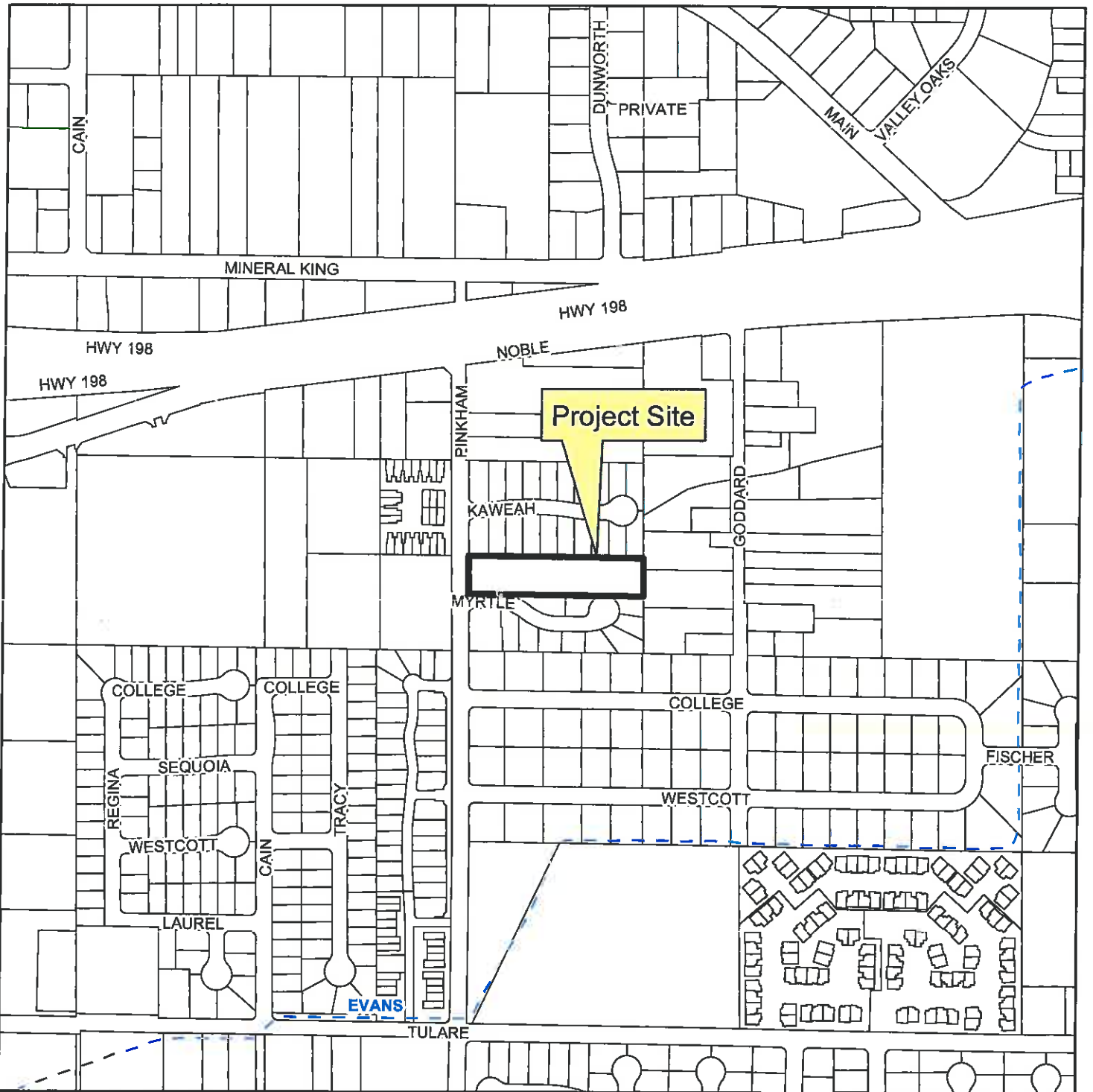
Photo Taken March 2014



ATTACHMENT 7

Tentative Parcel Map No. 2015-01 & Variance No. 2015-01

The parcel is located at 710 S. Pinkham Street (APN: 100-060-006)



ATTACHMENT 5