

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Lawrence Segrue, Chris Gomez

MONDAY, DECEMBER 14, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
5. PUBLIC HEARING –Brandon Smith
Variance No. 2015-09: A request by Dann Harrison, to allow a variance to the minimum landscape setback areas in Design District E associated with improvements to an on-site parking lot in the Service Commercial (C-S) Zone. The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-72
6. PUBLIC HEARING –Brandon Smith
 - a. Tentative Parcel Map No. 2015-07: A request by Michael and Renee Schaufele to subdivide 1.07 acres into 3 parcels in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-73
 - b. Conditional Use Permit No. 2015-34: A request by Michael and Renee Schaufele to establish a planned residential development containing a lot without public street frontage in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-73

7. PUBLIC HEARING –Andy Chamberlain

- a. Change Of Zone No. 2015-08: A request by Ravi Homes LLC to change the zoning on 19.31 acres into three zones, 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Single Family Residential), and 9.31 acres of R-1-6 (Low Density Residential) from the existing A (Agricultural) zone. The project is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034) Initial Study No. 2015-74 was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.
- b. Tentative Parcel Map No. 2015-08: A request by Ravi Homes LLC to subdivide 19.31 acres into three parcels in the A (Agricultural) zone. The project is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-75

8. PUBLIC HEARING – Paul Scheibel

Amendment to Conditional Zoning Agreement (CZA) 2005-02: A request by Granville Homes to amend Conditional Zoning Agreement (CZA) 2005-02 to revise certain conditions of the CZA, including specific land uses, phasing, and improvement requirements that currently apply over the entire site. Also included in the CZA amendment is a finding of consistency of Tentative Subdivision Map No. 5516 with Tentative Subdivision Map No. 5516 that was originally approved for the residential component of CZA 2005-02. The site comprises 40.41 acres, located on the north side of Goshen Avenue, approximately 1,300 feet east of Shirk Road. (APNs 077-720-001, -002, -003, -004, -005, -006, -007, 077-730-001, -002, & 077-780-008) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2015-76 was adopted.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS FRIDAY, DECEMBER 24, 2015, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. 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.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 11, 2016



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: December 14, 2015

PROJECT PLANNER: Brandon Smith
Phone No.: 713-4636, Email: brandon.smith@visalia.city

SUBJECT: Variance No. 2015-09: A request by Dann Harrison, to allow a variance to the minimum landscape setback areas in Design District E associated with improvements to an on-site parking lot in the Service Commercial (C-S) Zone. The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009)

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2015-09 based upon the conditions and findings in Resolution No. 2015-72. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2015-09, based on the findings and conditions in Resolution No. 2015-72.

PROJECT DESCRIPTION

The applicant is requesting a variance to the ten foot (10') front, street side, side and rear yard landscape setback requirements in conjunction with the renovation of a parking lot as illustrated in Exhibit "A".

The site is developed with a building previously used as an automobile repair shop and planned to be re-occupied by an automobile dealership and service shop. The change in use of the building requires that the new use provide site improvements consistent with City standards. Current standards for Design District "E" require a 10' landscape setback in the front and street side yards and a 5' landscape setback in the side and rear yards. As part of the improvements, the existing parking lot will be renovated and upgraded to include landscape planters and handicap accessible parking. The site's on-site improvements consist of asphalt and concrete paving over the entire site with no on-site landscaping.

The variance would allow a reduced landscape setback of five feet (5') between the street and the parking lots and four feet (4') between the street and the side-loading handicap accessible parking space. No landscaping will be added to the side and rear yards, so the landscape setback will remain at zero feet (0') in these areas.

The applicant has provided an operation statement for the use attached as Exhibit "B" and has prepared findings for the variance attached as Exhibit "C".

BACKGROUND INFORMATION

| | |
|-----------------------------------|--|
| General Plan Land Use Designation | Commercial Mixed Use |
| Zoning | C-S (Service Commercial) |
| Surrounding Zoning and Land Use | North: C-S / Center Avenue, auto repair shop South: C-S / PPAV meeting hall East: C-S / Burke Street, used automobile sales West: C-S / Unimproved property in back of antique shop |
| Environmental Review | Categorical Exemption No. 2015-72 |
| Special District | None |
| Site Plan Review | Site Plan Review No. 2015-117 |

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff Recommendation

The staff recommendation to approve the variance to reduce the landscape setback from ten feet to five feet (four feet adjacent to the handicap parking stall) is based upon the applicant's proposed findings and the compromise of adding a landscaped setback to a developed site where there is currently no landscaping.

Drive Approach and Parking Reconfiguration

The property has been developed for several years with an automotive repair shop. The site's existing drive approaches and parking configuration are nonconforming with regard to landscape setbacks since the parking lots and paving extend to the perimeter of the property. The site is also nonconforming with regards to current parking lot design & improvement standards required by the Building and Engineering divisions. These substandard conditions include parking lots without striping, no dedicated handicap parking space, curb cuts, and parking stalls and automobile service bays that load directly onto a public street.



Center Street / North elevation of property

The change in use of the building requires that the site improvements and curb cuts come into conformance with current standards. The parking areas will be reconfigured so that back-up and maneuvering areas will be on-site, except for the direct loading automobile service bays which will stay in place. The direct loading parking north of the building will be replaced with a side-loading handicap parking space.

Landscape setbacks are being added along all street frontages, although only five feet of landscaping is being requested instead of the required ten feet. No landscaping is being added to the side and rear yards. A primary reason for the reduced landscaping is to accommodate the required parking and maneuverability in the limited amount of space available.

The confined space between the Center Avenue right-of-way and the building will allow for only a four-foot wide landscape planter next to the street.

Parking

The Site Plan Review Committee determined that the proposed use of an automobile dealership requires six parking stalls (not including parking stalls used for the display of cars) based on employee count. Five parking stalls will be located on the west side of the building and one handicap stall will be located on the north side of the building. All parking to the east of the building will be for the display of cars. The Site Plan Review comments prohibit the display of cars for sale along the front of the auto repair bay doors.

Findings for the Variance

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "C" intended to justify their goal of being able to reduce the required landscape setback as summarized below:

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;*

Applicant: The current landscape ordinance of ten feet (10') is unnecessary. This requirement would cause the useable lot space to be located approximately fourteen feet (14') from the roadway. This lot space is the most desirable area of the lot. It is the prime location of retail vehicle display area. This ten foot (10') requirement of the landscaping, would also cause the loss of four to five prime vehicle display spots on the lot. This is not a practical or desired distance from the roadway, especially when trying to capture the attention of passing motorists.

Analysis: Staff recognizes that the intended use for the site includes automobile sales with a significant portion of the outdoor area utilized for automobile display. Automobile sales and services are uses that are directed towards the Service Commercial zone and that comprise much of the site's surrounding uses. Staff further recognizes that the site has an unusually narrow lot configuration and that enforcing the full landscape setback would cause a practical difficulty in maneuvering and displaying cars for sale on the parking lot. Based on these points, staff concurs with making a finding for practical difficulty on this site.

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;*

Applicant: This property is landlocked on the east side by Burke Street, and an alley/entry way for an adjoining property to the south. There is no entry way or other land break in the property line on the east side of the lot. Therefore a ten foot (10') area of landscaping would appear to be more of a City parkway than a landscaping requirement. This is not the case for other properties in the general area of this facility.

Analysis: Staff concurs with the applicant on the finding that most other properties in the area that are used for automobile sales and service currently do not have a 10' landscaping setback. Staff also concurs that the lot has an unusual configuration involving a large amount of street frontage that would devote a large portion of the site towards landscaping. Staff finds that the absence of landscape setbacks in the area combined with the site's unusual configuration represent exceptional circumstances.

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;*

Applicant: The ten foot (10') landscaping regulation is not applicable to the neighboring businesses. These businesses are taking full advantage of their property space for display and parking usage. This ten foot (10') landscaping regulation deprives Dann's Discount Auto Sales of this same privilege.

Analysis: Concur with applicant. Several other automobile sales and service businesses in the area have reduced or no area reserved for landscape setback, and utilize this area for the parking or display of cars.

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;*

Applicant: The granting of a variance from a ten foot (10') landscaping requirement to a five foot (5') landscaping requirement should not constitute a grant of special privilege. The neighboring properties do not have any of the ten foot (10') landscaping requirements in place. There is also no plans in the near future for any of the neighboring properties to be required to have landscaping in place.

Analysis: Concur with applicant. Other properties with the same zoning located directly to the west, east, and north are currently developed with rear yard setbacks less than 10 feet – most having no landscape setback at all.

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.*

Applicant: The granting of a landscaping variance of five feet (5') to Dann's Discount Auto Sales would not be detrimental to public health, safety, or welfare. This variance would also in no way would be detrimental or materially injurious to other properties in the vicinity. Dann's discount auto sales, feels that the granting of a five foot (5') variance for landscaping, would be better for the public health and welfare. There would be less landscaping to have to water. Also less dry dirt to be blown in the air. This would be a benefit to the public. Dann's Discount Auto Sales sees the granting of this five foot (5') landscaping variance as a precedent setting improvements to the vicinities properties, by showing the willingness of the city to see that a ten foot (10') landscaping requirement may not be the best requirement for all of the areas within every zone. A smaller footprint of landscaping, that requires less water and creates less dust and dirt into the air, may be more appropriate in some vicinities within a certain area or zone.

Analysis: Concur with applicant that the granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would maintain public welfare by reducing the amount of landscaping needing irrigation.

Environmental Review

The project is considered Categorical Exempt under Section 15305 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2015-72)

RECOMMENDED FINDINGS

1. That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The intended use for the site includes automobile sales with a significant portion of the outdoor area utilized for automobile display. Automobile sales and services are uses that are directed towards the Service Commercial zone and that comprise much of the site's surrounding uses. Also the site has an unusually narrow lot configuration and enforcing the full landscape setback would cause a practical difficulty in maneuvering and displaying cars for sale on the parking lot.

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 to other properties classified in the same zone.

The absence of landscape setbacks in the area combined with the site's unusual configuration represent exceptional circumstances.

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

The ten foot (10') landscaping regulation is not applicable to the neighboring businesses. These businesses are taking full advantage of their property space for display and parking usage. This ten foot (10') landscaping regulation deprives the business of this same privilege.

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.

The neighboring properties do not have any of the ten foot (10') landscaping requirements in place.

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.

The variance would maintain public welfare by reducing the amount of landscaping needing irrigation.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-72).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2015-09 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2015-117 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. 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 Variance No. 2015-09, prior to the issuance of a building permit.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. 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. 2015-72
- Exhibit "A" – Site Plan
- Exhibit "B" – Operation Statement
- Exhibit "C" – Applicants Variance Findings
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.30

DEVELOPMENT STANDARDS

17.30.200 Development standards--Design district E.

The following development standards shall apply to property located in district E. See Chapter 17.24 for additional BRP zone design standards:

- A. Building height: sixty (60) feet maximum.
- B. Required yards:
 1. Front: ten feet minimum, excepting properties within the P-C-DT zone district in which case structure may be located on property line;
 2. Side: zero;
 3. Street side on corner lot: ten feet minimum, except for corner properties fronting Main Street within the P-C-DT zone;
 4. Side yards abutting an R-A, R-1 or R-M district: fifteen (15) feet minimum;
 5. Rear: zero;
 6. Rear yards abutting R-A, R-1 or R-M district: fifteen (15) feet minimum;
- C. Parking as prescribed in Chapter 17.34.
- D. Site area: six thousand (6,000) square feet.
- E. Landscaping:
 1. Front: ten feet minimum;
 2. Side: five feet minimum (except where a structure is located on a side property line);
 3. Street side on a corner lot: ten feet minimum;
 4. Rear: five feet minimum (except where a structure is located on a rear property line). (Prior code § 7470)

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

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)

17.42.020 Exception purposes.

- A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.
- B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

- A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;
- B. Downtown building design criteria, pursuant to Section 17.58.090;
- C. Fences, walls and hedges; and
- D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;
- E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
3. Address and legal description of the property;
4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which may be necessary to clearly show applicant's proposal;
6. Additional information as required by the historic preservation advisory board;
7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7559)

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)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;
3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

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. 2015-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2015-09: A REQUEST BY DANN HARRISON, TO ALLOW A VARIANCE TO THE MINIMUM LANDSCAPE SETBACK AREAS IN DESIGN DISTRICT E ASSOCIATED WITH IMPROVEMENTS TO AN ON-SITE PARKING LOT IN THE SERVICE COMMERCIAL (C-S) ZONE. THE SITE IS LOCATED AT 809 E. CENTER STREET, AT THE SOUTHWEST CORNER OF BURKE STREET AND CENTER STREET. (APN: 094-232-009)

WHEREAS, Variance No. 2015-09 is a request by Dann Harrison, to allow a variance to the minimum landscape setback areas in Design District E associated with improvements to an on-site parking lot in the Service Commercial (C-S) Zone. The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on December 14, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2015-09, as conditioned by staff, to be in accordance with Chapter 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 15305.

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 Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The intended use for the site includes automobile sales with a significant portion of the outdoor area utilized for automobile display. Automobile sales and services are uses that are directed towards the Service Commercial zone and that comprise much of the site's surrounding uses. Also the site has an unusually narrow lot configuration and enforcing the full landscape setback would cause a practical difficulty in maneuvering and displaying cars for sale on the parking lot.

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 to other properties classified in the same zone.

The absence of landscape setbacks in the area combined with the site's unusual configuration represent exceptional circumstances.

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

The ten foot (10') landscaping regulation is not applicable to the neighboring businesses. These businesses are taking full advantage of their property space for display and parking usage. This ten foot (10') landscaping regulation deprives the business of this same privilege.

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.

The neighboring properties do not have any of the ten foot (10') landscaping requirements in place.

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.

The variance would maintain public welfare by reducing the amount of landscaping needing irrigation.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2015-72).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2015-09, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2015-09 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2015-117 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. 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 Variance No. 2015-09, prior to the issuance of a building permit.

SEPTEMBER 9, 2015

DANN'S DISCOUNT AUTO SALES, INC.

OPERATING STATEMENT

For

SOUTH WEST CORNER OF CENTER AND BURKE STREETS, VISALIA, CALIFORNIA

- DANN'S DISCOUNT AUTO SALES PLANNED USAGE OF THIS SITE, THIS SITE WILL BE USED FOR SERVICE AND SALES DISPLAY OF AUTOMOBILES.
- DANN'S DISCOUNT AUTO SALES PLANS TO OPERATE THIS FACILITY SEVEN (7) DAYS A WEEK. THE HOURS OF OPERATION WOULD BE FROM 9:00 am UNTIL 7:00pm MONDAY THRU SATURDAY. 10:00am THRU 6:00pm ON SUNDAYS. SERVICE FACILITIES WOULD NOT OPERATE ON SUNDAYS.
- DANN'S DISCOUNT AUTO SALES STAFFING PLANS FOR THIS SITE ARE TO HAVE ONE (1) SALESPERSON TO BE ON SITE. THERE WOULD BE ONE (1) SERVICE PERSONNEL ON SITE.
- DANN'S DISCOUNT AUTO SALES PLANS FOR BUILDING USAGE. THE EXISTING BUILDING WILL BE USED FOR LIGHT DUTY RECONDITIONING, REPAIR, AND VEHICLE PREPARATION IN THE EXISTING SHOP AREA OF FACILITY. THE EXISTING OFFICE AREA IN THE FACILITY WILL BE UTILIZED FOR OFFICE USAGE. THE EXISTING STORAGE AREA OF BUILDING WILL BE UTILIZED FOR STORAGE PURPOSES.
- DANN'S DISCOUNT AUTO SALES PLANS TO CONDUCT ALL SALES TRANSACTIONS AT DANN'S MAIN FACILITY ACROSS THE STREET FROM THIS SITE. DANN'S DISCOUNT AUTO SALES MAIN FACILITY IS LOCATED ON THE NORTHEAST (NE) CORNER OF CENTER AND BURKE STREETS.
- DANN'S DISCOUNT AUTO SALES DOES NOT PLAN TO PERFORM ANY REMODELING OF FACILITY AT THIS TIME.
- DANN'S DISCOUNT AUTO SALES DOES PLAN TO PERFORM SOME BUILDING MAINTENANCE AND RECONDITIONING OF THIS FACILITY. PLANS ARE FOR RE-PAINTING OF BUILDING. DANN'S PLANS TO PERFORM INSTALLATION AND PLACEMENT OF APPROVED AND REQUIRED SIGNAGE. DANN'S PLANS ON HAVING DESIGNATED PARKING AREAS MARKED AS REQUIRED.
- DANN'S DISCOUNT AUTO SALES DOES NOT PLAN FOR, BUT DOES FORESEE THE POSSIBILITY THAT OTHER BUILDING MAINTENANCE REPAIRS OR RECONDITIONING MAY ALSO BE NECESSARY AT THIS FACILITY.
- DANN'S DISCOUNT AUTO SALES PLANS TO PERFORM ANY OTHER REQUIRED SITE IMPROVEMENTS, OR RECONDITIONING, THAT IS REQUIRED BY THE CITY OF VISALIA, TO MAKE THIS SITE OPERATIONAL.

Exhibit "B"

DANN'S DISCOUNT AUTO SALES
LANDSCAPE VARIANCE REQUEST
REASONING AND ANALYSIS FINDINGS

FOR

CITY OF VISALIA
PLANNING DEPARTMENT

DANN'S DISCOUNT AUTO SALES HAS COME TO THE FOLLOWING FINDINGS IN REGARDS TO THE FIVE FOOT LANDSCAPE VARIANCE BEING REQUESTED OF THE CITY OF VISALIA PLANNING DEPARTMENT.

1. THE CURRENT LANDSCAPE ORDINANCE OF TEN FEET (10') IS UNNECESSARY. THIS REQUIREMENT WOULD CAUSE THE USEABLE LOT SPACE TO BE LOCATED APPROXIMATELY FOURTEEN FEET (14') FROM THE ROADWAY. THIS LOT SPACE IS THE MOST DESIRABLE AREA OF THE LOT. IT IS THE PRIME LOCATION OF RETAIL VEHICLE DISPLAY AREA. THIS TEN FOOT (10') REQUIREMENT OF LANDSCAPING, WOULD ALSO CAUSE THE LOSS OF FOUR TO FIVE PRIME VEHICLE DISPLAY SPOTS ON THE LOT. THIS IS NOT A PRACTICAL OR DESIRED DISTANCE FROM THE ROADWAY, ESPECIALLY WHEN TRYING TO CAPTURE THE ATTENTION OF PASSING MOTORISTS.
2. THIS PROPERTY IS LANDLOCKED ON THE EAST SIDE BY BURKE STREET, AND AN ALLEY/ENTRY WAY FOR AN ADJOINING PROPERTY TO THE SOUTH. THERE IS NO ENTRY WAY OR OTHER LAND BREAK IN THE PROPERTY LINE ON THE EAST SIDE OF THE LOT. THEREFORE A TEN FOOT (10') AREA OF LANDSCAPING WOULD APPEAR TO BE MORE OF A CITY PARKWAY THAN A LANDSCAPING REQUIREMENT. THIS NOT THE CASE FOR OTHER PROPERTIES IN THE GENERAL AREA OF THIS FACILITY.
3. THE TEN FOOT (10') LANDSCAPING REGULATION IS NOT APPLICABLE TO THE NEIGHBORING BUSINESSES. THESE BUSINESSES ARE TAKING FULL ADVANTAGE OF THEIR PROPERTY SPACE FOR DISPLAY AND PARKING USAGE. THIS TEN FOOT (10') LANDSCAPING REGULATION DEPRIVES DANN'S DISCOUNT AUTO SALES OF THIS SAME PRIVILEGE.

Exhibit "C"

4. THE GRANTING OF A VARIANCE FROM A TEN FOOT (10') LANDSCAPING REQUIREMENT TO A FIVE FOOT (5') LANDSCAPING REQUIREMENT SHOULD NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE. THE NEIGHBORING PROPERTIES DO NOT HAVE ANY OF THE TEN FOOT (10') LANDSCAPING REQUIREMENTS IN PLACE. THERE IS ALSO NO PLANS IN THE NEAR FUTURE FOR ANY OF THE NEIGHBORING PROPERTIES TO BE REQUIRED TO HAVE LANDSCAPING IN PLACE.

5. THE GRANTING OF A LANDSCAPING VARIANCE OF FIVE FEET (5') TO DANN'S DISCOUNT AUTO SALES WOULD NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE. THIS VARIANCE WOULD ALSO IN NO WAY WOULD BE DETRIMENTAL OR MATERIALLY INJURIOUS TO OTHER PROPERTIES IN THE VICINITY. DANN'S DISCOUNT AUTO SALES, FEELS THAT THE GRANTING OF A FIVE FOOT (5') VARIANCE FOR LANDSCAPING, WOULD BE BETTER FOR THE PUBLIC HEALTH AND WELFARE. THERE WOULD BE LESS LANDSCAPING TO HAVE TO WATER. ALSO LESS DRY DIRT TO BE BLOWN INTO THE AIR. THIS WOULD BE A BENEFIT TO THE PUBLIC. DANN'S DISCOUNT AUTO SALES SEES THE GRANTING OF THIS FIVE FOOT(5') LANDSCAPING VARIANCE AS A PRECEDENT SETTING IMPROVEMENT TO THE VICINITIES PROPERTIES, BY SHOWING THE WILLINGNESS OF THE CITY TO SEE THAT A TEN FOOT (10') LANDSCAPING REQUIREMENT MAY NOT BE THE BEST REQUIREMENT FOR ALL OF THE AREAS WITHIN EVERY ZONE. A SMALLER FOOTPRINT OF LANDSCAPING, THAT REQUIRES LESS WATER AND CREATES LESS DUST AND DIRT INTO THE AIR, MAY BE MORE APPROPRIATE IN SOME VICINITIES WITHIN A CERTAIN AREA OR ZONE.



MEETING DATE September 2, 2015
SITE PLAN NO. 15-117
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 Variance 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



RECYCLED PAPER

City of Visalia
Building: Site Plan
Review Comments

SITE PLAN NO: SPR15117 *CONTINUED 1 WEEK*
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN
EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DANN
PROP OWNER: BURKE & CENTER STREETS LLC
LOCATION: 809 E CENTER AVE
APN(S): 094-232-009

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____

Imoreno 9-2-15

ITEM NO: 1

DATE: September 02, 2015

SITE PLAN NO:

SPR15117

CONTINUED 1 WEEK

PROJECT TITLE:

DANN'S DISCOUNT AUTO SALES

DESCRIPTION:

USED AUTOMOBILE SALES AND SERVICE IN AN EXISTING 3600 SF BUILDING (CS) (AE) (E)

APPLICANT:

HARRISON DANN

PROP OWNER:

BURKE & CENTER STREETS LLC

LOCATION:

809 E CENTER AVE

APN(S):

094-232-009

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:

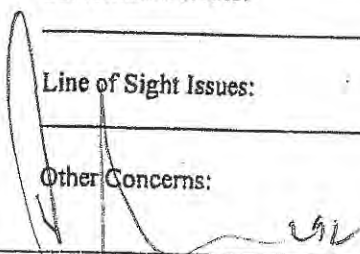
- Landscaping Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:



Visalia Police Department



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 1

DATE: September 02, 2015

SITE PLAN NO: SPR15117 *CONTINUED 1 WEEK*
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN
EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DANN
PROP OWNER: BURKE & CENTER STREETS LLC
LOCATION: 809 E CENTER AVE
APN(S): 094-232-009

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 are served 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)*

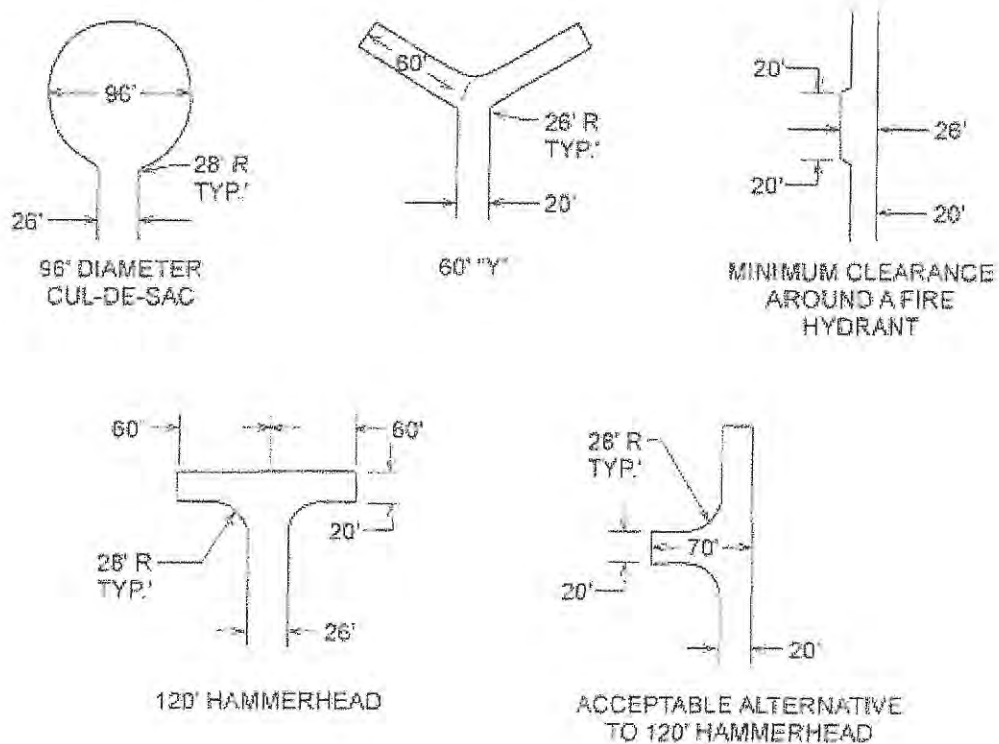
Emergency Access:

- 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*

- 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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 1 DATE: September 02, 2015
SITE PLAN NO: SPR15117 *CONTINUED 1 WEEK*
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN
EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DANN
PROP OWNER: BURKE & CENTER STREETS LLC
LOCATION: 809 E CENTER AVE
APN(S): 094-232-009


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

8-28-15

DATE

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

COMMERCIAL BIN SERVICE



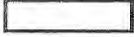
ITEM NO: 1 DATE: September 02, 2015
SITE PLAN NO: SPR15117 *CONTINUED 1 WEEK*
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN
EXISTING 3600 SF BUILDING (CS) (AE) (E)
HARRISON DANN
APPLICANT: BURKE & CENTER STREETS LLC
PROP OWNER: 809 E CENTER AVE
LOCATION: 809 E CENTER AVE
APN(S): 094-232-009

- No comments.
- Same comments as as 08/26/2015
- 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

EXISTING REFUSE SERVICE OK.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 2, 2015

| | |
|----------------|---|
| ITEM NO: 1 | CONTINUED |
| SITE PLAN NO: | SPR15117 |
| PROJECT TITLE: | DANN'S DISCOUNT AUTO SALES |
| DESCRIPTION: | USED AUTOMOBILE SALES AND SERVICE IN AN EXISTING 3600 SF BUILDING (CS) (AE) (E) |
| APPLICANT: | HARRISON DANN |
| PROP. OWNER: | BURKE & CENTER STREETS LLC |
| LOCATION: | 808 E CENTER AVE |
| APN(S): | 094-232-009 |

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 26, 2015

ITEM NO: 5
SITE PLAN NO: SPR15117
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DANN
PROP. OWNER: BURKE & CENTER STREETS LLC
LOCATION: 809 E CENTER AVE
APN(S): 094-232-009

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

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: SEPTEMBER 2, 2015

SITE PLAN NO.: 15-117 RESUBMITTAL
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DAN
PROP OWNER: BURKE & CENTER STREETS LLC
LOCATION: 809 E CENTER AVE
APN: 094-232-009

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: _____ width; parkway width at _____

Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

Right-of-way dedication required. A title report is required for verification of ownership.

Deed required prior to issuing building permit;

City Encroachment Permit Required. **FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

Traffic indexes per city standards:

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

Additional Comments:

- 1. The proposed use of existing building will require parking lot improvements; striping of required parking spaces and a van accessible stall. Comply with City accessible stall and parking lot standards. Proposed Site Plan parking layout does not meet City standards.***
- 2. Refer to Planning conditions for determination of required stalls and additional parking lot improvements.***
- 3. A building permit is required; plan check and inspection fees apply.***
- 4. Further development impact fees and improvement requirements will be incurred if there is a change in use from Office to Auto Sales within existing building. Refer to page 3 for fee summary.***
- 5. In order to comply with further Planning Dept. conditions and landscape requirements, the drive approach to parking lot shall be reduced to the minimum width of 18'. Improvements such as landscape curbing shall be included to delineate and protect landscaping areas.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-117 RESUBMITTAL

Date: 9/2/2015

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:7/7/2015)

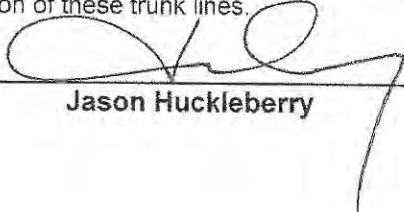
(Project type for fee rates:RETAIL)

Existing uses may qualify for credits on Development Impact Fees. OFFICE

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|---|----------------------------------|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$7,457/1000SF X 0.624 = \$4,653 |
| <input type="checkbox"/> Trunk Line Capacity Fee | |
| <input type="checkbox"/> Sewer Front Foot Fee | |
| <input type="checkbox"/> Storm Drain Acq/Dev Fee | |
| <input type="checkbox"/> Park Acq/Dev Fee | |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input type="checkbox"/> Waterways Acquisition Fee | |
| <input type="checkbox"/> Public Safety Impact Fee: Police | |
| <input type="checkbox"/> Public Safety Impact Fee: Fire | |
| <input type="checkbox"/> Public Facility Impact Fee | |
| <input type="checkbox"/> Parking In-Lieu | |

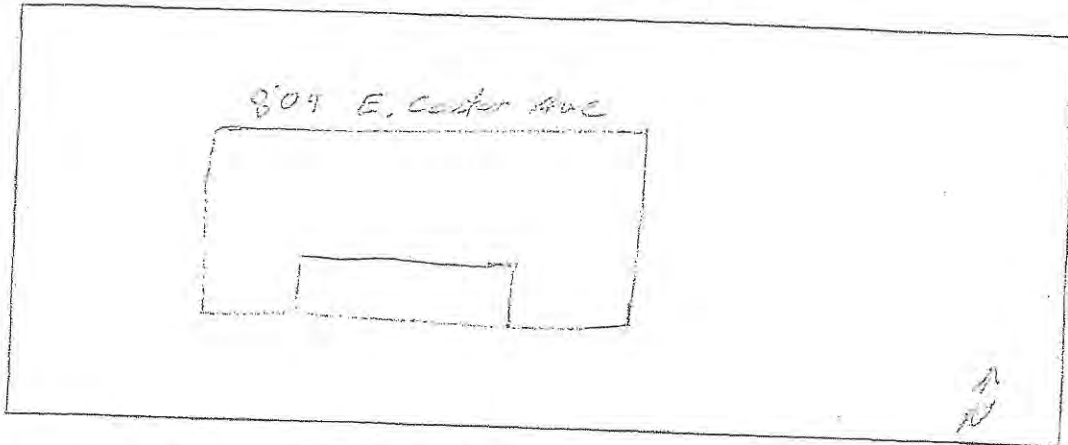
Reimbursement:

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



Jason Huckleberry

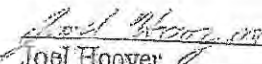
SITE PLAN REVIEW COMMENTS



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: _____


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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: July 22, 2015, continued to September 2, 2015 meeting

SITE PLAN NO: 2015-117
PROJECT TITLE: DANN'S DISCOUNT AUTO SALES
DESCRIPTION: USED AUTOMOBILE SALES AND SERVICE IN AN EXISTING 3600 SF BUILDING (CS) (AE) (E)
APPLICANT: HARRISON DANN
PROP. OWNER: BURKE & CENTER STREETS LLC
LOCATION TITLE: 809 E CENTER AVE
APN TITLE: 094-232-009
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-S – Service Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Variance to Landscaping
- Parking District "A"
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 09/02/2015

1. The applicant did not attend the meeting. Continue the item to the 09/02/2015 meeting.
2. A Variance to the landscaping setback is required. The site plan depicts a five-foot planter.
3. The operational statement did not identify an employee count. Based on the information presented, staff has assigned the employee count at six (6) employees due to the auto sales use and the repair shop.
4. Staff is prohibiting the display of cars for sale along the front of the auto repair bay doors. See site plan exhibit identifying this area.
5. Staff is requiring the drive approach along Center Avenue used to access this site to display vehicles be reduced to an 18-foot drive approach per Engineer Standards. In addition, remove the landscaping island from the drive approach.
6. A landscape well is required along the north side of the handicap stall.
7. Any additional parking required will be assessed with the Parking In-lieu fee.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 07/15/2015

1. During the Site Plan Review process, the applicant identified that the Jenkin Automotive Repair business was closing and that Dan's Automotive Sales was going to expand their business onto this site.
2. The automotive dealership is a "Change in Use" project. This new use will require improvements to the site consistent with City standards, included but not limited to landscaping, parking, building signage, ADA path of travel, etc.
3. Submit a redesigned site plan depicting all improvements including the Design District "E" requirements as stated below.
4. All required parking shall be provided on-site. Required parking not provided on-site will be assessed with the Parking In-lieu fee. A variance to parking requirements is prohibited due to the site being located in Parking District "A".
5. Automotive repair shops require one space per 400 sq. ft. of building area.

6. Automobile dealerships: one parking space for each two employees during the time of maximum employment, plus one parking space for each two thousand (2,000) square feet of lot and building area used for the display or storage of automobiles.
7. Identify all improvements associated with this proposed Site Plan Review item. Include a floor plan depicting all interior improvements with the building.
8. Provide a detailed operational statement that identifies how the site is going to be utilized. Is the entire site going to be converted into a car dealership?

Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan.

Design District: "E" (See Chapter 17.24 For BRP Zoned Sites) [17.30.200]

Maximum Building Height: 60 Feet

Minimum Setbacks:

| | Building | Landscaping |
|----------------------------------|------------|-------------|
| ➤ Front | 10 Feet(a) | 10 Feet |
| ➤ Side | 0 Feet | 5 Feet(b) |
| ➤ Street side on corner lot | 10 Feet(c) | 10 Feet |
| ➤ Side abutting residential zone | 15 Feet | 5 Feet |
| ➤ Rear | 0 Feet | 5 Feet(b) |
| ➤ Rear abutting residential zone | 15 Feet | 5 Feet |

(a) Except sites in the C-DT zone, in which case the structure may be built to property line.
 (b) Except where building is on property line.
 (c) Except for corner properties fronting Main Street in the C-DT zone.

Minimum Site Area: 6,000 square feet

Downtown Parking District: [Zoning Ordinance Section 17.30.019A Article 2]

1. Require parking in-lieu fee for every required parking stall not provide on-site (Fee increased annually see City of Visalia Development Fee Schedule).

Parking:

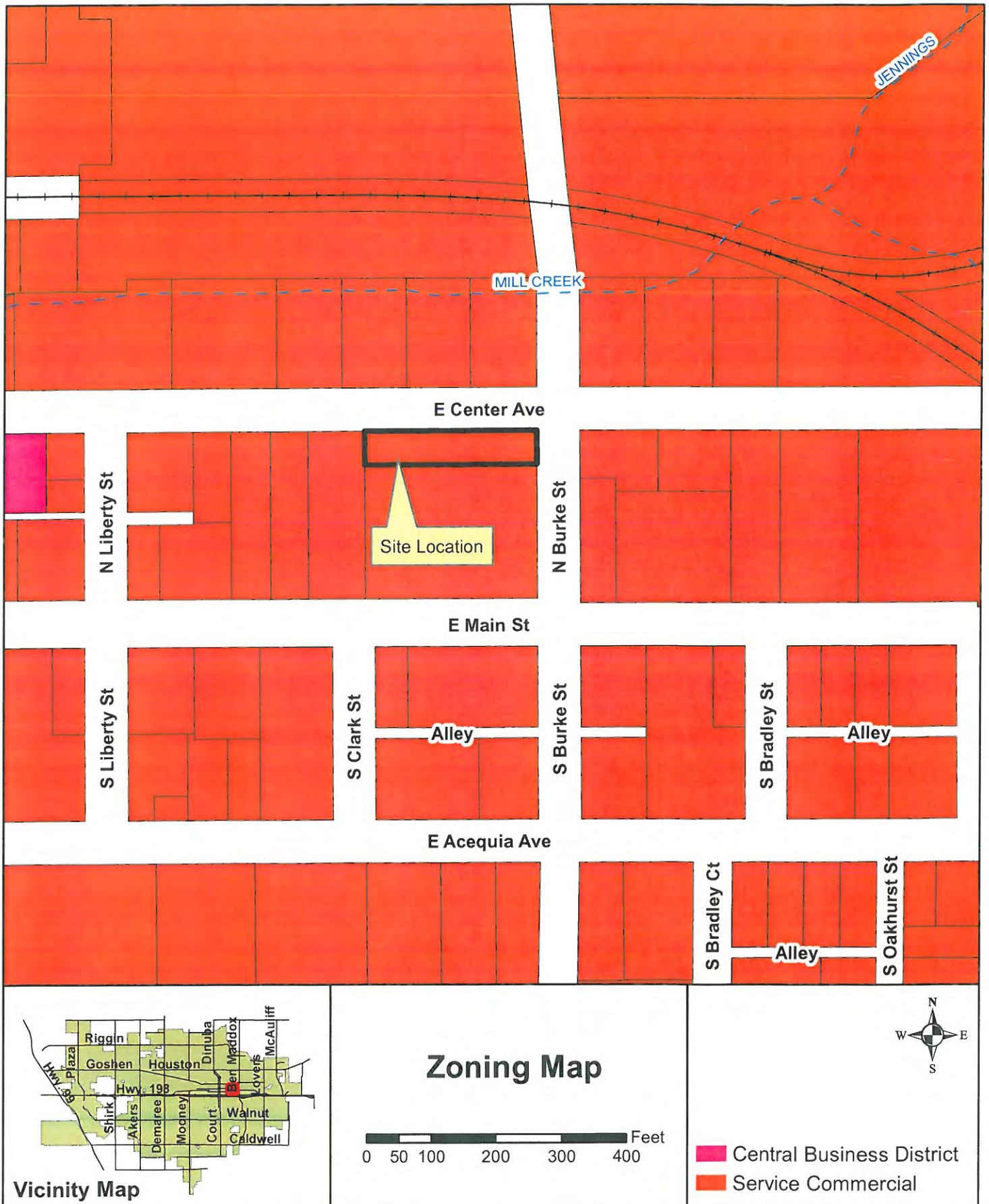
1. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
2. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
3. No repair work or vehicle servicing allowed in a parking area (Zoning Ordinance Section 17.34.030.L).
4. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).

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 

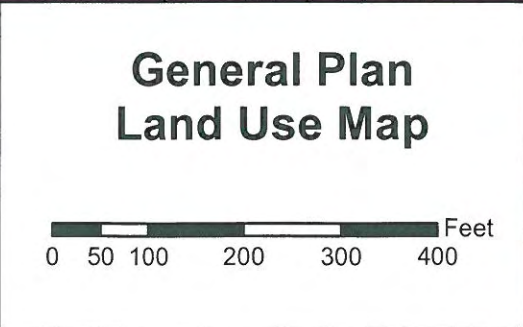
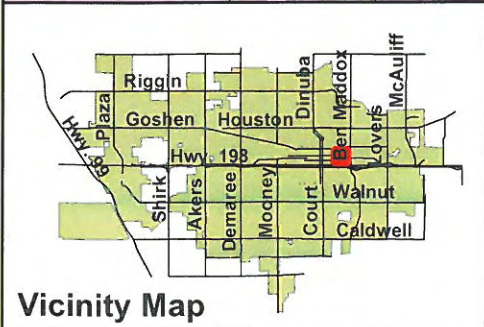
Variance No. 2015-09

The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009)



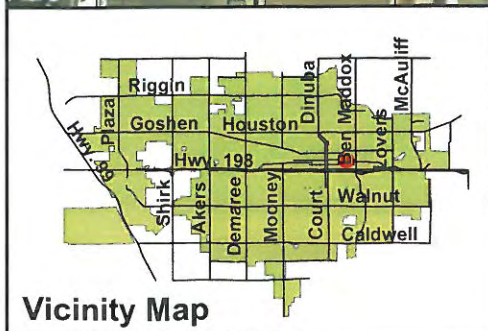
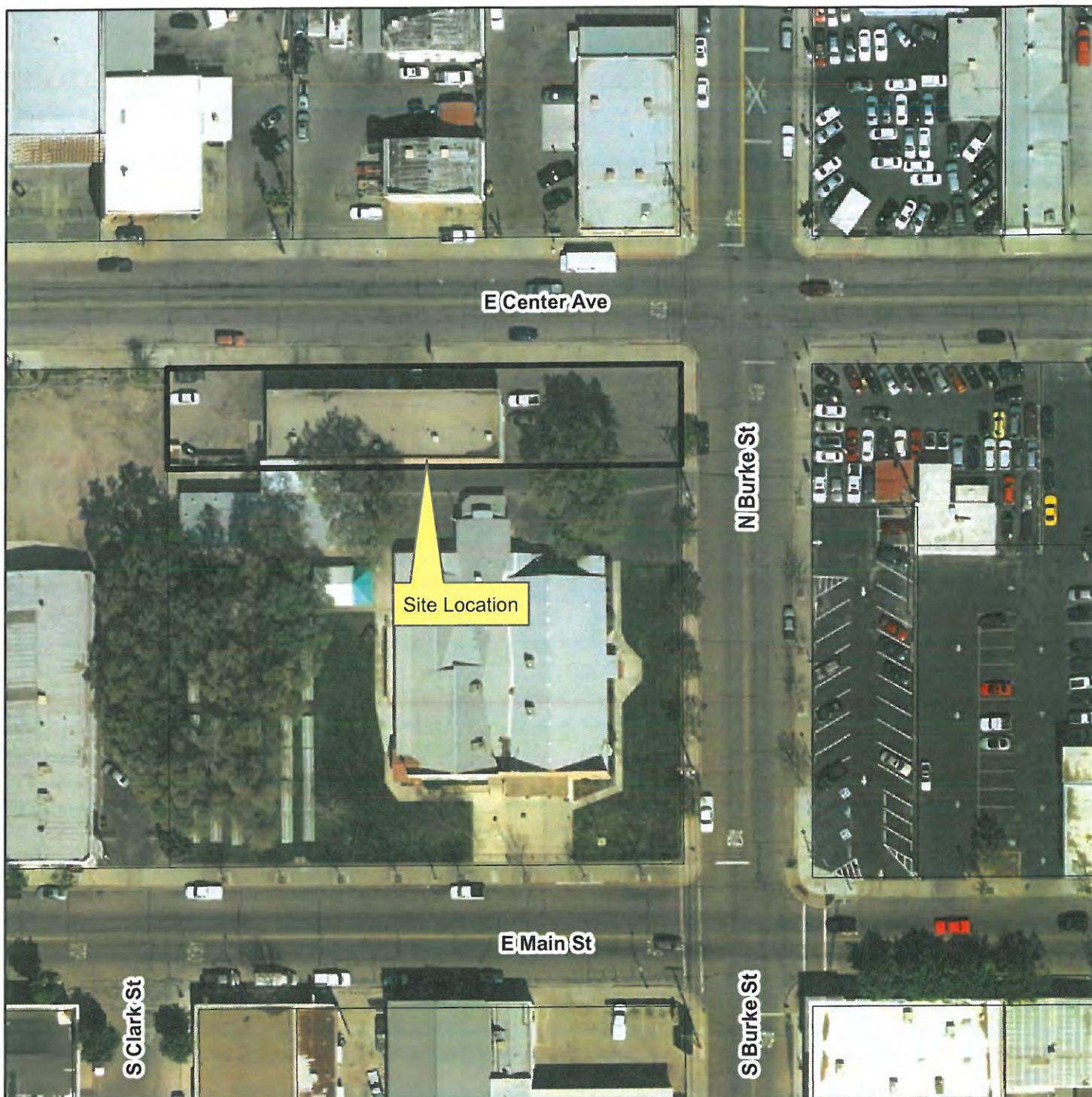
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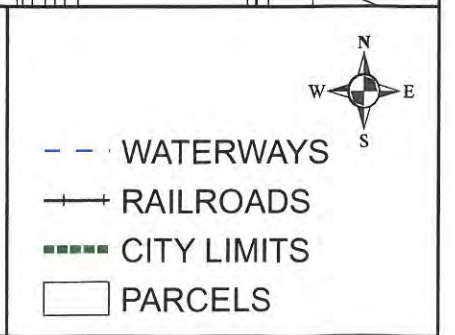
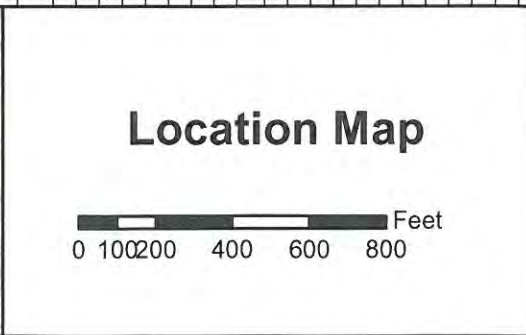
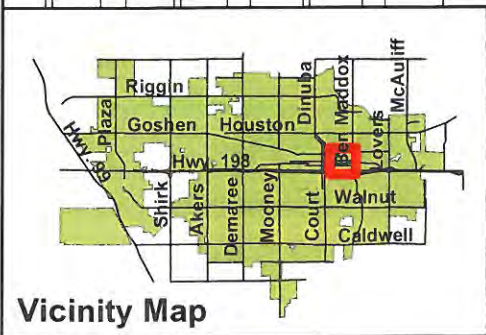
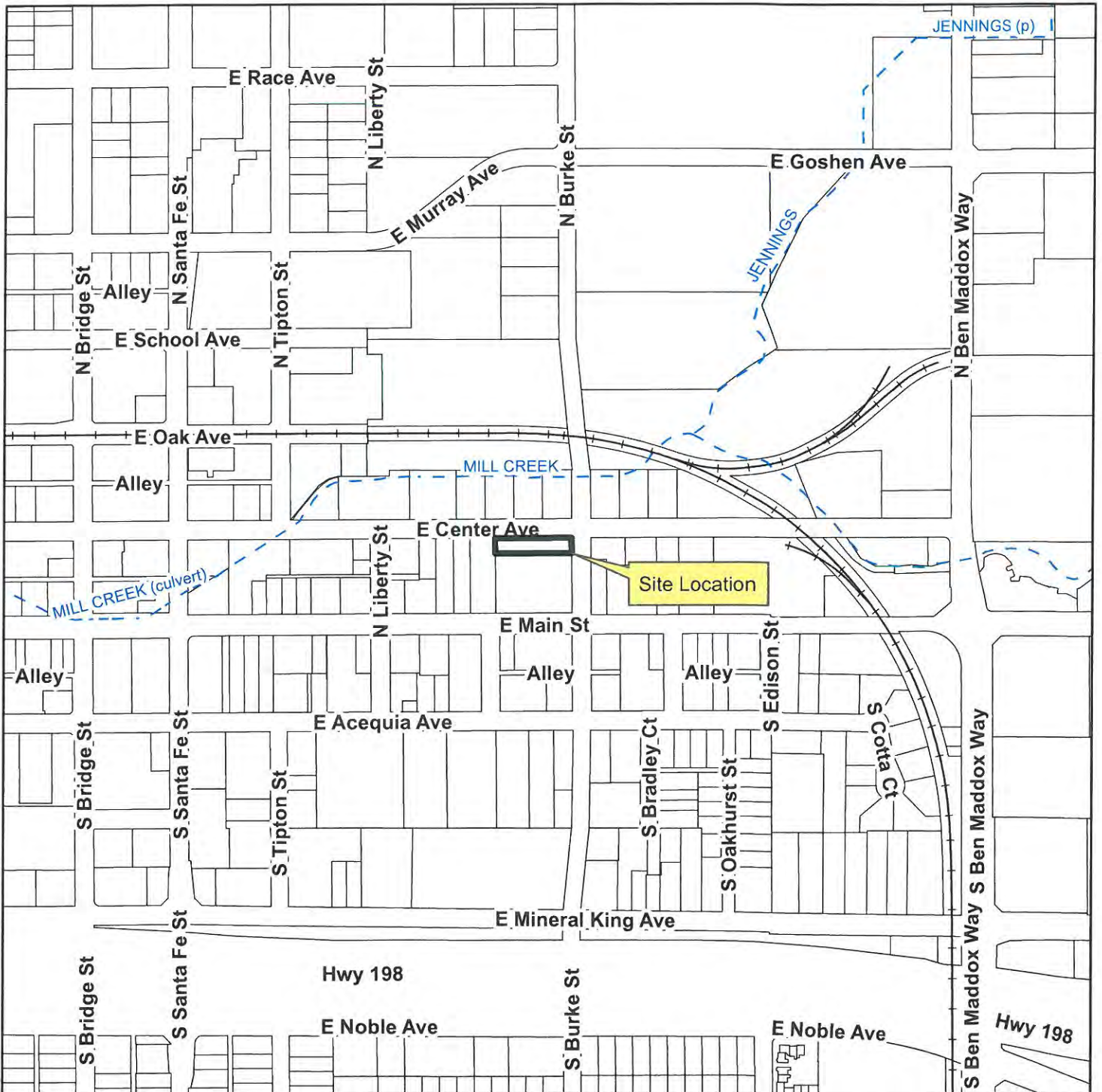
Aerial Photo
Photo Taken March 2014

0 25 50 100 150 Feet

- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Variance No. 2015-09

The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: December 14, 2015

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

SUBJECT: Tentative Parcel Map No. 2015-07: A request by Michael and Renee Schaufele to subdivide 1.07 acres into 3 parcels in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)

Conditional Use Permit No. 2015-34: A request by Michael and Renee Schaufele to establish a planned residential development containing a lot without public street frontage in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)

STAFF RECOMMENDATION

Tentative Parcel Map No. 2015-07

Staff recommends approval of Tentative Parcel Map No. 2015-07, as conditioned, based on the findings and conditions in Resolution No. 2015-61. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2015-34

Staff recommends approval of Conditional Use Permit No. 2015-34, as conditioned, based upon the findings and conditions in Resolution No. 2015-60. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approved Tentative Parcel Map No. 2015-07, based on the findings and conditions in Resolution No. 2015-61.

I move to approve Conditional Use Permit No. 2015-34, based on the findings and conditions in Resolution No. 2015-60.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2015-07 is a request to subdivide one parcel on 1.07 acres into three parcels as shown in Exhibit "A". The objective of the map is to preserve a lot (Parcel 1) for an existing single-family residence and create two lots for the future development of single-family residences behind the existing residence. Proposed Parcel 1 with the existing residence would be a 12,211 sq. ft. parcel. Proposed Parcel 2 would be a 9,633 sq. ft. parcel without public street frontage, accessed by an exclusive easement over Parcel 3. Proposed Parcel 3 would be a 24,628 sq. ft. parcel, with portions of this area comprised by Evans Ditch, a maintenance easement recommended on the north side of the ditch, and the access easement for Parcel 2.

Conditional Use Permit No. 2015-34 is a request to establish a planned unit development containing a lot (proposed Parcel 2) without public street frontage (refer to Exhibit "A"). Parcel 2 proposed by the accompanying parcel map will have access from Sowell Street via a 20 foot-wide easement immediately south of Parcel 1. The easement will be for access and utilities.

BACKGROUND INFORMATION

| | |
|------------------------------------|--|
| General Plan Land Use Designation: | Residential Low Density |
| Zoning: | R-1-6 (Single Family Residential, 6,000 sq. ft. minimum lot size) |
| Surrounding Land Use and Zoning: | North: R-1-6 / Single Family Residences South: R-1-6 / Single Family Residences; Evans Ditch East: R-1-6 / Single Family Residences; Evans Ditch West: R-1-6 / Single Family Residences |
| Environmental Review: | Categorical Exemption No. 2015-73 |
| Special Districts: | None |
| Site Plan Review No: | 2015-146 |

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

The Planning Commission previously considered and approved a project on this site on May, 29, 2007, proposed by the same applicant. The project consisted of **Feemster Lane Tentative Subdivision Map #5530**, a request to allow a Planned Residential Development with five single-family residences (one already existing) and one common lot including a private drive on 1.1 acres in the R-1-6 Zone, and **Conditional Use Permit No. 2007-07**, a request to divide 1.1 acres into five numbered lots and one common lot in the R-1-6 Zone.

Staff is recommending Condition No. 7 on the Tentative Parcel Map and Condition No. 8 on the Conditional Use Permit to rescind the previous approvals on the site associated with this project.

PROJECT EVALUATION

Staff recommends approval of the tentative parcel map and conditional use permit, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

Planned Development requirement

The creation of a parcel without frontage on a public street requires a Planned Development which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access, lot size, and related bulk and yard requirements.

The proposed division of land together with the Planned Development is consistent with the development pattern and residential density of the surrounding neighborhood. The existing house on the site is preserved on a new parcel (Parcel 1) that retains the typical R-1-6 zone development standards for the site. The lot sizes of Parcels 2 and 3 would also maintain the residential density of the surrounding area.

The building envelopes for Parcels 2 and 3 that are incorporated into the site plan attached as Exhibit "A" reveal the building orientation proposed for the site. The building envelopes largely reflect the R-1-6 zoning standards by maintaining typical lot orientation and typical minimum yard setbacks.

The Site Plan Review Committee reviewed the proposed parcel map together with the development plan and determined that the proposed project meets City development standards.

The project is consistent with the required development standards for Planned Developments that are described in Section 17.26.040 of the Visalia Municipal Code. Specifically, the site meets the one-acre minimum site area for a planned residential development and maintains the density for the underlying zoning. Usable open space is provided through the rear yard setbacks of each individual residence. Each residence will be responsible for on-site parking and roll-out cans for solid waste pickup.

Access / Circulation

Proposed Parcel 1's access will remain unchanged as it already contains a house with a two-car garage accessed from Sowell Street.

Proposed Parcels 2 and 3 are each planned to have access from Sowell Street on separate driveways running parallel to each other. The Parcel 2 driveway will run across the exclusive access located on Parcel 3. The parcels' drive approaches on Sowell Street will utilize roll curb to be extended southerly with this project.

The proposed easement for Evans Ditch on the north side of the bank will also be accessed from the roll curb extension on Sowell Street.

Staff is recommending Condition No. 5 on the Tentative Parcel Map and Conditional Use Permit for recordation of an agreement that addresses the property owners' maintenance of the easement area for Parcel 2. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.

Evans Ditch

The Evans Ditch abuts the project site along its east and south boundaries, and is proposed to remain in the same location with the development of this project. The City is responsible for maintaining this ditch. The tentative parcel map (Exhibit "A") shows a proposed fence to be located approximately 5 feet north of the top of bank of Evans Ditch and calls out a 10-foot setback from the ditch.

The Planning and Engineering Division Site Plan Review comments request that a minimum 10' access easement on the north bank of Evans Ditch along with fencing improvements be provided with the parcel map to allow for ditch maintenance. Based on further consultation with the City's Wastewater Collection Division, a 12' access easement is preferred on the north and west banks adjacent to the ditch.

The Tulare Irrigation District has reviewed the project and the recommended conditions from Wastewater Collection, and replied in an email to staff that they concur with the recommended 12' easement and fencing improvements. Staff is recommending Condition No. 1 on the

Tentative Parcel Map and Conditional Use Permit that the project also include an easement area measuring 12 feet from top of bank and include fencing improvements on the north and west sides of Evans Ditch. The west bank of Evans Ditch will not have the entire 12 feet of the easement on the subject site since part of the bank is located within a parcel and existing easement to the east.

Setback Standards for PUD

The parcel is located in the R-1-6 Zoning District. Because the proposed project creates a new parcel without public street frontage and entails a portion of Evans Ditch on the site, additional development standards must be assigned.

Staff is recommending Condition No. 7 on the Conditional Use Permit to specify setbacks from property lines, right-of-way, and the top of bank of Evans Ditch. The recommended setbacks are based on the standard R-1-6 zoning district regulations and incorporate a recommended 12' easement from the top of bank from Evans Ditch.

The recommended setbacks are as follows:

- Parcel 1: Standard R-1-6 zone setbacks as prescribed in Zoning Ordinance Chapter 17.12;
- Parcel 2:
 - Front yard (south side) of lot is 25 feet from property line,
 - Side yard (west and east sides of lot) is 5 feet from property line,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
- Parcel 3:
 - Front yard (south side of lot) is 35 feet (including a 12 foot easement) from top of bank of Evans Ditch and 15 feet from Sowell Street right-of-way,
 - West side yard adjoining Parcel 2 is 5 feet from property line,
 - East side yard is 17 feet (including a 12 foot easement) from top of bank of Evans Ditch,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12.

California Water Service Will Serve Letter

California Water Service has provided a will serve letter for the proposed tentative parcel map. The letter is attached as Exhibit "B".

Environmental Review

This project, the use permit and tentative map, are considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-073).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2015-07

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

2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-73).

Conditional Use Permit No. 2015-34

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-73).

| |
|---|
| RECOMMENDED CONDITIONS OF APPROVAL |
|---|

Tentative Parcel Map No. 2015-07

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A", excepting that the parcel map shall include an access easement that accommodates a width of 12' from the top of bank on the north and west sides of Evans Ditch, and a six-foot tall fence to be installed on the outside of the access easements with the development of Parcels 2 or 3.
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-073, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-34 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2015-07 shall be null and void unless Conditional Use Permit No. 2015-34 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.

6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That the previous approvals on this site by the Planning Commission on May 29, 2007, for Feemster Lane Tentative Subdivision Map No. 5530, approved per Resolution No. 2007-40, and Conditional Use Permit No. 2007-07, approved per Resolution No. 2007-39, are hereby rescinded.
8. That all other federal and state laws and city codes and ordinances be complied with.
9. 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. 2015-07, prior to the recordation of the parcel map.

Conditional Use Permit No. 2015-34

1. That the planned development be prepared in substantial compliance with Exhibit "A", excepting that the parcel map shall include an access easement that accommodates a width of 12' from the top of bank on the north and west sides of Evans Ditch, and a six-foot tall fence to be installed on the outside of the access easements with the development of Parcels 2 or 3.
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-073, incorporated herein by reference.
3. That Tentative Parcel Map No. 2015-07 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2015-34 shall be null and void unless Tentative Parcel Map No. 2015-07 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-34 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following minimum setbacks as measured from property lines, right-of-way, or from top of bank of Evans Ditch as specified:
 - Parcel 1: Standard R-1-6 zone setbacks as prescribed in Zoning Ordinance Chapter 17.12;
 - Parcel 2:
 - Front yard (south side) of lot is 25 feet from property line,
 - Side yard (west and east sides of lot) is 5 feet from property line,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;

- Parcel 3:
 - Front yard (south side of lot) is 35 feet (including a 12 foot easement) from top of bank of Evans Ditch and 15 feet from Sowell Street right-of-way,
 - West side yard adjoining Parcel 2 is 5 feet from property line,
 - East side yard is 17 feet (including a 12 foot easement) from top of bank of Evans Ditch,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12.
8. That the previous approvals on this site by the Planning Commission on May 29, 2007, for Feemster Lane Tentative Subdivision Map No. 5530, approved per Resolution No. 2007-40, and Conditional Use Permit No. 2007-07, approved per Resolution No. 2007-39, are hereby rescinded.
 9. That all applicable federal, state, regional, and city policies and ordinances be met.
 10. 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 Conditional Use Permit No. 2015-34, prior to the issuance of any building permit for this project.

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 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2015-61 (Tentative Parcel Map No. 2015-07)
- Resolution No. 2015-60 (Conditional Use Permit No. 2015-34)
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – California Water Service Will Serve Letter
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

Chapter 16.28: PARCEL MAPS

Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 16.28.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

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 proposed for subdivision. (Prior code § 9235)

Section 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)

Section 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)

Section 16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

Chapter 17.26: PLANNED DEVELOPMENT

Section 17.26.010 Purpose and intent.

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards

regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development shall be ten acres.
3. The minimum site area for a planned commercial development shall be five acres.
4. The minimum site area for a planned industrial development shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus which may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

| Percent of Net Site in Usable Open Space | Area Percent of Density Bonus |
|---|--------------------------------------|
| 6% to 10% | 6% |
| 11% to 20% | 10% |
| 21% to 25% | 16% |
| Over 25% | 20% |

C. Usable Open Space. Usable open space shall be provided for all planned developments which include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform with the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

Chapter 17.38: CONDITIONAL USE PERMITS

Section 17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

RESOLUTION NO. 2015-60

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-34: A REQUEST BY MICHAEL AND RENEE SCHAUFFELE TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT CONTAINING A LOT WITHOUT PUBLIC STREET FRONTAGE IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT. MINIMUM LOT SIZE) ZONE. THE PROJECT IS LOCATED AT 1430 S. SOWELL STREET, ON THE EAST SIDE OF SOWELL STREET ACROSS FROM FEEMSTER AVENUE. (APN: 096-230-008)

WHEREAS, Conditional Use Permit No. 2015-34 is a request by Michael and Renee Schaufele to establish a planned residential development containing a lot without public street frontage in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 14, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-34, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-73).

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act

(CEQA) (Categorical Exemption No. 2015-73).

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

1. That the planned development be prepared in substantial compliance with Exhibit "A", excepting that the parcel map shall include an access easement that accommodates a width of 12' from the top of bank on the north and west sides of Evans Ditch, and a six-foot tall fence to be installed on the outside of the access easements with the development of Parcels 2 or 3.
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-073, incorporated herein by reference.
3. That Tentative Parcel Map No. 2015-07 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2015-34 shall be null and void unless Tentative Parcel Map No. 2015-07 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-34 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following minimum setbacks as measured from property lines, right-of-way, or from top of bank of Evans Ditch as specified:
 - Parcel 1: Standard R-1-6 zone setbacks as prescribed in Zoning Ordinance Chapter 17.12;
 - Parcel 2:
 - Front yard (south side) of lot is 25 feet from property line,
 - Side yard (west and east sides of lot) is 5 feet from property line,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
 - Parcel 3:
 - Front yard (south side of lot) is 35 feet (including a 12 foot easement) from top of bank of Evans Ditch and 15 feet from Sowell Street right-of-way,

- West side yard adjoining Parcel 2 is 5 feet from property line,
 - East side yard is 17 feet (including a 12 foot easement) from top of bank of Evans Ditch,
 - Rear yard (north side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12.
8. That the previous approvals on this site by the Planning Commission on May 29, 2007, for Feemster Lane Tentative Subdivision Map No. 5530, approved per Resolution No. 2007-40, and Conditional Use Permit No. 2007-07, approved per Resolution No. 2007-39, are hereby rescinded.
 9. That all applicable federal, state, regional, and city policies and ordinances be met.
 10. 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 Conditional Use Permit No. 2015-34, prior to the issuance of any building permit for this project.

RESOLUTION NO 2015-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-07: A REQUEST BY MICHAEL AND RENEE SCHAUFFELE TO SUBDIVIDE 1.07 ACRES INTO 3 PARCELS IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT. MINIMUM LOT SIZE) ZONE. THE PROJECT IS LOCATED AT 1430 S. SOWELL STREET, ON THE EAST SIDE OF SOWELL STREET ACROSS FROM FEEMSTER AVENUE. (APN: 096-230-008)

WHEREAS, Tentative Parcel Map No. 2015-07 is a request by Michael and Renee Schaufele to subdivide 1.07 acres into 3 parcels in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on December 14, 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 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-73).

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 is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. 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. 2015-73).

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 tentative parcel map be prepared in substantial compliance with Exhibit "A", excepting that the parcel map shall include an access easement that accommodates a width of 12' from the top of bank on the north and west sides of Evans Ditch, and a six-foot tall fence to be installed on the outside of the access easements with the development of Parcels 2 or 3.
2. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2015-073, incorporated herein by reference.
3. That Conditional Use Permit No. 2015-34 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2015-07 shall be null and void unless Conditional Use Permit No. 2015-34 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That the previous approvals on this site by the Planning Commission on May 29, 2007, for Feemster Lane Tentative Subdivision Map No. 5530, approved per Resolution No. 2007-40, and Conditional Use Permit No. 2007-07, approved per Resolution No. 2007-39, are hereby rescinded.
8. That all other federal and state laws and city codes and ordinances be complied with.
9. 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. 2015-07, prior to the recordation of the parcel map.

TENTATIVE PARCEL MAP

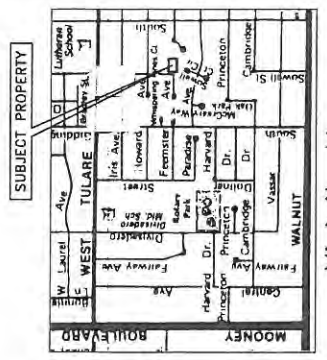
Being a portion of the SW quarter of the SW quarter of Sec. 31, T.16 S., R.24 E., M.D.B.M. in the City of Visalia, County of Tulare, State of California.

September 2015

SURVEYOR:
FORESTER, WEBER & ASSOCIATES, LLC
1020 W. McInnis Blvd., Suite B
Visalia, California 93291
(559) 732-0102

OWNERS:
MICHAEL & RENEE SCHAUFFELE
18605 AVE 304
Visalia, California 93292

NOTES:
EXISTING PROPERTY USE: RESIDENTIAL
PLANNED PROPERTY USE: RESIDENTIAL
ZONING: R-1-6
WATER: CALIFORNIA WATER SERVICE
SEWER: VISALIA SEWER TREATMENT PLANT
STORM DRAIN: BY THE CITY OF VISALIA
AREA = 48,540 SQ.FT.
FLOOD ZONE: A (SHADED)



Vicinity Map
NO SCALE

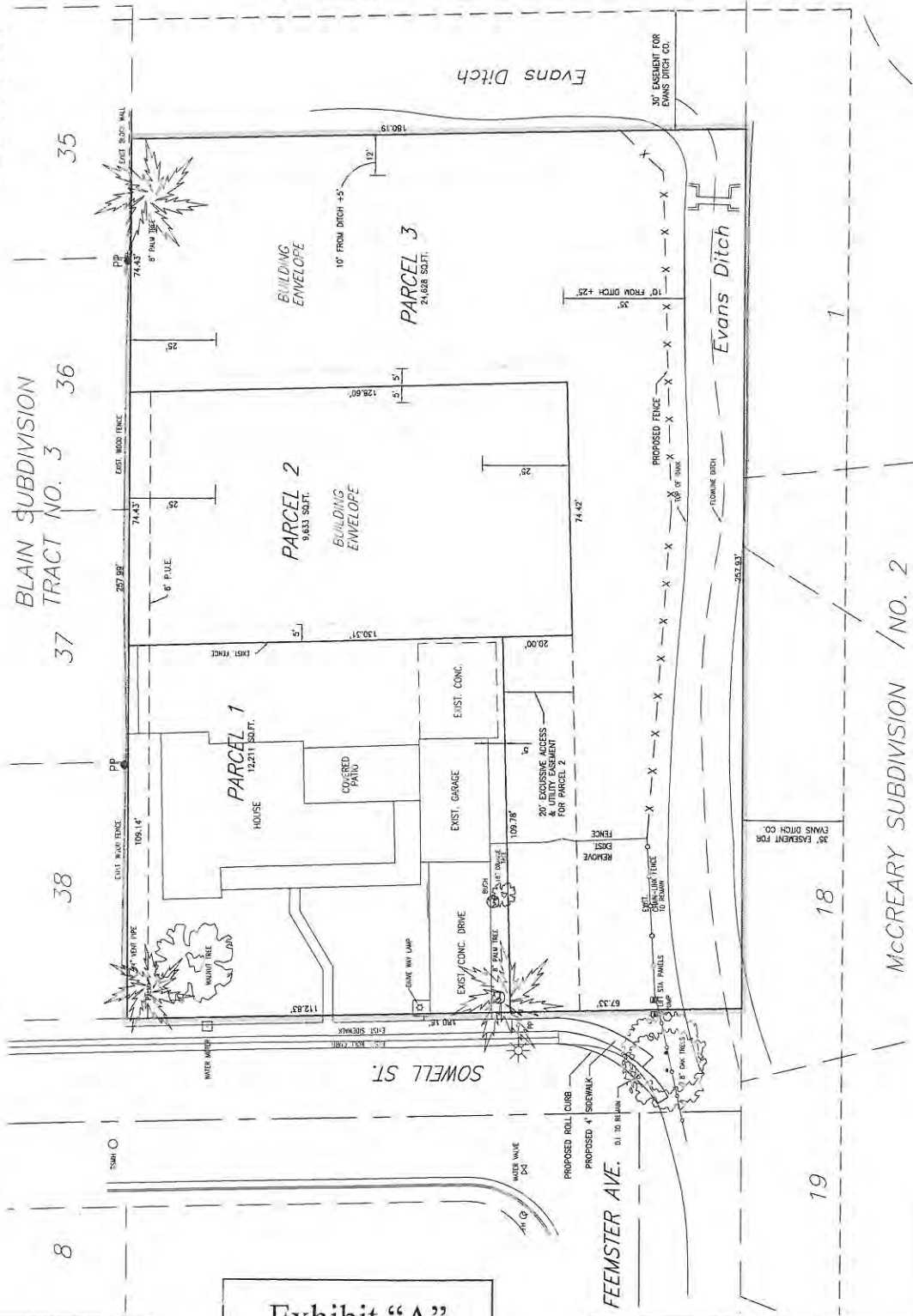
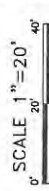


Exhibit "A"



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

December 1, 2015

City of Visalia
Planning Division
315 E Acequia Ave
Visalia, CA 93291

Will Serve Letter

Tentative Parcel Map No, 2015-07, APN 096-230-008

Developer: Michael and Renee Schauffele

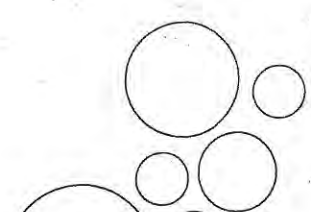
Gentlemen:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable¹ water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,² in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

¹ This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

² For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





CALIFORNIA WATER SERVICE

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

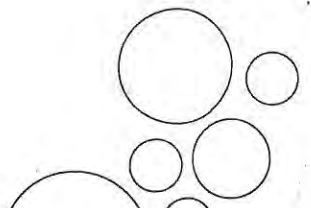
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Charles".

Eric Charles
Acting Assistant District Manager

cc: Ting He – Cal Water Engineering Dept
File





MEETING DATE September 30, 2015
SITE PLAN NO. 15-146
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 *PM & CUP*

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

ITEM NO: 9 DATE: September 30, 2015
SITE PLAN NO: SPR15155-146
PROJECT TITLE: SCHAUFFELE PARCE
DESCRIPTION: PARCEL MAP. DIVIDING 1 PARCEL INTO 3, WITH A
MINOR CUP FOR A LANDLOCKED PARCEL, 1
PARCEL HAS AN EXISTING RESIDENCE (R-1-6) (X)
SCHAUFFELE MICHAEL
APPLICANT:
PROP OWNER: R M S LLC
LOCATION: 1430 S SOWELL ST
APN(S): 096-230-008

COMMERCIAL BIN SERVICE

- 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.

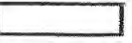
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



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



Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



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

ITEM NO: 9 DATE: September 30, 2015
SITE PLAN NO: SPR15155-146
PROJECT TITLE: SCHAUFFELE PARCE
DESCRIPTION: PARCEL MAP, DIVIDING 1 PARCEL INTO 3, WITH A
 MINOR CUP FOR A LANDLOCKED PARCEL, 1
 PARCEL HAS AN EXISTING RESIDENCE (R-1-6) (X)
 SCHAUFFELE MICHAEL
APPLICANT: R M S LLC
PROP OWNER: 1430 S SOWELL ST
LOCATION: 096-230-008
APN(S):

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:

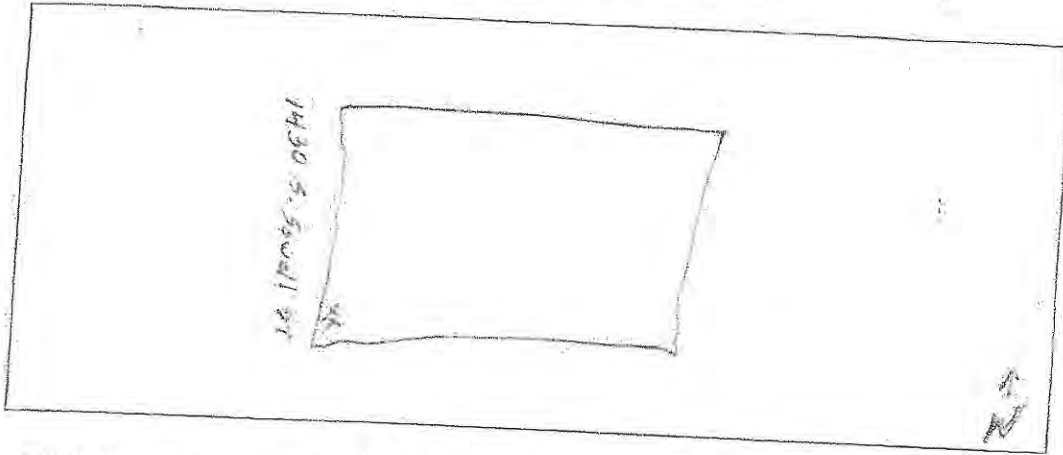
- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

B WINTER L98

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 drainages 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:

2 - Valley Oak trees on property

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

Email: jhooyer@ci.visalia.ca.us

**Site Plan Review Comments For:**

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 *office*
559-713-4808 *fax*

ITEM NO: 9

DATE: September 30, 2015

SITE PLAN NO:

SPR15455-146

PROJECT TITLE:

SCHAUFFELE PARCE

DESCRIPTION:

PARCEL MAP, DIVIDING 1 PARCEL INTO 3, WITH A
MINOR CUP FOR A LANDLOCKED PARCEL, 1
PARCEL HAS AN EXISTING RESIDENCE (R-1-6) (X)
SCHAUFFELE MICHAEL

APPLICANT:

R M S LLC

PROP OWNER:

1430 S SOWELL ST

LOCATION:

APN(S):

096-230-008

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 are served 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*

- 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.

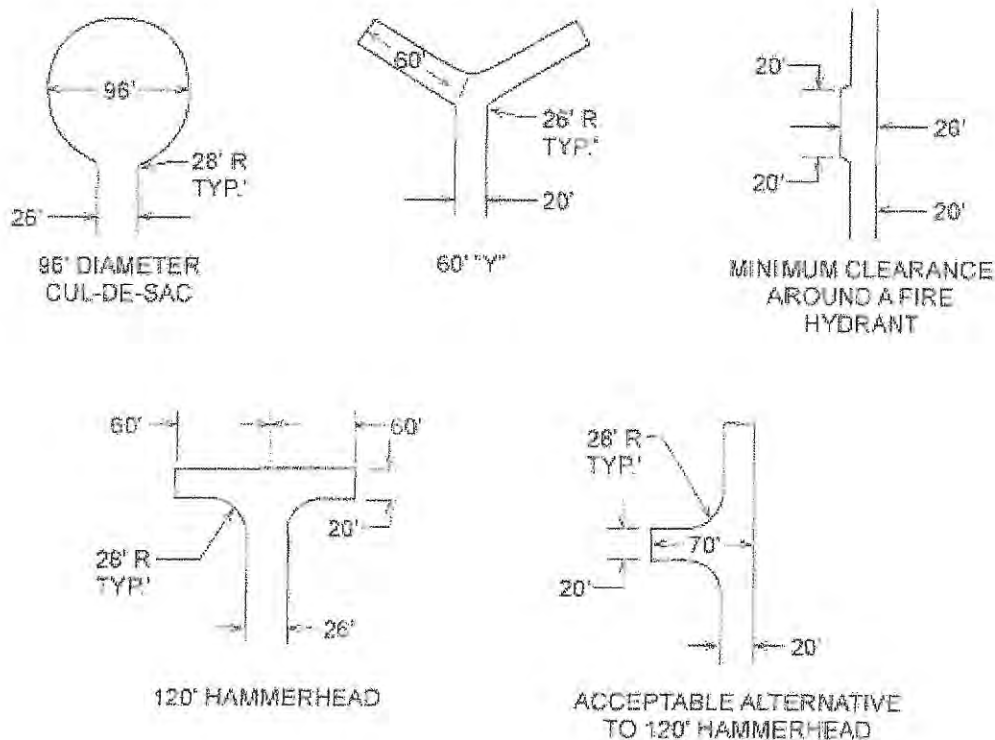



FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 9 DATE: September 30, 2015
SITE PLAN NO: SPR15~~155~~ 146
PROJECT TITLE: SCHAUFFELE PARCE
DESCRIPTION: PARCEL MAP, DIVIDING 1 PARCEL INTO 3, WITH A
MINOR CUP FOR A LANDLOCKED PARCEL, 1
PARCEL HAS AN EXISTING RESIDENCE (R-1-6) (X)
SCHAUFFELE MICHAEL
APPLICANT: R M S LLC
PROP OWNER: 1430 S SOWELL ST
LOCATION: 096-230-008
APN(S):

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 – ¼ 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

9-28-15

DATE

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 9 DATE: September 30, 2015
 SITE PLAN NO: SPR15455-1446
 PROJECT TITLE: SCHAUFFELE PARCE
 DESCRIPTION: PARCEL MAP, DIVIDING 1 PARCEL INTO 3, WITH A
 MINOR CUP FOR A LANDLOCKED PARCEL, 1
 PARCEL HAS AN EXISTING RESIDENCE (R-1-6) (X)
 APPLICANT: SCHAUFFELE MICHAEL
 PROP OWNER: R M S LLC
 LOCATION: 1430 S SOWELL ST
 APN(S): 096-230-008

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: _____

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 30, 2015

| | |
|----------------|--|
| ITEM NO: | 8 |
| SITE PLAN NO: | SPR15155-146 |
| PROJECT TITLE: | SCHAUFFELE PARCE |
| DESCRIPTION: | PARCEL MAP, DIVIDING 1 PARCEL INTO 3, WITH A MINOR CUP FOR A LANDLOCKED PARCEL, 1 PARCEL HAS AN EXISTING RESIDENCE (R-1-B) (X) |
| APPLICANT: | SCHAUFFELE MICHAEL |
| PROP. OWNER: | R M S LLC |
| LOCATION: | 1430 S SOWELL ST |
| APN(S): | 096-230-008 |

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 30, 2015

SITE PLAN NO: 2015-146 RESUBMITTAL
PROJECT TITLE: SCHAUFFELE PARCEL MAP
DESCRIPTION: 1 ACRE PARCEL DIVIDING INTO 3 PARCELS (12,211 SF; 12,404 SF; 21,856 SF) (R-1-6) (X)
APPLICANT: SCHAUFFELE MICHAEL
PROP. OWNER: R M S LLC
LOCATION TITLE: 1430 S SOWELL ST
APN TITLE: 096-230-008
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Parcel Map
- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 09/30/2015

1. A Tentative Parcel Map is required.
2. A CUP is required for the planned development (i.e., land-locked parcel).
3. The CUP site plan exhibit shall depict the developable lot area (setbacks) and depict the driveways for each parcel. Identify how separation between the driveways for Parcel 2 and 3 will be achieved.
4. A shared vehicular access drive is required with the parcel map.
5. Provide access to Evans ditch for ditch maintenance.
6. Future development of Parcels 2 and 3 shall comply with the R-1-6 Development Standards.

Previous Comments

PROJECT SPECIFIC INFORMATION: 09/23/2015

1. Staff recommends that a shared vehicular driveway and drive approach be utilized for this parcel map.
2. This will reduce the proposed number of drive approaches on-site and provide the proper clearance for city vehicles that need access to Evans Ditch for maintenance.
3. A CUP will be required if you design the parcel map with a shared driveway for Parcels 2 and 3.
4. Depict the buildable lot area on the site plan exhibit for the parcel map.
5. The parcel map, as proposed, requires a variance to lot width along a public street frontage. The minimum lot width for an R-1-6 lot is 60-ft.
6. Staff's preference would be to use the CUP process, for a shared vehicular access, rather than the Variance process justifying the parcels as proposed.
7. Show all easements proposed with this parcel map.
8. Depict drive approaches along Sowell St.
9. The Evans Ditch easement needs to be resolved prior to resubmitting the map.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

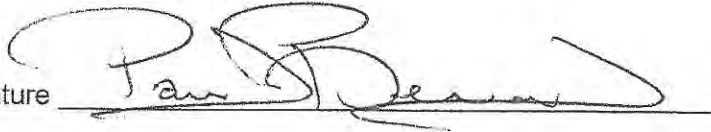
Maximum Height: 12 feet (as measured from average grade next to the structure)

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

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

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



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 9 DATE: SEPTEMBER 30, 2015

SITE PLAN NO.: 15-146 RESUBMITTAL
PROJECT TITLE: SCHAUFFELE PARCEL MAP
DESCRIPTION: PARCEL MAP DIVIDING 1 PARCEL INTO 3 WITH
A MINOR CUP FOR A LANDLOCKED PARCEL, 1
PARCEL HAS AN EXISTING RESIDENCE (R16)
(X)
APPLICANT: SCHAUFFELE MICHAEL
PROP. OWNER: R M S LLC
LOCATION: 1430 S SOWELL ST
APN: 096-230-008

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. **EVANS DITCH** 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. **EXTENSION TO SERVE PARCELS**
- 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. **SOWELL**
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: **4' MIN.** ft. wide, with ft. wide parkway on
 - 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. Completion of public improvements along Sowell will be required at time of development of Parcels 2 or 3, whichever is first. Public improvements shall include but are not limited to curb, gutter, sidewalk, parkway landscaping, street trees, and pavement.***
- 2. All Parcels are required to have separate sanitary sewer laterals. The existing residence will be required to be connected to City sewer as part of parcel map approval. Applicant desires to propose sewer lateral improvements along north parcel line in an easement to adequately serve the parcels to be created.***
- 3. The City maintains the section of Evan's ditch running along south boundary line. A minimum of 10' maintenance road along ditch shall be delineated with fencing improvements. City records do not indicate an easement for ditch purposes on the parcel to be subdivided. Further coordination with the ditch company shall be pursued by applicant to ensure no additional easements or improvements are required.***
- 4. Parcel storm water run-off shall be directed towards street.***
- 5. Impact fees will apply to land development and building construction, due at time of development of each parcel. Refer to page 3 for fee summary in addition to the following:***

- Groundwater Overdraft Fee - \$1,196/ac
- Public Facility Fee - \$533/unit
- Public Safety Impact Fee (Police) \$1,352/ac & (Fire) \$1,754/ac

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-146 RESUBMITTAL
Date: 9/30/2015

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:9/4/2015)
(Project type for fee rates:RESIDENTIAL, LOW DENSITY)

Existing uses may qualify for credits on Development Impact Fees. **RURAL**

| <u>FEE ITEM</u> | <u>FEE RATE</u> |
|--|---|
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$732/UNIT, TREATMENT PLANT FEE: \$726/UNIT |
| <input type="checkbox"/> Sewer Front Foot Fee | |
| <input checked="" type="checkbox"/> Storm Drainage Acquisition Fee | \$1,556/AC, DEVELOPMENT FEE: \$173/AC |
| <input checked="" type="checkbox"/> Park Acquisition Fee | \$1,440/UNIT, DEVELOPMENT FEE: \$1,946/UNIT |
| <input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths | |
| <input checked="" type="checkbox"/> Waterways Acquisition Fee | \$1,270/AC |

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

City Reimbursement:

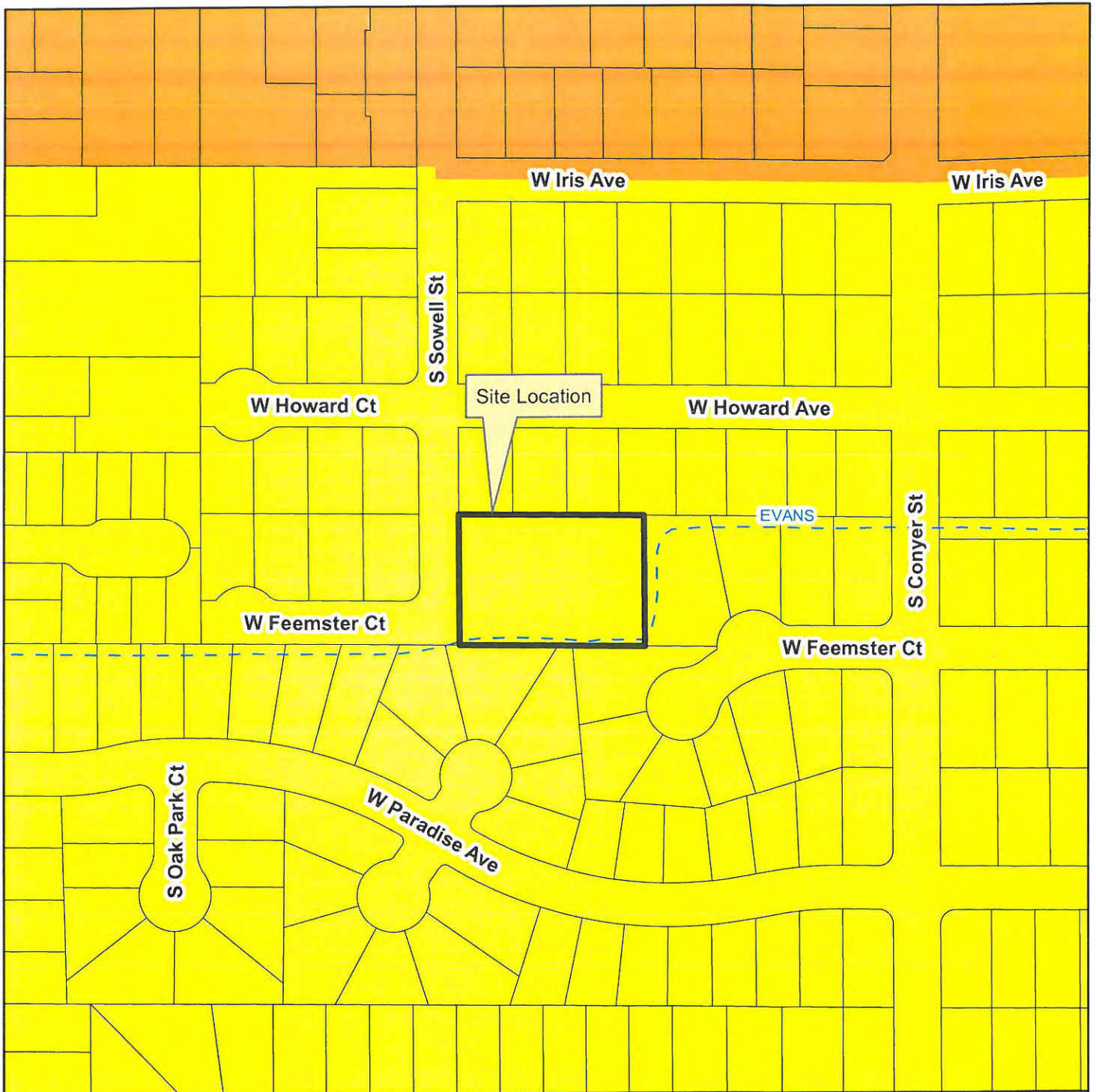
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown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

Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34

The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)



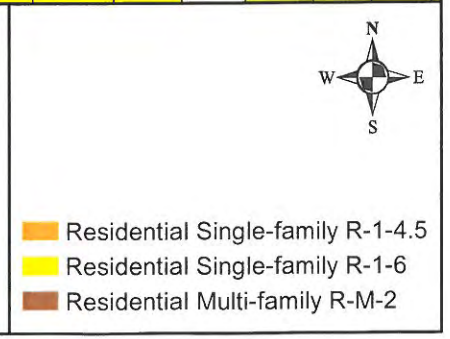
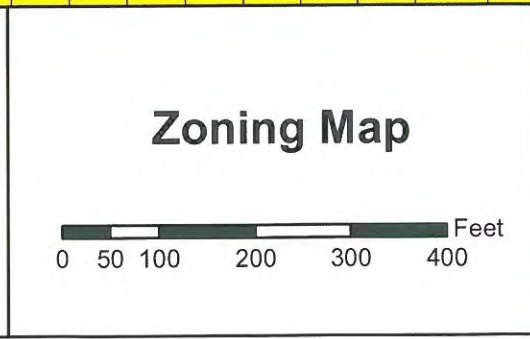
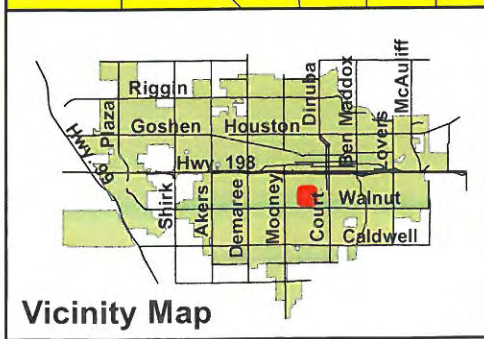
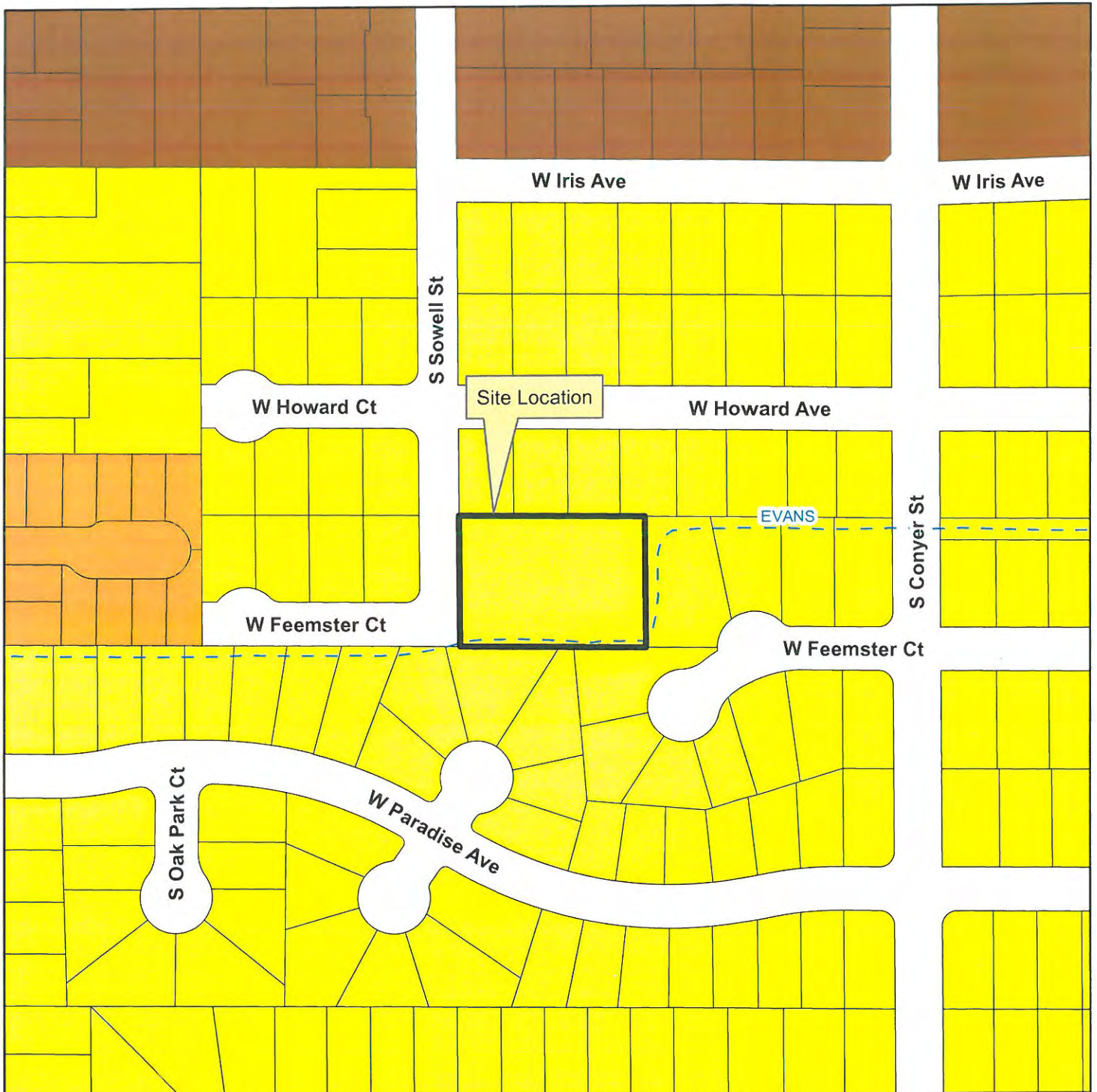
General Plan Land Use Map



- Residential Low Density
- Residential Medium Density

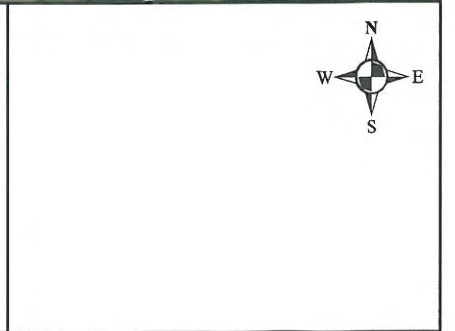
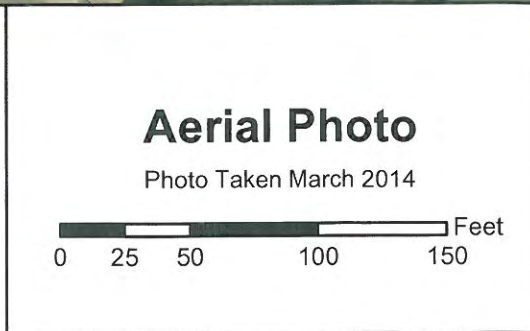
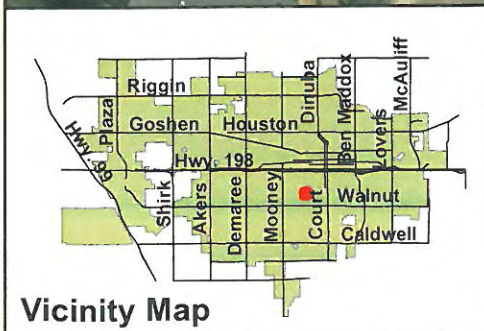
Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34

The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)



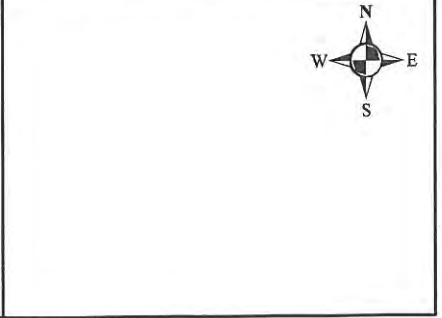
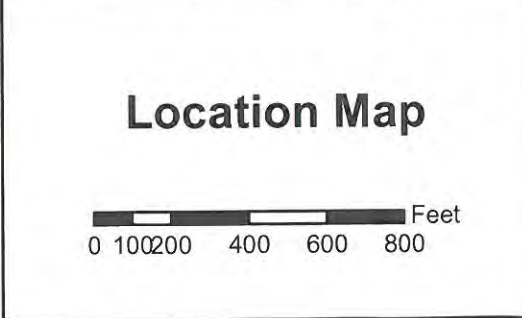
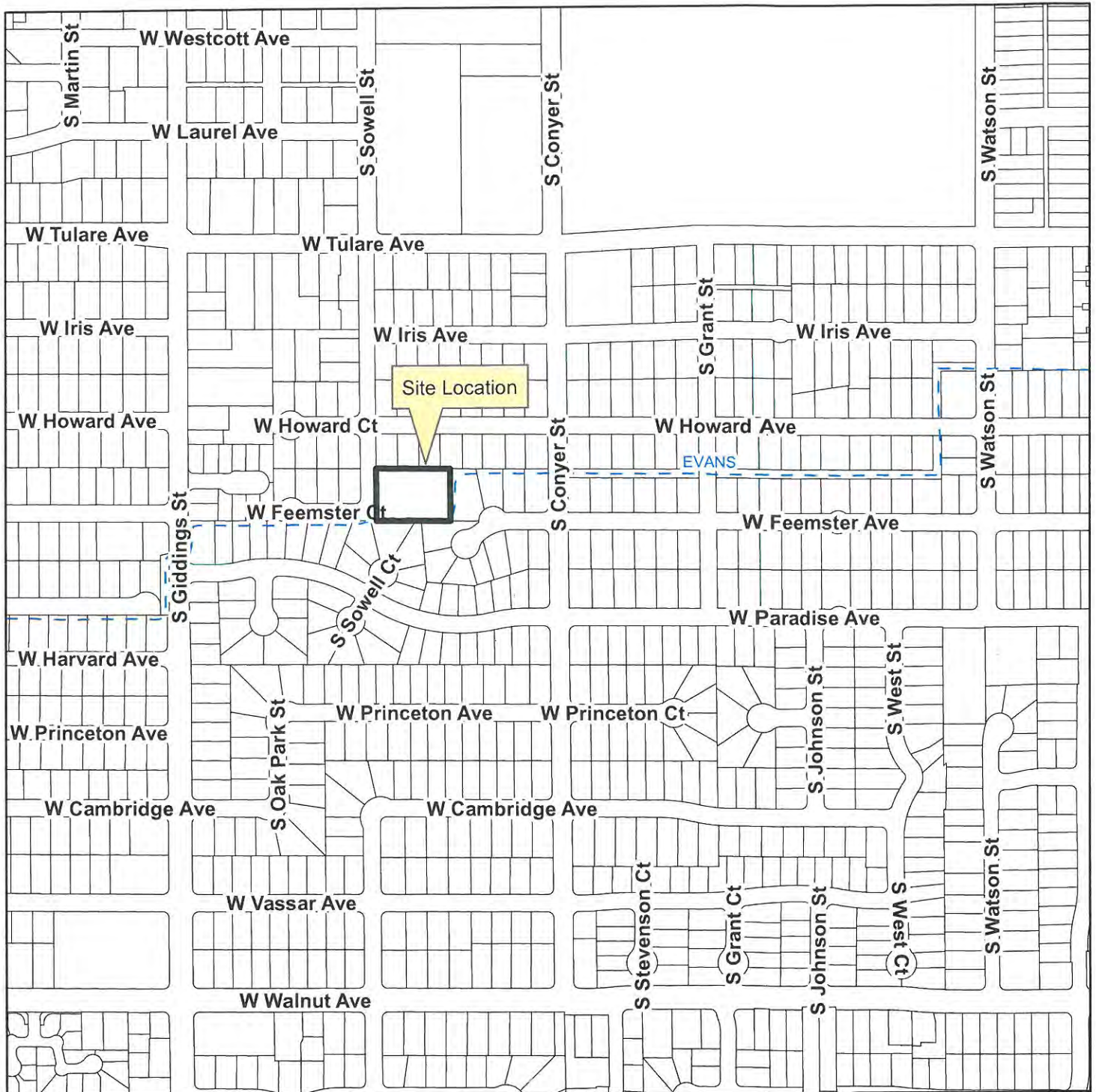
Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34

The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)



Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34

The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008)





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: December 14, 2015

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

SUBJECT: Change Of Zone No. 2015-08: A request by Ravi Homes LLC to change the zoning on 19.31 acres into three zones, 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Single Family Residential), and 9.31 acres of R-1-6 (Low Density Residential) from the existing A (Agricultural) zone.

Tentative Parcel Map No. 2015-08: A request by Ravi Homes LLC to subdivide 19.31 acres into three parcels in the A (Agricultural) zone.

Location: The project is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034)

STAFF RECOMMENDATION

Change of Zone No. 2015-08: Staff recommends approval of Change of Zone No. 2015-08, changing the zone from A (Agricultural) to 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Medium Density Residential), and 9.31 acres of R-1-6 (Single Family Residential), based on the findings in Resolution No. 2015-63. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, and Zoning Ordinance.

Tentative Parcel Map No. 2015-08: Staff recommends approval of Tentative Parcel Map 2015-08, based on the findings and conditions in Resolution No. 2015-62. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinance.

RECOMMENDED MOTION

I move to approve Change of Zone No. 2015-08, based on the findings in Resolution No. 2015-63.

I move to approve Tentative Parcel Map 2015-08, based on the findings and conditions in Resolution No. 2015-62.

PROJECT DESCRIPTION

Change of Zone No. 2015-08

The requested change of zone from 19.31 acres of A (Agricultural) to 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Medium Density Residential), and 9.31 acres of R-1-6 (Single Family Residential) would bring the subject site into conformance with the General Plan Land Use designations, which were adopted as part of the October 2014, General Plan Land Use Element Update.

There is no development proposed with the requested zone change, just the associated map to divide the site into three parcels which match the proposed zoning designation boundaries as shown in Exhibits "A" and "B".

Tentative Parcel Map No. 2015-08

The requested map in Exhibit "A" divides the 19.31 acre parcel into three parcels, two 5.0 acre parcels and one 9.31 acre parcel as shown in Exhibit "A". The proposed parcel lines match the proposed zoning lines for the Neighborhood Commercial, Medium Density Residential, and Single Family Residential zones. There is not a development proposal for the subject site at this time.

BACKGROUND INFORMATION

| | |
|------------------------------------|--|
| General Plan Land Use Designation: | Neighborhood Com./Medium Density Residential/Low Density Residential |
| Zoning: | A (Agricultural) |
| Surrounding Land Use and Zoning: | North: R-1-6 / single-family residential South: County/ Vacant land East: County / single-family residential West: County / Vacant land |
| Environmental Review: | Initial Study No. 2015-77 & Cat. Ex. No 2015-76 |
| Special Districts: | None |
| Site Plan Review No: | 2015-158 |

RELATED PLANS & POLICIES

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

RELATED PROJECTS

Change of Zone No. 2015-04: A request by Paloma Development Company, LLC., to change the Zoning designation from Agricultural to P-C-R (Planned Regional Retail Commercial) for 28.6 acres of property located on the southwest corner of South Mooney Boulevard and West Visalia Parkway, approximately ½ mile east of this project site. The Planning Commission approved this request on March 9, 2015 to change the zoning to match the General Plan Land Use designation.

PROJECT EVALUATION

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

Land Use Compatibility

The proposed zoning designations are consistent with the General Plan Land Use designations which were adopted on October 14, 2014. There is no development proposal as a part of this project, just a zoning re-designation and parcel map to match the existing land use designations. Any subsequent development of the project area will be subject to the

requirements of the City of Visalia development standards which are designed to reduce/minimize/eliminate potential conflicts with adjacent land uses.

The proposed parcel map matches the existing land use designations, and the proposed zoning designations. The map for the gross division of property along zone lines does not present a potential conflict within the site or to adjacent properties. During the review of subsequent development proposals City standards, which have been developed to reduce or eliminate potential conflicts with adjacent land uses, will be applied.

The proposed Single Family Residential zoning designation on the east end of the site is consistent in uses and unit density with the existing designation adjacent to the east side of the site. As shown in Exhibit "B", the Neighborhood Commercial on the corner will be adjacent to Medium Density Residential which acts as a buffer to the Single Family Residential on the east end. The land use and zoning designations act as a transition from future commercial on the corner of Demaree and Visalia Parkway, all the way to the existing single family residential development adjacent to the east side of the subject site.

Access, Circulation and Connectivity

The parcel has already provided the required dedications for Visalia Parkway and Demaree Street as a part of previous roadway improvement projects. Public right-of-way alignments through the proposed parcels were not required as a part of the tentative parcel map based upon the lack of any development proposal for the site. Per the requirements of Site Plan Review No. 2015-158, upon the first phase of development of any of the parcels, public street improvements for Visalia Parkway and Demaree Street will be required for all of the proposed parcels.

Future development proposals may trigger a requirement for public streets within some or all of the proposed parcels. Connectivity with adjacent parcels and through available potential superblock areas would be considered upon future development proposals. A traffic study related to future development proposals may identify additional street improvements in the future.

Change of Zone

The requested zone changes would make the subject site consistent with the underlying General Plan Land Use Designations of Neighborhood Commercial, Medium Density Residential, and Low Density Residential. The General Plan includes Table 9-1, shown in Exhibit "C", which shows the proposed zoning designations as consistent with the General Plan Land Use Designations adopted in 2014.

Citywide Zoning Ordinance Update

State statute requires consistency between a City's General Plan and Zoning Ordinance. With the recent adoption the new Visalia General Plan, which includes new land use designations and associated densities that will require revisions to their accompanying zoning designations, design districts, and development standards, the immediate coming priority for staff will be revising the Zoning and Subdivision Ordinances. This effort started in September of 2015 and should take one year to complete.

California Water Service

California Water Service has provided a "Will Serve" letter valid for two years, to December 1, 2017. Staff has included a condition requiring a new "Will Serve" letter from California Water Service if the current letter has expired prior to recordation of the final map.

Environmental Review

Tentative Parcel Map No. 2015-08

The requested action is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-75).

Change of Zone No. 2015-08

California Environmental Quality Act Section 15183(a) mandates that projects which are consistent with the development density established by general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Initial Study No. 2015-74 was prepared for this project, which disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2015-08

1. That the proposed tentative parcel 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 parcel map will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That requested action is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-75).

Change of Zone No. 2015-08

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed zoning designations for 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Medium Density Residential), and 9.31 acres of R-1-6 (Single Family Residential) are consistent with the Land Use Designations of the General Plan.
3. That the proposed zoning designations are consistent and compatible with adjacent land uses.

4. That any subsequent development of the project area will be subject to the requirements of the City of Visalia development standards which are designed to reduce/minimize/eliminate potential conflicts with adjacent land uses.
5. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-74 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2015-08

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2015-158.
2. That the final map be developed in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That a new "Will Serve" letter from California Water Service is required if the current letter has expired prior to recordation of the final map
4. That upon the first phase of development of any of the parcels, public street improvements for Visalia Parkway and Demaree Street will be required for all of the proposed parcels.
5. That all other city codes and ordinances be met.

Change of Zone No. 2015-08

There are no recommended conditions of approval for the Change of Zone.

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 220 N. Santa Fe Street, Visalia, CA 93292. 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.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2015-63
- Resolution No. 2015-62
- Initial Study No. 2015-74
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Land Use Designation and Zoning
- Exhibit "C" – Table 9-1 General Plan consistency Zoning and Land Use Designation
- Site Plan Review Comments
- Californian Water Service Letter
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

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

General Plan Land Use Element

Neighborhood Commercial. This new designation builds on the existing Neighborhood Center and Convenience Center designations in the General Plan, by also permitting residential uses. It provides for small-scale commercial development that primarily serves local neighborhoods such as convenience shopping and small offices. Horizontal or vertical residential mixed use is also permitted. Typical FAR for commercial uses is assumed at 0.25; actual intensity limits are to be set by two story height limits and coverage standards in the zoning ordinance. Residential uses ranging from 10 to 15 housing units per gross acre are also allowed, but are not assumed in the buildout.

Medium Density Residential. This designation can accommodate a mix of housing types, from small-lot starter homes, zero-lot-line developments, and duplexes, to townhouses and garden apartments. Pedestrian-oriented design and clustering can support higher density. The typical residential density for this designation ranges from 10 to 15 housing units per gross acre. Buildout is assumed at 10 units per gross acre.

Low Density Residential. This designation is intended to provide for single family detached housing. Residential densities are typical of single-family subdivisions. The typical residential density for this designation ranges from two to 10 housing units per gross acre. Buildout is assumed at four units per gross acre.

RESOLUTION NO. 2015-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF CHANGE OF ZONE NO. 2015-08, A REQUEST BY RAVI HOMES LLC TO CHANGE THE ZONING ON 19.31 ACRES INTO THREE ZONES, 5.0 ACRES OF NC (NEIGHBORHOOD COMMERCIAL), 5.0 ACRES OF R-M-2 (SINGLE FAMILY RESIDENTIAL), AND 9.31 ACRES OF R-1-6 (LOW DENSITY RESIDENTIAL) FROM THE EXISTING A (AGRICULTURAL) ZONE FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF DEMAREE STREET AND VISALIA PARKWAY. (APN: 126-011-034)

WHEREAS, Change of Zone No. 2015-08 is a request by Ravi Homes LLC to change the zoning on 19.31 acres into three zones, 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Single Family Residential), and 9.31 acres of R-1-6 (Low Density Residential) from the existing A (Agricultural) zone for property located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034); and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on December 14, 2015; and

WHEREAS, the Planning Commission of the City of Visalia considered the change of zone in accordance with Section 17.44.070 of the Zoning Ordinance of the City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council concur that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this change of zone application.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the proposed Change of Zone based on the following specific findings and evidence presented:

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed zoning designations for 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Medium Density Residential), and 9.31 acres of R-1-6 (Single Family Residential) are consistent with the Land Use Designations of the General Plan.

3. That the proposed zoning designations are consistent and compatible with adjacent land uses.
4. That any subsequent development of the project area will be subject to the requirements of the City of Visalia development standards which are designed to reduce/minimize/eliminate potential conflicts with adjacent land uses.
5. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2015-74 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

RESOLUTION NO 2015-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2015-08, A REQUEST BY RAVI HOMES LLC TO SUBDIVIDE 19.31 ACRES INTO THREE PARCELS IN THE A (AGRICULTURAL) ZONE. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF DEMAREE STREET AND VISALIA PARKWAY. (APN: 126-011-034).

WHEREAS, Tentative Parcel Map No. 2015-08 is a request by Ravi Homes LLC to subdivide 19.31 acres into three parcels in the A (Agricultural) zone. The site is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on December 14, 2015; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.28 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.

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

1. That the proposed tentative parcel 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 parcel map will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That requested action is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-75).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.28 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 Site Plan Review No. 2015-158.

2. That the final map be developed in substantial compliance with the tentative parcel map shown in Exhibit "A".
3. That a new "Will Serve" letter from California Water Service is required if the current letter has expired prior to recordation of the final map
4. That upon the first phase of development of any of the parcels, public street improvements for Visalia Parkway and Demaree Street will be required for all of the proposed parcels.
5. That all other city codes and ordinances be met.

SPR15150

TENTATIVE PARCEL MAP

Map is Parcel 3 of Parcel Map No. 2000, for use, map recorded on 06-24-07 of Planning Map No. PD 2 1228. Submitted to a member of the City of Visalia, California, for approval of the City of Visalia, California.

October, 2012

OWNER:

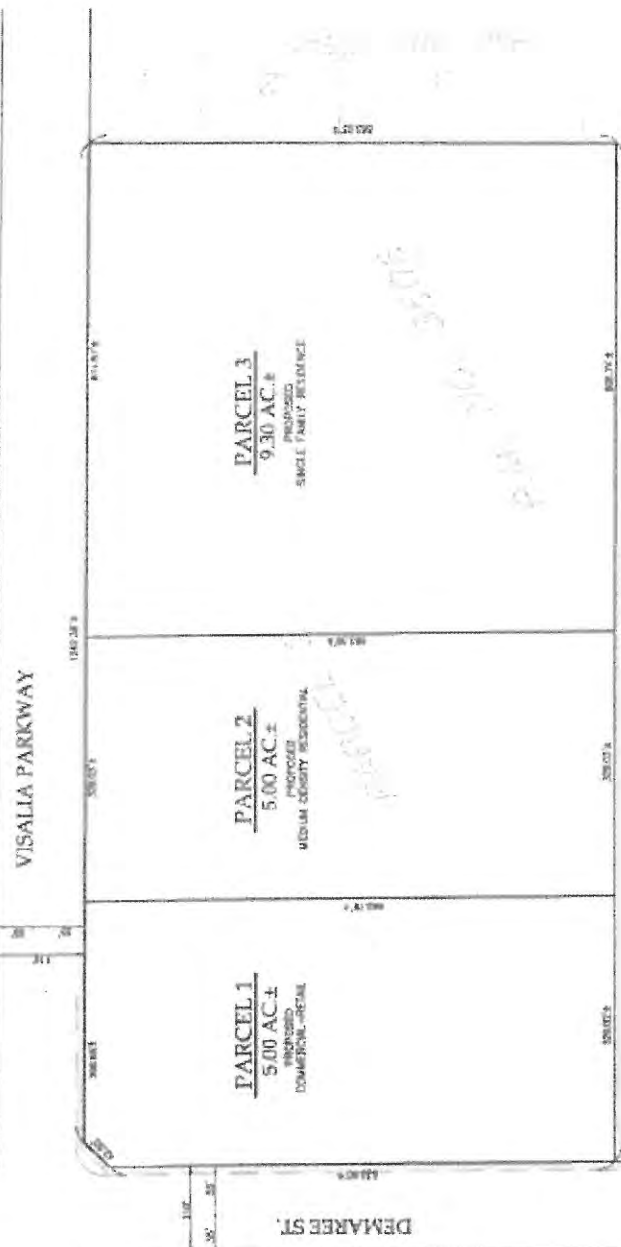
RAVIHOMES LLC
1716 E. Chestnut
Fresno, California 93702

SURVEYOR:

FORESTER, WEBER & ASSOCIATES LLC
1107 N. Weber Blvd. Ste. 200 B
Visalia, California 93291
(559) 732-9100

NOTES:

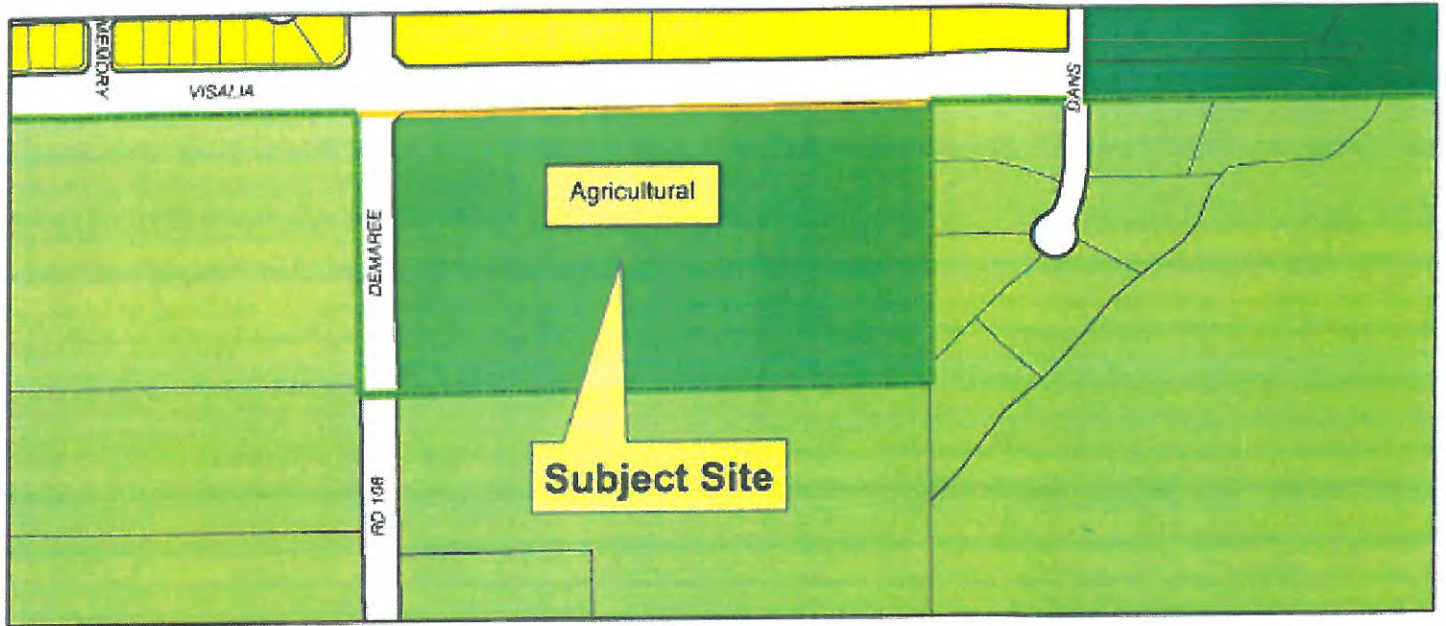
EXISTING PROPERTY USE: AGRICULTURE
PROPOSED PROPERTY USE: CONVENTIONAL RESIDENTIAL / RESIDENTIAL / SINGLE RESIDENCE
APPLICABLE ZONING: R-100 (20-111-010)
APPLICABLE COUNTY ORDINANCES: 200801, 200802, 200803, 200804, 200805, 200806, 200807, 200808, 200809, 200810, 200811, 200812, 200813, 200814, 200815, 200816, 200817, 200818, 200819, 200820, 200821, 200822, 200823, 200824, 200825, 200826, 200827, 200828, 200829, 200830, 200831, 200832, 200833, 200834, 200835, 200836, 200837, 200838, 200839, 200840, 200841, 200842, 200843, 200844, 200845, 200846, 200847, 200848, 200849, 200850, 200851, 200852, 200853, 200854, 200855, 200856, 200857, 200858, 200859, 200860, 200861, 200862, 200863, 200864, 200865, 200866, 200867, 200868, 200869, 200870, 200871, 200872, 200873, 200874, 200875, 200876, 200877, 200878, 200879, 200880, 200881, 200882, 200883, 200884, 200885, 200886, 200887, 200888, 200889, 200890, 200891, 200892, 200893, 200894, 200895, 200896, 200897, 200898, 200899, 200900, 200901, 200902, 200903, 200904, 200905, 200906, 200907, 200908, 200909, 200910, 200911, 200912, 200913, 200914, 200915, 200916, 200917, 200918, 200919, 200920, 200921, 200922, 200923, 200924, 200925, 200926, 200927, 200928, 200929, 200930, 200931, 200932, 200933, 200934, 200935, 200936, 200937, 200938, 200939, 200940, 200941, 200942, 200943, 200944, 200945, 200946, 200947, 200948, 200949, 200950, 200951, 200952, 200953, 200954, 200955, 200956, 200957, 200958, 200959, 200960, 200961, 200962, 200963, 200964, 200965, 200966, 200967, 200968, 200969, 200970, 200971, 200972, 200973, 200974, 200975, 200976, 200977, 200978, 200979, 200980, 200981, 200982, 200983, 200984, 200985, 200986, 200987, 200988, 200989, 200990, 200991, 200992, 200993, 200994, 200995, 200996, 200997, 200998, 200999, 201000



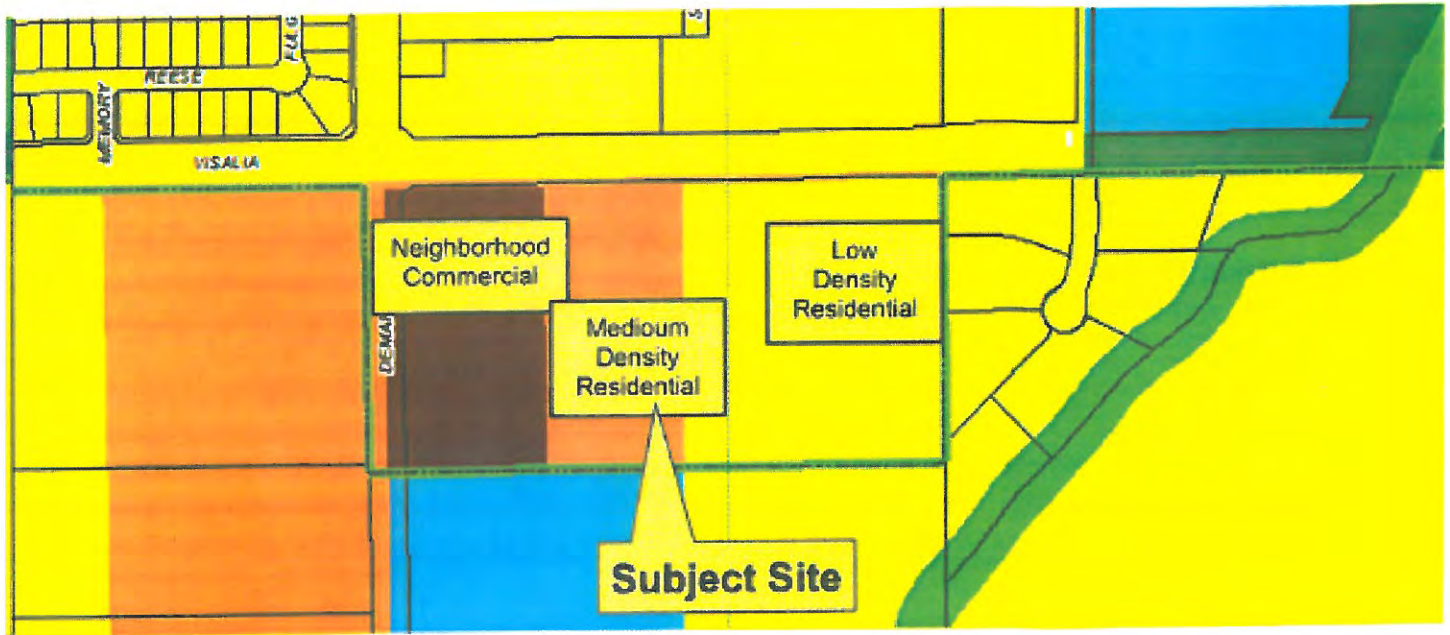
Vicinity Map
AS SHOWN

SCALE 1" = 100'
0' 100' 200'

City of Visalia



Existing Zoning Designations



Existing Land Use Designations

Exhibit "C"

Excerpt from Visalia General Plan – Adopted October 14, 2014

Table 9-1: Consistency Between the Plan and Zoning

| <i>New General Plan Land Use Designations</i> | <i>Previous General Plan Land Use Designations</i> | <i>Consistent Zoning District</i> |
|---|--|-----------------------------------|
| Residential | | |
| Very Low Density Residential | RA | *R-A, *R-20 |
| Low Density Residential | RLD | RN, *R-1-12.5, *R-1-6 |
| Medium Density Residential | RMD | *R-1-4.5, *R-M-2 |
| High Density Residential | RHD | *R-M-3 |
| Mixed Use | | |
| Downtown Mixed Use | C-DT | DMU |
| Commercial Mixed Use | CSO | CMU |
| Neighborhood Commercial | NC | NC, *P-C-NC |
| Office, Commercial, Industrial | | |
| Regional Commercial | RRC | RC; *P-C-R |
| Service Commercial | CS | SC, *P-C-S |
| Office | | O, *P-PA, *P-OC, *P-OG |
| Light Industrial | I-L | *I-L, *P-I-L |
| Industrial | I-H | I; *P-I-H, *I-H |
| Business Research Park | BRP | *BRP |
| Other | | |
| Agriculture | A | A |
| Conservation | C | CO |
| Parks/Recreation | C | PR |
| Civic/Institutional | PI | QP |
| Reserve | R | |

Source: Dyett & Bhatia, 2012



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

December 1, 2015

City of Visalia
Planning Division
315 E Acequia Ave
Visalia, CA 93291

Will Serve Letter

Tentative Parcel Map No, 2015-08, APN 126-011-034

Developer: Ravi Homes LLC

Gentlemen:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable¹ water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,² in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Charles".

Eric Charles
Acting Assistant District Manager

cc: Ting He – Cal Water Engineering Dept
File



MEETING DATE October 28, 2015
 SITE PLAN NO. 15-158
 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 9:00 a.m. and 4:00 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.

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: OCTOBER 28, 2015

SITE PLAN NO.: 15-158R
PROJECT TITLE: RAVI MIXED USE DEVELOPMENT PARCEL MAP
DESCRIPTION: PARCEL MAP - DIVIDE PARCEL INTO (3)
PARCELS BASED ON FUTURE ZONE
DESIGNATIONS (A) (X)
APPLICANT: FORESTER WEBER & ASSOC LLC
PROP. OWNER: RAVI HOMES LLC
LOCATION: SE CORNER DEMAREE & VISALIA PARKWAY
APN: 126-011-034

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: **1** each at **300' INTERVALS**
 - Traffic indexes per city standards: **VISALIA PKWY T.I. = 11.0**
 - 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. **VISALIA**
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: **6'** wide, with **10'** wide parkway on **DEMAREE & VISALIA PKWY**
 - 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. Pending the onsite concept layout, each parcel will be conditioned for the required street frontage improvements.**
- 2. A traffic study may further condition the necessary street improvements.**
- 3. Impact fees will be deferred until time of development of each parcel.**
- 4. There is an existing 33" sanitary sewer trunk line located in Visalia Pkwy. Future development shall install service laterals at the existing manholes, if possible, to connect to City sewer. All necessary utility connections over and across Visalia Pkwy and Demaree St. shall be bored.**
- 5. A 6' sidewalk and 10' parkway shall be installed along Demaree and Visalia Pkwy.**
- 6. Visalia Pkwy will be required to be fully improved, with center median, to the ultimate right-of-way as part of first phase of future development. Visalia Pkwy is a funded arterial street in the City's Circulation Element in which portions of the road improvements are reimbursable by the City. Further coordination with the City Engineer is required.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-158**
Date: **10/14/2015**

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:**9/4/2015**)
(Project type for fee rates:**MIXED**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

**SINGLE FAM. @ \$732/UNIT
MULTI-FAM. @ \$414/UNIT
COMMERCIAL = TBD
\$40/LF X 1250 LF (VISALIA)**

Sewer Front Foot Fee

Storm Drainage Acquisition Fee

**LOW DENSITY @ \$2,910/AC
MEDIUM DENSITY @ \$4,737/AC
NEIGHBOR COMM. @ \$5,752/AC
SINGLE FAM. @ \$1,440/UNIT
MULTI-FAM. @ \$1,269/UNIT**

Park Acquisition Fee

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

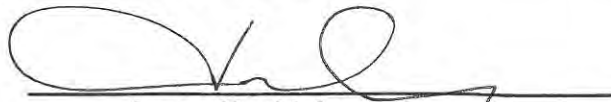
Waterways Acquisition Fee

**LOW DENSITY @ \$2,374/AC
MEDIUM DENSITY @ \$3,864/AC
NEIGHBOR COMM. @ \$4,691/AC**

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

City Reimbursement:

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



Jason Huckleberry

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 28, 2015

| | |
|-------------------|---|
| ITEM NO: <u>1</u> | RESUBMTL |
| SITE PLAN NO: | SPR15158 |
| PROJECT TITLE: | RAVI MIXED USE DEVELOPMENT PARCEL MAP |
| DESCRIPTION: | PARCEL MAP - DIVIDE PARCEL INTO (3) PARCELS BASED ON FUTURE ZONE DESIGNATIONS (A) (X) |
| APPLICANT: | FORESTER WEBER & ASSOC LLC |
| PROP. OWNER: | RAVI HOMES LLC |
| LOCATION: | DEMAREE ST AND VISALIA PARKWAY |
| APN(S): | 126-011-034 |

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



Site Plan Review Comments For:

City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 1 DATE = October 28, 2015
SITE PLAN NO: SPR1 5.108 **RESUBMIT**
PROJECT TITLE: RAVI MIXED USE DEVELOPMENT PARCEL MAP
DESCRIPTION: PARCEL MAP - DIVIDE PARCEL INTO (3)
PARCELSBASED ON FUTURE ZONE DESIGNATIONS
(A) (X)
APPLICANT: FORESTER WEBER & ASSOC LLC
PROP OWNER: RAVI HOMES LLC
LOCATION: DEMAREE ST AND VISALIA PARKWAY
APN(S): 126-D 11-034

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 are served 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

- 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.

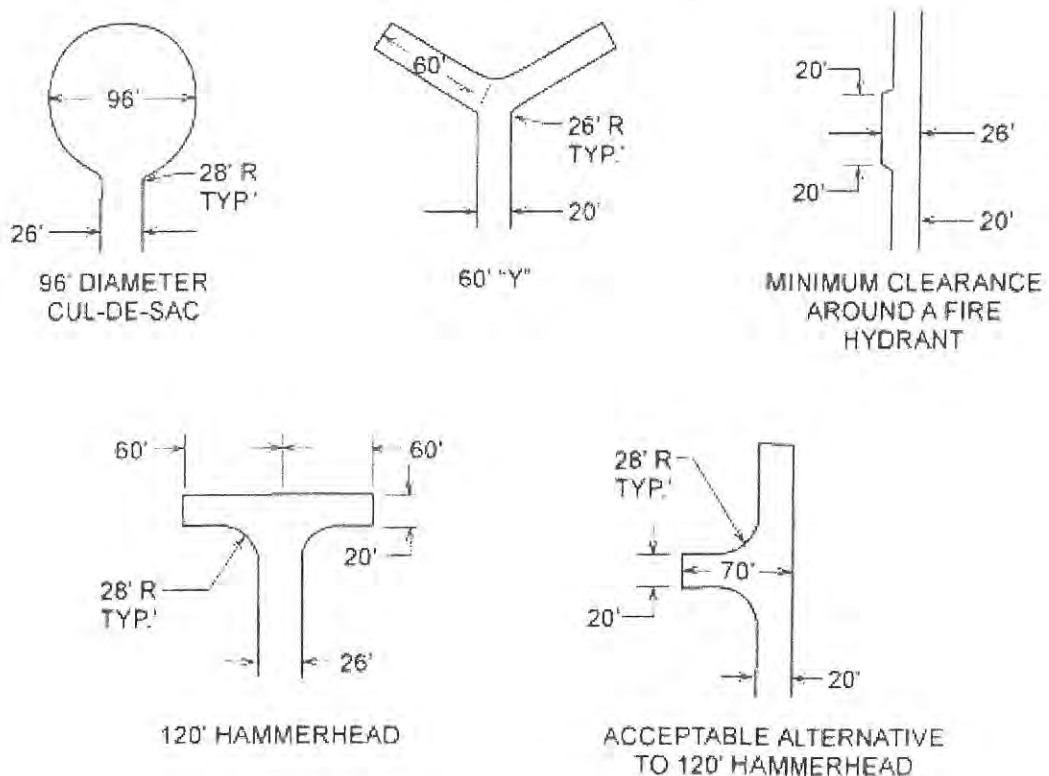



FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- 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 or the number of units, street width shall be a minimum of 36 feet form 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

ITEM NO: 1

DATE: October 28, 2015

SITE PLAN NO:

SPR15158

RESUBMIT

PROJECT TITLE:

RAVI MIXED USE DEVELOPMENT PARCEL MAP

DESCRIPTION:

PARCEL MAP - DIVIDE PARCEL INTO (3) PARCELS BASED ON FUTURE ZONE DESIGNATIONS (A) (X)

APPLICANT:

FORESTER WEBER & ASSOC LLC

PROP OWNER:

RAVI HOMES LLC

LOCATION:

DEMAREE ST AND VISALIA PARKWAY

APN(S):

126-011-034

City of Visalia

Building: Site Plan Review Comments

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 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, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or 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 clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____
- Special comments: _____

G. Fern
10-27-15

ITEM NO: 1

DATE: October / 2015

SITE PLAN NO:

SPR15158

RESUBMIT

PROJECT TITLE:

RAVI MIXED USE DEVELOPMENT PARCEL MAP

DESCRIPTION:

PARCEL MAP - DIVIDE PARCEL INTO (3) PARCELS BASED ON FUTURE ZONE DESIGNATIONS (A) (X)

APPLICANT:

FORESTER WEBER & ASSOC LLC

PROP OWNER:

RAVI HOMES LLC

LOCATION:

DEMAREE ST AND VISALIA PARKWAY

APN(S):

126-011-034

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

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

COMMERCIAL BIN SERVICE

ITEM NO. 1
SITE PLAN NO: SPR15158 RE-³ MIT
PROJECT TITLE: RAVI MIXED USE DEVELOPMENT PARCEL MAP
DESCRIPTION: PARCEL MAP - DIVIDE PARCEL INTO (3)
PARCELS BASED ON FUTURE ZONE DESIGNATIONS
(A) (X)
APPLICANT: FORESTER WEBER & ASSOC LLC
PROP OWNER: RAVI HOMES LLC
LOCATION: DEMAREE ST AND VISALIA PARKWAY
APN(S): 126-011-034

- 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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 28, 2015

SITE PLAN NO: 2015-158 RESUBMITTAL
PROJECT TITLE: RAVI MIXED USE DEVELOPMENT PARCEL MAP
DESCRIPTION: PARCEL MAP - DIVIDE PARCEL INTO (3) PARCELSBASED ON FUTURE ZONE DESIGNATIONS (A) (X)
APPLICANT: FORESTER WEBER & ASSOC LLC
PROP. OWNER: RAVI HOMES LLC
LOCATION TITLE: SOUTHEAST CORNER OF S. DEMARE ST. & W. VISALIA PARKWAY
APN TITLE: 126-011-034
GENERAL PLAN: Low Density Residential, Medium Density Residential & Neighborhood Commercial
EXISTING ZONING: Agriculture

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Change of Zone
- ~~Master Development Plan / Conditional Use Permit~~
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 10/28/2015

1. A tentative parcel map is required. The proposed parcels shall match the General Plan Land Use designations for the site (Neighborhood Commercial, Medium Density Residential, & Low Density Residential).
2. Frontage improvements will be done at the time of site development for each of the parcels.
3. A Change of Zone is required for this parcel map. The Change of Zone shall designate the parcel from Agriculture to N-C (Neighborhood Commercial), R-M-2 (Multi-Family 3,000 sq. ft. min. site area per unit) and R-1-6 (Single-Family Residential, 6,000 sq. ft. min. site area).
4. Future development of these parcels will require subsequent site plan review submittals.

PREVIOUS COMMENTS

PROJECT SPECIFIC INFORMATION: 10/14/2015

1. Staff is requiring the site be master planned via the Conditional Use Permit process demonstrating how each of the land use designation will interface with each other.
2. The parcels, as proposed, appear to be creating parcels that match the development area of the former mixed use development project for this site. Please be aware, the former mixed-use project (i.e., gas station, strip commercial, senior housing, and small lot SFR development) was withdrawn by the previous applicant and is no longer valid.
3. A new development plan shall be submitted through the Site Plan Review process.
4. The property is zoned Agriculture. The General Plan update has designated land uses for this parcel. The land use designations are; Neighborhood Commercial (5-ac.), Medium Density Residential (5-ac.) and Low Density Residential (10-ac.).
5. A Change of Zone is required for any development plan submitted. The Change of Zone will establish consistency between the General Plan land use designations and Zoning.

6. As stated by the applicant during the October 14, 2015, Site Plan Review meeting, the applicant will re-file a parcel map depicting three parcels that match the land use designations.
7. The applicant's representatives stated they have no intention on developing the site but are interested in getting the zoning and parcels in place to be sold to interested individuals.

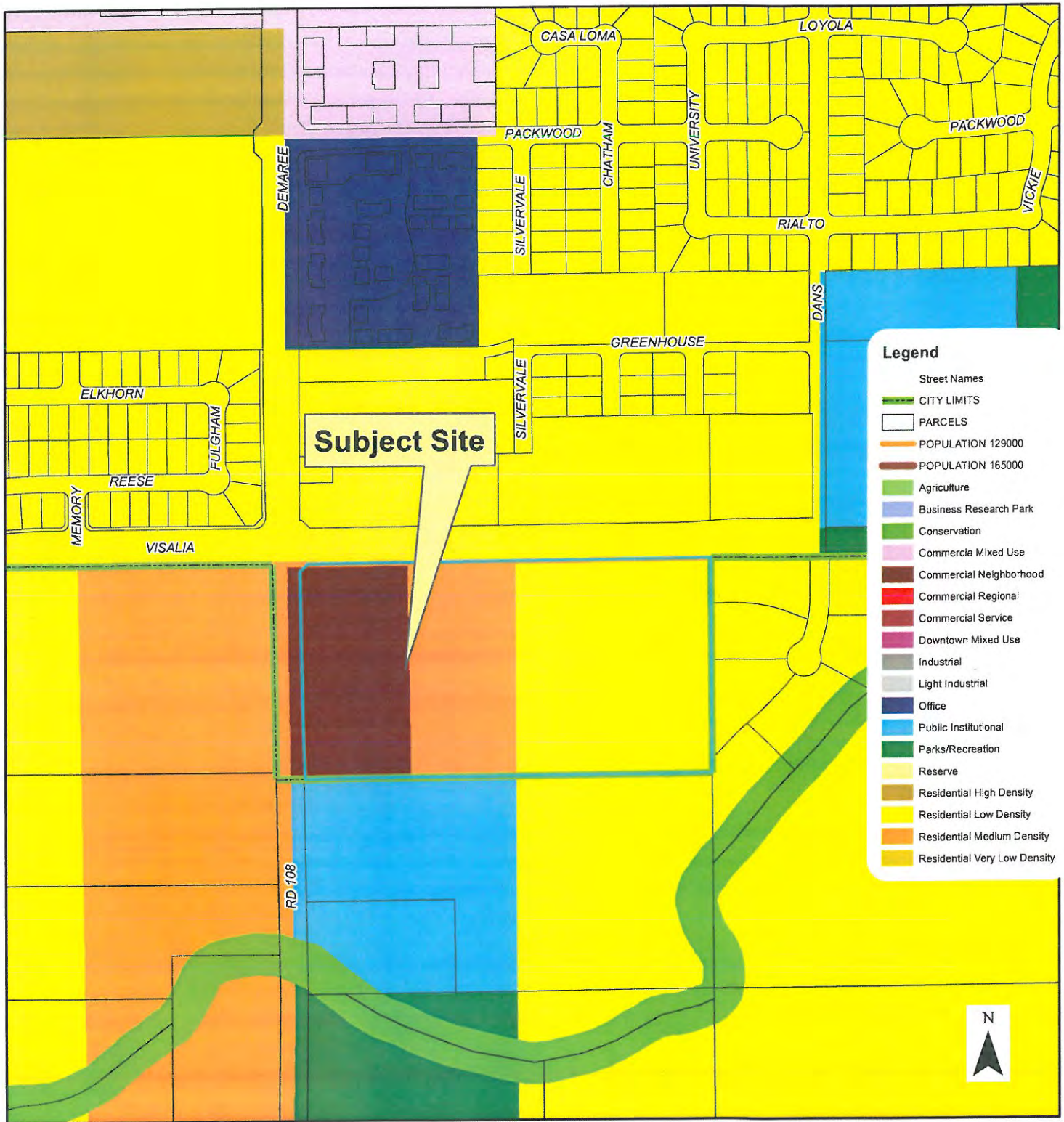
- Staff believes that the proposed site plan IS CONSISTENT with the City General Plan.
- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination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

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

A handwritten signature in black ink, appearing to be "John B. [unclear]", written over a horizontal line.

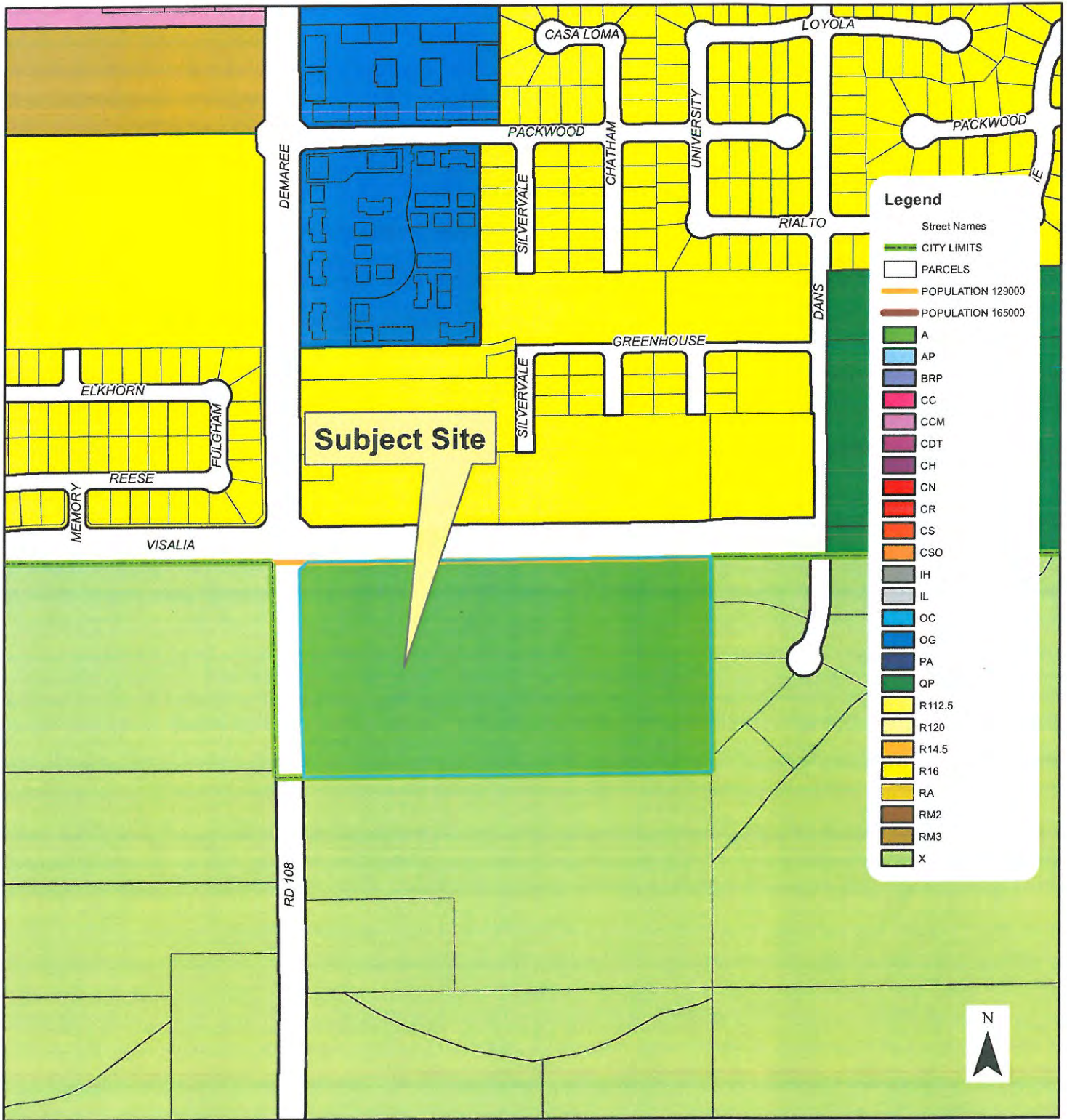
City of Visalia



Land Use Designations

COZ 2015-08
TPM 2015-08

City of Visalia



Zoning Designations

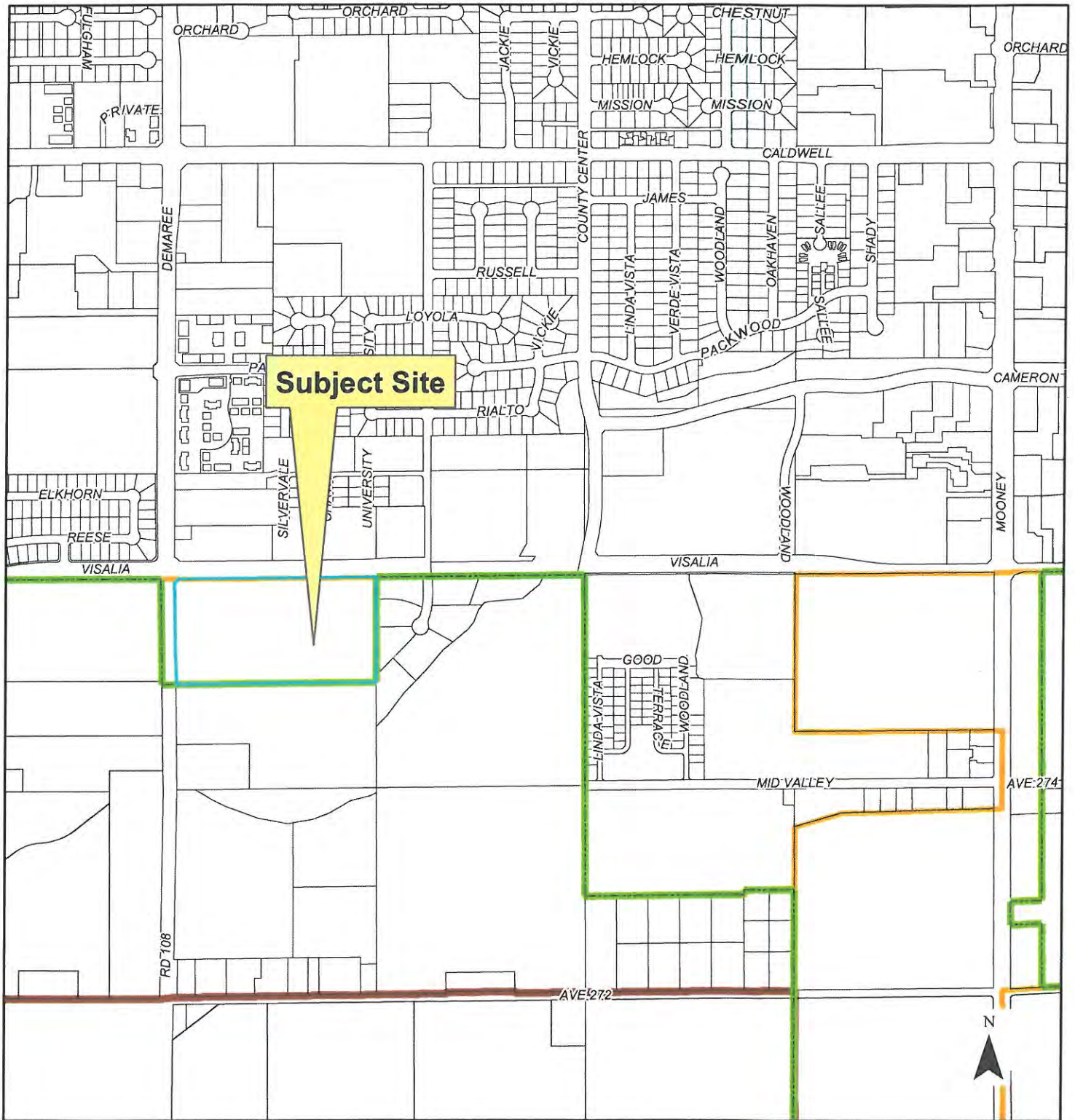
COZ 2015-08
TPM 2015-08

City of Visalia



Aerial Photo

City of Visalia



Location Map

COZ 2015-08
TPM 2015-08