

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Chris Gomez, Brett Taylor, Liz Wynn, Marvin Hansen

MONDAY, JULY 25, 2016; 5:00 PM WORKSESSION, 7 PM REGULAR MEETING,  
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION –Consultant  
Subdivision & Zoning Ordinance Update
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. 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.
  - Time Extension for Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17
7. PUBLIC HEARING – Brandon Smith  
Variance No. 2016-01: A request by Sequoia Plaza Associates, L.P., to allow a variance to the maximum number and maximum sign area associated with freestanding signs at the Sequoia Plaza Shopping Center, in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue. (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-03
8. PUBLIC HEARING – Anna Salvador  
Conditional Use Permit No. 2016-17: A request by Maria Silveira for an amendment to Conditional Use Permit No. 2015-09, to construct an additional unit to an approved 21-unit senior citizen residential development on a 2.01 acre site in the R-1-6 (Single-Family Residential) Zone. The site is located at 2106 S. Garden Street, on the east side of

Garden Street 300 feet south of Walnut Avenue. (APN: 123-063-032). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-32

9. PUBLIC HEARING – Anna Salvador

Variance No. 2016-06: A request by Gary Gray to allow a variance to rear and side yard setbacks, for a 408 square foot garage addition to a residential property, in the R-1-6 (Single Family Residential) Zone. The site is located at 1721 W Burrel Avenue (APN: 093-291-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-33

10. PUBLIC HEARING – Brandon Smith

- a. Change of Zone No. 2016-04: A request by Bertram Enterprises Inc. to change the Zoning designation on 1.78 acres from R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size) Zone to R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26
- b. Conditional Use Permit No. 2016-13: A request by Bertram Enterprises Inc. to allow a planned residential development consisting of 15 dwelling units (seven duplexes and one single-family residence) on 1.78 acres on land with a pending R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26
- c. Tentative Parcel Map No. 2016-05: A request by Bertram Enterprises Inc. to subdivide a 1.78-acre parcel into four parcels to facilitate residential development on land with a pending R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26

11. 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 THURSDAY, AUGUST 4, 2016 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 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 22, 2016**



# **City of Visalia**

## **Memo**



To: Planning Commission  
From: Brandon Smith, Senior Planner  
Date: July 25, 2016  
Re: Time Extension for Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17

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### **RECOMMENDATION**

Staff recommends that the Planning Commission approve a one-year time extension of Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17, to expire on September 23, 2017.

### **BACKGROUND**

On September 23, 2013, the Visalia Planning Commission approved Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17 through adoption of Resolution Nos. 2013-44 and 45. Diamond Oaks Vesting Tentative Subdivision Map was a request to subdivide 55.9 gross acres into a 180 lot Planned Unit Development subdivision with 168 lots in the R-1-6 zone and 12 lots in the R-M-2 and R-M-3 zones. Conditional Use Permit (CUP) No. 2013-17 was a request to create a Planned Residential Development for the Diamond Oaks Subdivision with modified lot sizes, setbacks, and the redistribution of R-M-2 and R-M-3 zoned property adjacent to Caldwell Avenue. The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way.

In May 2015 improvement plans and a final map were submitted to the Engineering Division for the first phase of the subdivision. As of June 2016, improvement plans for the first phase are 95% complete, though the applicant states that additional time is needed to complete the plan approval process.

### **STATE LEGISLATURE TIME EXTENSIONS**

The original expiration date for the Tentative Subdivision Map and CUP was September 23, 2015, two years from the date of approval by the Planning Commission. The project proponents requested and were granted a one-year time extension on August 10, 2015. At the time, the California State Legislature had not passed a bill for statewide time extensions since the project's approval. On October 10, 2015, Assembly Bill No. 1303 approved a 24-month extension of expiration dates on tentative maps; however this bill only applied to tentative maps approved no later than July 11, 2013. Therefore, the project's expiration date with the previously-approved one-year time extension stands at September 23, 2016.



## **REQUEST**

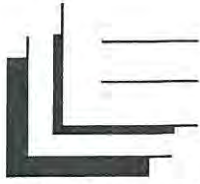
The proponents of the Tentative Subdivision Map and CUP have submitted a written request dated June 30, 2016, for a two-year time extension. Time extensions may be granted pursuant to Section §66452.6 of the Subdivision Map Act (SMA) and Section 17.38.030 of the Zoning Ordinance for a maximum of three years. This would be the second time extension granted under these codes for the Tentative Subdivision Map and CUP.

Staff recommends that a one-year time extension be granted at this time in keeping with the City's practice of recommending time extensions only one year at a time. The extension request, if approved by the Planning Commission for one year, will extend the expiration date of the Tentative Subdivision Map and CUP from September 23, 2016 to September 23, 2017.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date to record a final subdivision maps or to file for another extension. If the request is denied, the applicant would have to re-file a new tentative subdivision map application for any phases or lots that are not finalized prior to expiration.

## **ATTACHMENTS**

1. Letter of Request for the Time Extensions
2. Approved Resolution No. 2013-044 for CUP No. 2013-17
3. Approved Resolution No. 2013-045 for Subdivision Map No. 5547
4. Tentative Subdivision Map / CUP Site Plan
5. Location Map



Lane Engineers, Inc.  
Civil • Structural • Surveying

June 30, 2016

Mr. Josh McDonnell  
City of Visalia Community Development  
Planning Division  
315 E. Acequia Ave.  
Visalia, CA 93291

Dear Mr. McDonnell:

On behalf of our client, Diamond Oaks, LP, Lane Engineers, Inc. respectfully requests a two-year extension for Diamond Oaks Vesting Tentative Map No. 5547 and Conditional Use Permit No. 2013-17 (approved by Planning Commission on September 23, 2013). Improvement plans for the first phase are 95% complete; however, additional time is required to complete the plan approval process. This is the second extension request pursuant to Visalia Municipal Code (VMC) Section 16.16.130.B. A one-year extension was granted by the Planning Commission on August 10, 2015. Please forward this request to the planning commission for action as soon as possible.

Attached is a check payable to the City of Visalia in the amount of \$208.00 to process the extension request. If you should have any questions, or need additional information, please contact the undersigned engineer.

Respectfully,

Lawrence J. Simonetti, P.E.

cc: Kevin Fistolera



RESOLUTION NO 2013-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA  
APPROVING CONDITIONAL USE PERMIT NO. 2013-17:

A REQUEST BY DIAMOND OAKS, LP TO ALLOW A PLANNED RESIDENTIAL DEVELOPMENT, WITH RELOCATION OF APPROXIMATELY 13.8 GROSS ACRES OF R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET PER DWELLING UNIT) AND R-M-3 (MULTI-FAMILY RESIDENTIAL 1,500 SQUARE FEET PER DWELLING UNIT) ZONED PROPERTY AND MODIFIED DEVELOPMENT STANDARDS. THE SITE IS LOCATED ON THE SOUTH SIDE OF EAST CALDWELL AVENUE BETWEEN SOUTH BURKE STREET AND SOUTH BEN MADDOX WAY (APN: 126-100-012)

**WHEREAS**, Conditional Use Permit No. 2013-17 is a request by Diamond Oaks, LP to allow a Planned Residential Development, with relocation of approximately 13.8 gross acres of R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit) and R-M-3 (Multi-Family Residential 1,500 square feet per dwelling unit) zoned property and modified development standards. The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way (APN: 126-100-012); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 23, 2013; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 17.38.110 and Section 17.26 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**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

**NOW, THEREFORE, BE IT RESOLVED**, that a Mitigated Negative Declaration No. 2013-059 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia approves the proposed conditional use permit based on the following specific findings and based on the evidence presented:

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.

2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That 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 Mitigated Negative Declaration No. 2013-059, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
4. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the conditional use permit on the real property herein described in accordance with the terms of this resolution under the provisions of Chapter 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-025.
2. That the project shall be developed and maintained in substantial compliance with the site plans in Exhibit "B", unless otherwise specified in the conditions of approval.
3. That the project shall be developed per the Phasing Plan depicted on Exhibit "C" or as mutually agreed to by the City Planner / City Engineer and the applicant.
4. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side and street side yard setbacks, except for the rear yards. The rear yards shall comply with the rear yard setback depicted on Exhibit "B". Rear yard setbacks depicted in Exhibit "B" are as follows:
  - House Plan 1580 – 19-feet
  - House Plan 1358 – 23-feet
  - All other housing plans/options shall conform to the 25-foot setback requirement per the R-1-6 standard.
5. That the setbacks for the triplex multi-family lots (Lots 169 – 176) in the Diamond Oaks subdivision shall be established per Exhibit "B" with the following exceptions:
  - Lot 173: Rear Yard – 17-feet
  - Lot 174: Rear Yard – 16-feet, 9-inches
  - Lot 175: Rear Yard – 18-feet, 6-inches
  - Lot 176: Rear Yard – 18-feet, 6-inches



6. That the Caldwell Avenue / Burke Street intersection shall be fully signalized and that the traffic signals shall be installed to accommodate the ultimate widening of the intersection, or installed concurrent with the ultimate intersection improvements. The installation of the traffic signals shall occur with Phase 1 of the Diamond Oaks Subdivision development.
7. That the raised median in Caldwell Avenue between Burke Street and Ben Maddox Way shall be constructed with Phase 1 of the Diamond Oaks Subdivision development, including the construction of curb, gutter sidewalk, park strip, bus turnout, and travel lanes across Lots 177, 178, 179 and 180 of the Diamond Oaks Subdivision Map.
8. That the Valley Oak Trees located within the jurisdiction of the City of Visalia, and as identified in the Valley Oak Tree Evaluation, Exhibit "F", as "Very Poor/Dead," shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. Removal of Valley Oak Trees located in the County of Tulare shall be subject to their requirements.
9. That Valley Oak Trees located within the jurisdiction of the City of Visalia, and as identified in the Valley Oak Tree Evaluation, Exhibit "F", to remain on-site, shall be properly maintained, trimmed and watered as stated in the evaluation. Development around Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit. Valley Oak Trees located in the County of Tulare shall be subject to the rules and requirements of Tulare County.
10. An amendment to this conditional use permit will be required for the multi-family development on Lots 177 through 180. The multi-family development shall require the submittal of precise site and elevation plans. Approval of this amended conditional use permit will be at the discretion of the Planning Commission prior to the development of the multi-family development.
11. That the intersections of Russell Avenue at Burke Street and Cameron Avenue at Burke Street operate as stop sign controlled intersections on the westbound approach with shared turning movements.
12. That the developer shall inform and have future home owners of the Diamond Oaks subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
13. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2013-059 are hereby incorporated as conditions of this Vesting Tentative Subdivision Map.
14. That the Diamond Oaks Vesting Tentative Subdivision Map No. 5547 shall be approved, and that requirements of the subdivision map which relate to this CUP shall be fulfilled.

15. That this Conditional Use Permit No. 2013-17 become null and void unless the Diamond Oaks Vesting Tentative Subdivision Map No. 5547 is approved.
16. That the timeline for the lapse of this Conditional Use Permit shall be tied to the timelines for the Diamond Oaks Vesting Tentative Subdivision Map No. 5547.
17. That all applicable federal, state, regional, and city policies and ordinances be met.
18. 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. 2013-17.

Commissioner Taylor offered the motion to this resolution. Commissioner Salinas seconded the motion and it carried by the following vote:

AYES: Commissioners Peck, Soltesz, Segrue, Salinas, Taylor  
NOES:  
ABSTAINED:  
ABSENT:

STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2013-44, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on September 23, 2013.

  
\_\_\_\_\_  
Josh McDonnell, Assistant Director / City Planner

  
\_\_\_\_\_  
Adam Peck, Chairperson



RESOLUTION NO 2013-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DIAMOND OAKS VESTING TENTATIVE SUBDIVISION MAP NO. 5547 IS A REQUEST BY DIAMOND OAKS, LP, TO SUBDIVIDE 55.9 GROSS ACRES INTO 180 LOTS FOR RESIDENTIAL USE, WITH 168 LOTS IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONE AND 12 LOTS IN THE IN THE R-M-2 AND R-M-3 (MEDIUM AND MEDIUM HIGH DENSITY RESIDENTIAL) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF EAST CALDWELL AVENUE BETWEEN SOUTH BURKE STREET AND SOUTH BEN MADDOX WAY (APN: 126-100-012)

**WHEREAS**, Diamond Oaks Vesting Tentative Subdivision Map No. 5547 is a request by Diamond Oaks, LP to subdivide 55.9 gross acres into 180 lots for residential use, with 168 lots in the R-1-6 (Single-Family Residential) zone and 12 lots in the in the R-M-2 and R-M-3 (Medium and Medium High Density Residential) zone. The site is located on the south side of East Caldwell Avenue between South Burke Street and South Ben Maddox Way (APN: 126-100-012); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 23, 2013; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the vesting tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.26 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

**NOW, THEREFORE, BE IT RESOLVED**, that a Mitigated Negative Declaration No. 2013-059 was prepared consistent with the California Environmental Quality Act 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 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 vesting tentative subdivision map would be compatible with adjacent land uses.

3. That 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 Mitigated Negative Declaration No. 2013-059, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
4. That the vesting tentative subdivision map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**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 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2013-025.
2. That the vesting tentative subdivision map be prepared in substantial compliance with Exhibit "A".
3. That the project shall be developed per the Phasing Plan depicted on Exhibit "C" or as mutually agreed to by the City Planner / City Engineer and the applicant.
4. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side and street side yard setbacks, except for the rear yards. The rear yards shall comply with the rear yard setback depicted on Exhibit "B". Rear yard setbacks depicted in Exhibit "B" are as follows:
  - House Plan 1580 – 19-feet
  - House Plan 1358 – 23-feet
  - All other housing plans/options shall conform to the 25-foot setback requirement per the R-1-6 standards
5. That the setbacks for the triplex multi-family lots (Lots 169 – 176) in the Diamond Oaks subdivision be established per Exhibit "B" with the following exceptions:
  - Lot 173: Rear Yard – 17-feet
  - Lot 174: Rear Yard – 16-feet, 9-inches
  - Lot 175: Rear Yard – 18-feet, 6-inches
  - Lot 176: Rear Yard – 18-feet, 6-inches
6. That the Caldwell Avenue / Burke Street intersection shall be fully signalized and that the traffic signals shall be installed to accommodate the ultimate widening of the intersection, or installed concurrent with the ultimate intersection improvements. The installation of the traffic signals shall occur with Phase 1 of the Diamond Oaks Subdivision development.



7. That the raised median in Caldwell Avenue between Burke Street and Ben Maddox Way shall be constructed with Phase 1 of the Diamond Oaks Subdivision development, including the construction of curb, gutter sidewalk, park strip, bus turnout, and travel lanes across Lots 177, 178, 179 and 180 of the Diamond Oaks Subdivision Map.
8. That the Valley Oak Trees located within the jurisdiction of the City of Visalia, and as identified in the Valley Oak Tree Evaluation, Exhibit "F", as "Very Poor/Dead," shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. Removal of Valley Oak Trees located in the County of Tulare shall be subject to their requirements.
9. That Valley Oak Trees located within the jurisdiction of the City of Visalia, and as identified in the Valley Oak Tree Evaluation, Exhibit "F", to remain on-site, shall be properly maintained, trimmed and watered as stated in the evaluation. Development around Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit. Valley Oak Trees located in the County of Tulare shall be subject to the rules and requirements of Tulare County.
10. An amendment to this conditional use permit will be required for the multi-family development on Lots 177 through 180. The multi-family development shall require the submittal of precise site and elevation plans. Approval of this amended conditional use permit will be at the discretion of the Planning Commission prior to the development of the multi-family development.
11. That the intersections of Russell Avenue at Burke Street and Cameron Avenue at Burke Street operate as stop sign controlled intersections on the westbound approach with shared turning movements.
12. That the developer shall inform and have future home owners of the Diamond Oaks subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
13. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2013-059 are hereby incorporated as conditions of this Vesting Tentative Subdivision Map.
14. That Conditional Use Permit No. 2013-17 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
15. That this Vesting Tentative Subdivision Map become null and void unless Conditional Use Permit No. 2013-17 is approved.

16. That the timeline for the lapse of this Conditional Use Permit shall be tied to the timelines for the Diamond Oaks Vesting Tentative Subdivision Map No. 5547.
17. That all applicable federal, state, regional, and city policies and ordinances be met.
18. 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 Vesting Tentative Subdivision Map No. 5547.

Commissioner Taylor offered the motion to this resolution. Commissioner Salinas seconded the motion and it carried by the following vote:

AYES: Commissioners Peck, Soltesz, Segrue, Salinas, Taylor

NOES:


ABSTAINED:

ABSENT:

STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2013-45, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on September 23, 2013.

  
\_\_\_\_\_  
Josh McDonnell, Assistant Director / City Planner

  
\_\_\_\_\_  
Adam Peck, Chairperson







NO.	DATE	REVISIONS

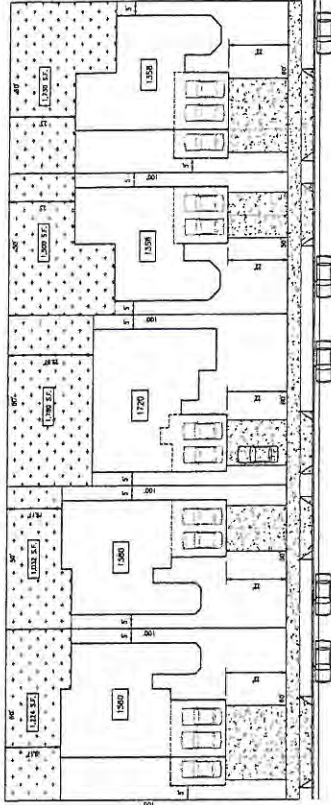


**LANE ENGINEERS INC.**  
 CIVIL, STRUCTURAL & SURVEYING  
 979 N. Blackhawk Street  
 Tulare, California 93274  
 (559) 888-2883



**DIAMOND OAKS, LP**  
 VISALIA, CALIFORNIA  
 A CONCEPTUAL PRD PLAN FOR:

NAME	NO
DATE	1-18-15
SCALE	NOTED
CHECKED	US
PROJECT	
PRD1.1	
OF 1 SHEETS	
FILE NO	10192



**REPRESENTATIVE SINGLE FAMILY STREET SCENE**  
 SCALE: 1" = 20'

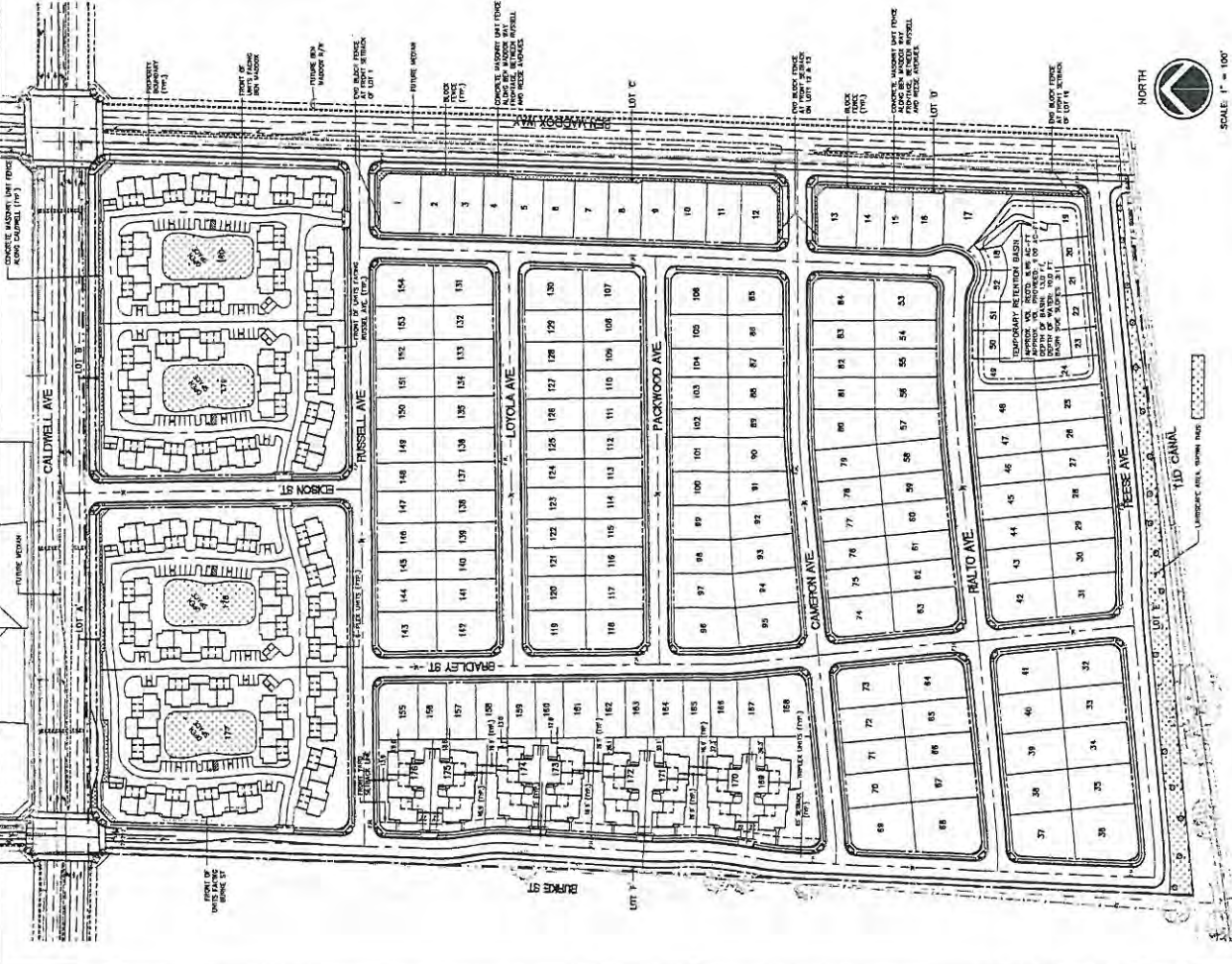
ORIGINATOR: LANE ENGINEERS INC.  
 DRAWN: J. B. MORTON  
 CHECKED: J. B. MORTON  
 DATE: 1-18-15  
 PROJECT: DIAMOND OAKS, LP  
 SHEET: PRD1.1

LEGAL DESCRIPTION	
<b>SITE SUMMARY</b>	59.8 ACRES
<b>OVERALL SITE</b>	108 ACRES
<b>GROSS SITE (INCLUDING AREA)</b>	108 ACRES
<b>R-1-E</b>	24.32 ACRES, NET
<b>R-2-M-2</b>	0 ACRES
<b>R-3-M-2</b>	0 ACRES
<b>R-3-M-3</b>	0 ACRES
<b>R-3-E</b>	0 ACRES
<b>OVERALL</b>	108 ACRES
<b>OUTLOTS</b>	0
<b>TOTAL DWELLING UNITS</b>	1,000
<b>TOTAL PROPOSED DWELLING UNITS</b>	1,000

**ALLOWABLE D.U. PER EXISTING ZONING**

R-1-E	48 DU PER ACRE
R-2-M-2	14.4 ACRES
R-3-M-2	288 UNITS
R-3-M-3	7.99 ACRES
R-3-E	11 UNITS
OVERALL	545 ACRES
ALLOWABLE	1000 UNITS

**LEGEND:**  
 1. EXISTING ZONING  
 2. PROPOSED ZONING  
 3. PROPOSED LOT LAYOUT  
 4. PROPOSED DWELLING UNITS  
 5. PROPOSED LOT AREA



SCALE: 1" = 100'

**DIAMOND OAKS  
 CONCEPTUAL PLANNED RESIDENTIAL DEVELOPMENT PLAN**





NO.	DATE	REVISIONS



LANE ENGINEERS INC.  
 CIVIL, STRUCTURAL & SURVEYING  
 979 N. Blackstone Street  
 Tulare, California 93274  
 (569) 888-5283

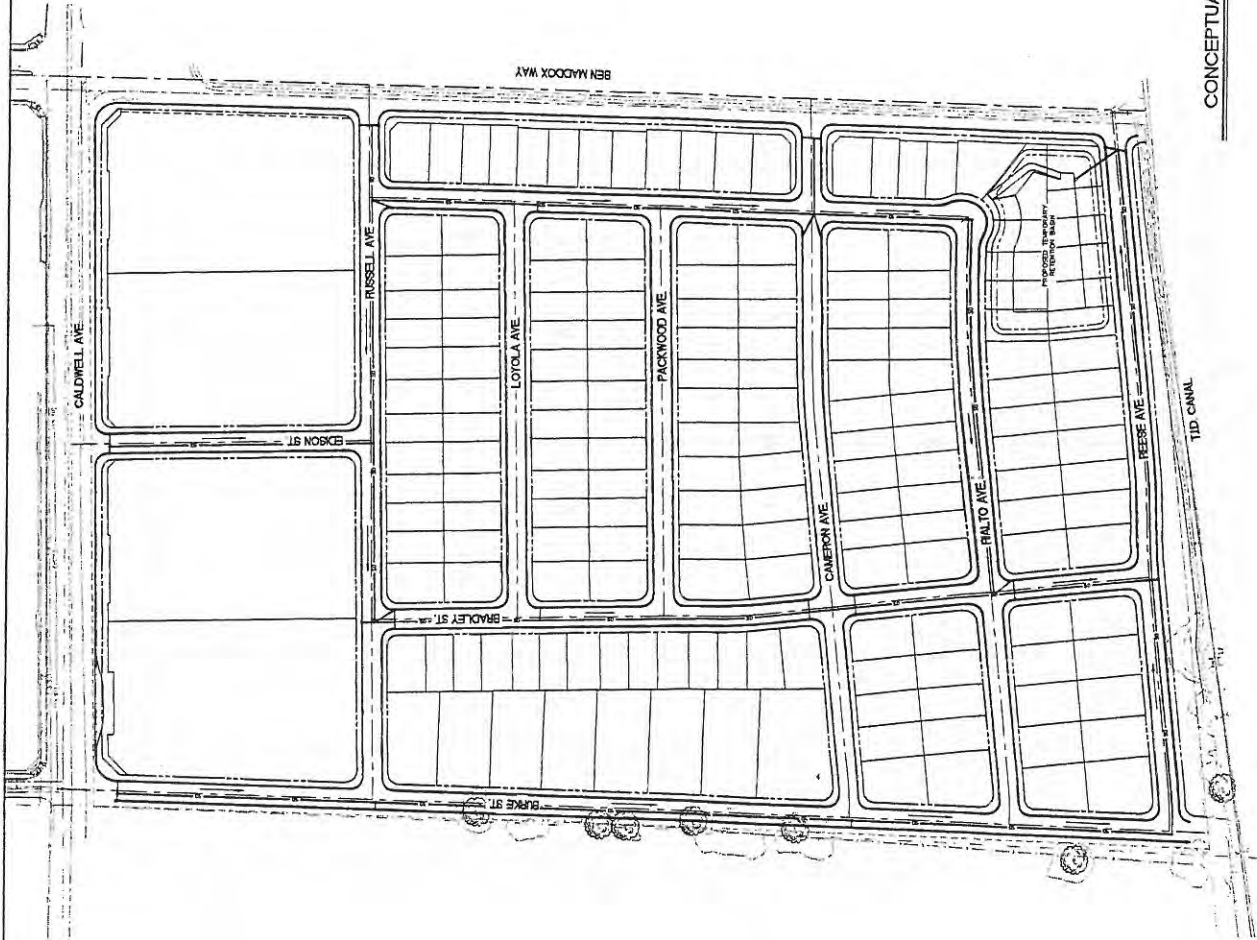
DIAMOND OAKS, LP  
 VISALIA, CALIFORNIA

NAME	DATE	SCALE	CHECKED	SHEET
	1-18-13	NOTED		
SD1.1				
OF 1 SHEETS				
NO. 100				

Exhibit "D"



CONCEPTUAL STORM DRAIN PIPING  
 SCALE: 1" = 100'

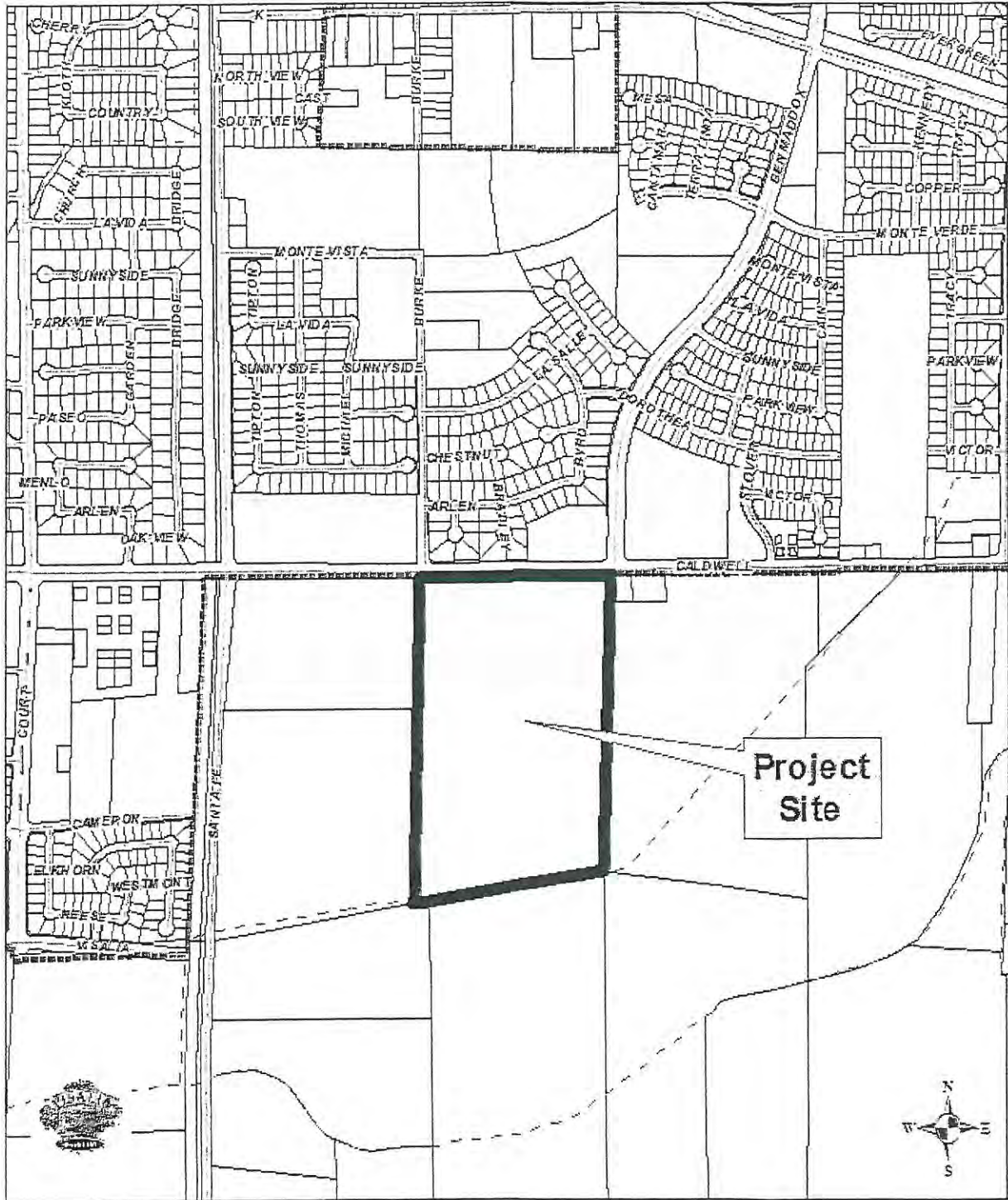






Environmental Document No. 2013-59 for Development and subdivision of the Diamond  
Oaks Subdivision consisting of Diamond Oaks Vesting Tentative Subdivision Map No. 5547  
and Conditional Use Permit No. 2013-17

# Vicinity Map







## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 25, 2016

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
(559) 713-4636, brandon.smith@visalia.city

**SUBJECT: Variance No. 2016-01:** A request by Sequoia Plaza Associates, L.P., to allow a variance to the maximum number and maximum sign area associated with freestanding signs at the Sequoia Plaza Shopping Center, in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue. (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)

### STAFF RECOMMENDATION

Staff recommends that Variance No. 2016-01 be approved, based upon the findings and conditions in Resolution No. 2016-04.

### RECOMMENDED MOTION

I move to approve Variance No. 2016-01, based on the findings and conditions in Resolution No. 2016-04.

### PROJECT DESCRIPTION

The applicant is requesting a variance to the freestanding sign standards in conjunction with three new freestanding signs for the Sequoia Plaza Shopping Center, as illustrated in Exhibit "A" and "B". The applicant has submitted written findings in support of the request in Exhibit "F".

The variance, as requested by the applicant, will establish two new multi-tenant freestanding signs on the north and west sides of the shopping center, as illustrated in Exhibit "C". The proposed freestanding sign on Mooney Boulevard will replace the existing multi-tenant sign shown in Exhibit "D", wherein the number of tenant identification plates will increase from two to five. The proposed freestanding sign at the intersection of Fairway Street and James Avenue (immediately north of Walmart) will be a new monument sign, also with five tenant identification plates. Both signs will have a sign copy area of 50 square feet per side (not including the three square foot shopping center identification) and a height of 12' 0".

The variance will also establish a new single-tenant monument sign for the commercial pad occupied by BevMo, as shown in Exhibit "E". The proposed sign will have a sign copy area of 21 square feet per side and a height of 6' 0".

The applicant's variance request is based upon the finding that the anchor retail stores are obscured by mature trees and the anchor retail stores are located on the east side of the shopping center, which reduces their visibility from Mooney Boulevard. The applicant also notes that the City has previously granted larger multi-tenant freestanding signs in other centers along Mooney.



## BACKGROUND INFORMATION

General Plan Land Use Designation	Regional Retail Commercial
Zoning	C-R (Regional Retail Commercial)
Surrounding Zoning and Land Use	North: C-R (Regional Retail Commercial) / Retail Commercial Pads South: C-R (Regional Retail Commercial) / Packwood Creek, Cameron Avenue, Packwood Creek Shopping Center East: County (Commercial Mixed Use designation) / Packwood Creek, residences, vacant land West: C-R (Regional Retail Commercial) / Mooney Boulevard, Gateway Plaza Shopping Center
Environmental Review	Categorical Exemption No. 2016-03
Special Districts:	Design District "A"
Site Plan Review	N/A

### **RELATED PROJECTS**

The Planning Commission considered and approved **Variance No. 2015-04** on August 10, 2015. This was a request by Gateway Plaza Partners LP to allow a variance to the maximum sign areas associated with building and freestanding signs associated with the Gateway Plaza Shopping Center, located across Mooney Boulevard from the project site to the west. Similar to the proposed request, this Variance allowed the shopping center to have two monument signs each with 50 square feet of sign copy per side at a maximum height of 12 feet, plus additional wall signage for the Home Goods store.

The Planning Commission also considered and approved **Variance No. 2014-01** on February 24, 2014. This was a request by Coastal Realty Investors, LLC, to allow a freestanding sign measuring 22 square feet of sign copy per side and six feet in height for the commercial pad occupied by El Pollo Loco at the Sequoia Plaza Shopping Center, located at 3704 S. Mooney Boulevard.

The Planning Commission has previously considered and taken action on several sign variances pertaining to sites along Mooney Boulevard in Design District "A". These actions are summarized in the Project Evaluation below.

## PROJECT EVALUATION

There are three components to the applicant's request for this sign variance – the request to exceed the allowed number of multi-tenant freestanding signs from one to two; the request to exceed the maximum sign copy area for these signs; and the request for a additional freestanding sign for the BevMo commercial outpad associated with the shopping center. Staff has prepared separate analyses and recommendations for each component, which are below. The applicant has provided a single set of variance findings which apply to the overall request.

### **Sequoia Plaza Shopping Center**

The Sequoia Plaza shopping center has a sign program focusing on building signage and no established monument sign program. Signage within the center must comply with Zoning Ordinance standards, which have been updated to limit the maximum number of freestanding

signs to one per street frontage or one per occupancy/tenant. With regards to monument / freestanding signs there is one existing sign located on Mooney Boulevard that advertise two of the center's anchor tenants. There is one additional monument sign associated with the shopping center's El Pollo Loco commercial outpad, approved through Variance No. 2014-01. Both the El Pollo Loco and WalMart are located within the shopping center but are not under the same ownership as the Variance applicants who own and manage the remainder of the shopping center. (Walmart has consented to the Variance request since the Mooney Blvd. monument sign will be located on the parcel owned by Walmart.) The shopping center does not have any parcels that front onto Caldwell Avenue; however Fairway Avenue extending from Caldwell Avenue to James Avenue functions as a major entrance to the shopping center.

**Staff Analysis – Multi-Tenant Freestanding Signs and Sign Copy Area**

Commercial-zoned sites are permitted one double-faced freestanding sign, not exceeding an area of 35 square feet of sign copy per side nor exceeding a height of twelve feet.

The findings provided by the applicant in Exhibit “F” discuss the requested signage, with the primary basis for the additional signage being limited visibility of the anchor tenants on the south and east corners of the site causing this site to need additional signage for visibility along the Mooney Boulevard corridor.

Staff further finds that the shopping center has a second access point at Caldwell and Fairway. Although there are no shopping center parcels fronting onto Caldwell, the applicant desires to place a new sign at the end of the privately-maintained Fairway Street entrance within the shopping center. Staff has often used the additional arterial-fronting street as the basis toward allowing a second sign for a shopping center located at the intersection of two arterial streets.

Based on these findings, staff recommends approval of Variance No. 2016-01 pertaining to allowing a second multi-tenant freestanding sign for the shopping center and to allow an increase of the maximum sign copy area from 35 to 50 square feet per side for the freestanding monument signs. The recommendation is primarily based on this request being consistent with other variance approvals associated with shopping centers along Mooney Boulevard, including at the Gateway Plaza Shopping Center immediately to the west and the Packwood Creek Shopping Center to the south (see analysis below).

**Comparison of other monument sign variances**

Over the past several years, many commercial sites along Mooney Boulevard have been approved for additional monument signs and/or additional sign area. The following table provides a history of recent monument sign variances and specific plan approvals.

	<b>Commercial zone sign standards (along Mooney)</b>	<b>Gateway Plaza Variance</b>	<b>Packwood Creek Specific Plan</b>	<b>Sequoia Mall Existing Signs</b>	<b>OSH</b>
<b>Entitlement</b>		VAR 2015-04	Specific Plan	VAR 99-26	VAR 2009-10
<b>Sign Copy Per Side (sq. ft.)</b>	35 sq. ft.	50 sq. ft.	50 sq. ft.	38 sq. ft.	42 sq. ft.
<b>Sign Area Per Side (sq. ft.)</b>	70 sq. ft.	75 sq. ft.	100 sq. ft.	84 sq. ft.	77 sq. ft.
<b>Height (ft.)</b>	12'	12	10'	13' 6"	16'
<b># of Tenants Advertised</b>		4 tenants	6 tenants	8 tenants	1 tenant



Staff finds that the shopping centers above, developed within the last 20 years, have been permitted between 38 to 50 square feet of sign copy. In most cases, the larger copy size was to accommodate multiple tenants within the shopping center. Staff further finds that the subject site faces similar limitations as the other shopping centers evaluated above, such as commercial outpads and trees obscuring visibility of the larger anchors towards the back. It is staff's recommendation that the variance be approved for no more than 50 square feet of sign copy per side consistent with other shopping centers along Mooney.

### **Staff Analysis – Freestanding Sign for Commercial Outpad**

Commercial-zoned sites are permitted one double-faced freestanding sign per occupancy/tenant, not exceeding an area of 35 square feet of sign copy per side nor exceeding a height of twelve feet. The applicant's sign variance request was submitted to the City prior to the adoption of the Sign Ordinance Update, at which time the Sign Ordinance allowed only one freestanding sign per commercial site, including entire shopping centers.

The proposed freestanding sign will have a sign copy area of 21 square feet per side and a height of 6' 0". The applicant's goal is to have a monument sign similar to other commercial outpads in close proximity to their location that are affiliated with shopping centers. The neighboring El Pollo Loco, also part of the Sequoia Plaza Shopping Center, also was the subject of a variance request to allow its own monument sign with their goal of being able to have a sign similar to other fast-food monument signs in close proximity to their location. The El Pollo Loco sign was requested and approved at 22 square feet per side (one square foot larger than the requested BevMo sign) and at 6 feet height, the same as the BevMo sign.

Staff finds that the commercial outpad on the subject site is suited for the allowance of a monument sign, given that most other commercial outpads affiliated with commercial centers have their own monument sign and given the absence of a master sign program for the shopping center.

### **Planning Commission Variance Findings**

Variations are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "F" intended to justify their goal of having increased signage 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;*

The existing site signage consists of one monument sign fronting Mooney Blvd with two panels which are used by Wal Mart and Burlington Coat Factory. In consideration of the size of Sequoia Plaza Shopping Center and the large national retailers which operate business within, it is necessary to provide adequate site signage in order to remain competitive in the retail business environment. Further, the expectation for a large national retailer to lease a building such as the former Circuit City building is that there will be signage available on the streets the shopping center fronts.



Analysis: Concur with applicant. The specified regulation may result in an unnecessary hardship for the shopping center to identify multiple major tenants within the allowed freestanding sign copy. The site also has limited visibility from the Mooney Boulevard street frontage and even further limited visibility from Caldwell Avenue which can provide justification for a larger sign copy area on the freestanding sign. The hardship is overcome by the larger monument signs being requested through the variance.

*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;*

The location of the building frontages of the anchor buildings sits in the east and south corners of the shopping center and as a result, these buildings are not adequate to Mooney Blvd. The visibility is also hampered by mature tree growth in the parking lot. Without site signage, it will be extremely difficult to re-tenant the former Circuit City building which has been vacant for four years and re-tenant the shop buildings which have also had much turnover and vacancy.

Analysis: Concur with applicant. The deep setback of the major tenant stores and the existing buildings along Mooney Boulevard and Caldwell Avenue which obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.

*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;*

Other shopping centers and retailers on Mooney Blvd. have much more site signage visibility. There have been other variances granted in this regional zone district and the granting of this variance would allow for consistency with other shopping centers and retailers.

Analysis: Concur with applicant. Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building and monument signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks. In addition, several other commercial outpads within shopping centers, including the neighboring El Pollo Loco in the same shopping center, have been permitted their own freestanding signs.

*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;*

Other properties that may be in the same zone will not have the same problematic visibility issues that are specific to this location. Visibility is limited which makes the need for additional sign panels on the monument signs critical.

Analysis: Concur with applicant. The granting of a variance to monument signage does not constitute a grant of special privilege in that other sites in the same zone have been granted 50 square feet of sign copy on a single side of a monument sign under the previous Ordinance. Both the Gateway Plaza and Packwood Creek shopping centers have been able to achieve advertising four to six tenants with 50 square feet of sign copy on a single side of a monument

sign. Therefore, allowing 50 square feet of sign copy to allow advertising for five tenants would not be considered a grant of special privilege.

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.*

*There will be little or no impact for the variance in signage to other retail properties on Mooney Blvd in this same zone district. There are no residential properties in the area that will be impacted by the granting of the requested variance.*

Analysis: Concur with applicant. 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 assist in advertising stores which represent a draw to the Regional Retail Commercial zone.

### **Environmental Review**

The project is considered Categorical Exempt under Section 15305 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. 2016-03).

## **RECOMMENDED FINDINGS**

The Planning Commission is required to make findings for approval of a variance to City standards. Staff recommends the following findings for approval of the variance application:

1. That the 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 specified regulation may result in an unnecessary hardship for the shopping center to identify multiple major tenants within the allowed freestanding sign copy. The site also has limited visibility from the Mooney Boulevard street frontage and even further limited visibility from Caldwell Avenue which can provide justification for a larger sign copy area on the freestanding sign. The hardship is overcome by the larger monument signs being requested through the variance.*

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 the other properties classified in the same zone.

*The deep setback of the major tenant stores and the existing buildings along Mooney Boulevard and Caldwell Avenue which obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.*

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



*Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building and monument signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks. In addition, several other commercial outpads within shopping centers, including the neighboring El Pollo Loco in the same shopping center, have been permitted their own freestanding signs.*

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

*The granting of a variance to monument signage does not constitute a grant of special privilege in that other sites in the same zone have been granted 50 square feet of sign copy on a single side of a monument sign under the current Ordinance. Both the Gateway Plaza and Packwood Creek shopping centers have been able to achieve advertising for four to six tenants with 50 square feet of sign copy on a single side of a monument sign. Therefore, allowing 50 square feet of sign copy to allow advertising for five tenants would not be considered a grant of special privilege.*

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 assist in advertising stores which represent a draw to the Regional Retail Commercial zone.*

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-03).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the allowed signage under Variance No. 2016-01 shall be as follows:
  - Two multi-tenant identification monument signs are allowed for the shopping center at the locations identified in Exhibit "A". These signs shall be developed as depicted in the elevation plans in Exhibit "C" with a maximum amount of 50 square feet of sign copy on each side. An additional three square feet of sign copy per side may be used for shopping center identification (i.e. "Sequoia Plaza") as shown in Exhibit "C".
  - One commercial outpad monument sign is allowed for the site currently occupied by BevMo at the location identified in Exhibit "A". The sign shall be developed as depicted in the elevation plan in Exhibit "E" with a maximum amount of 21 square feet of sign copy on each side and a maximum height of six feet.
2. That any additional signage within the shopping center shall conform to Zoning Ordinance Chapter 17.48 and/or the adopted master sign program for building signage in the Sequoia Plaza Shopping Center.
3. All building and monument signage shall require a separate building permit.
4. That all applicable federal, state and city laws, codes and ordinances be met.

## 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 North 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Summary of Related Plans & Policies
- Resolution
- Exhibit "A" – Site Plan of Site Signage
- Exhibit "B" – Aerial Site Plan of Proposed Home Goods store
- Exhibit "C" – Elevation of Proposed Multi-Tenant Monument Sign
- Exhibit "D" – Elevation of Existing Mooney Blvd. Monument Sign
- Exhibit "E" – Elevation of Proposed BevMo Monument Sign
- Exhibit "F" – Variance Findings
- Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch



## RELATED PLANS AND POLICIES

### ZONING ORDINANCE

#### Chapter 17.48 Signs.

##### 17.48.110 Standards for Specific Sign Types.

- C. Freestanding Signs. Freestanding signs are subject to the following standards:
1. Where Allowed. The base of the supporting structure must be setback at least five feet from the street right-of-way.
  2. Maximum Number. One per street frontage or one per occupancy/tenant.
  3. Maximum Height.
    - a. Agricultural, Residential, and Quasi-Public Districts. Six feet.
    - b. Commercial Districts. 12 feet.
    - c. Office and Industrial Districts. Six feet.
  4. Maximum Area. The sign area must not exceed 35 square feet per face, not to exceed 70 square feet in total. The total aggregate surface of the sign faces and sign structure shall not exceed 140 square feet.
  5. Setback. Freestanding signs may be located within the required setback areas as long as they are a minimum of five feet from the front property line, and 20 feet from any interior side property line.
  6. Sign Base. Freestanding signs of 10 feet or less shall be mounted on a base, the width of which shall not be less than 50 percent of the width of the widest part of the sign.
  7. Monument Base Exception. The City Planner, or their designee, may approve a post or similar style sign structure instead of the required monument base for properties which are residential conversions wherein all of the following criteria are met:
    - a. The sign structure is designed to match the primary structure on the site in architectural style and general appearance.
    - b. All other sign requirements are met.
    - c. The primary structure is a residential conversion which has maintained a residential character/appearance.
  8. Open Air Uses. For open air uses such as automobile dealerships, the additional standards apply to freestanding signs:
    - a. Maximum Sign Area. 35 square feet per face, with the total sign area not exceeding 70 square feet.
    - b. Setback. 20 feet from any interior side property line

##### 17.48.150 Variance and Exceptions.

- A. Purposes.
1. *Variances.* The Planning Commission may grant variances for setbacks, locational and dimensional standards that apply to signs in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this chapter. 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 street locations or traffic conditions in the immediate vicinity that would affect the signing of a site or building.

2. *Exception.* The Planning Commission may grant an exception to the physical design standards if it can be demonstrated that such an exception is necessary to facilitate an improved aesthetic relationship between a sign and the structures upon which it is mounted.

B. Application Procedures. Application for a sign variance or sign exception shall be submitted to the City Planner on an approved form and include the following:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property, is the authorized agent of the owner(s), 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 the standards in this Chapter;
5. The application shall be accompanied by such sketches or drawings as may be necessary to clearly show applicant's proposal in comparison with the standards that otherwise would apply; and
6. The required fee or deposit.

The application shall be reviewed by the City Planner, who shall determine whether it is complete or, if not, what additional information is needed. Once the application is determined to be complete, the City Planner shall give notice to the applicant of the time when the application will be considered by the Planning Commission. The City Planning also may give notice of the time to any other interested party.

C. Public Notice and Hearing.

1. Notice of a public hearing on a sign variance or sign exception shall be given not less than ten days nor more than 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.
2. After the required notice has been provided, the Planning Commission shall hold a public hearing on an application for a variance.

D. Staff Report. The City Planner shall prepare a staff report on the application, including a recommendation, which shall be submitted to the Planning Commission.

E. Public Hearing Procedure. At a public hearing the Planning Commission shall review the application and the statements and drawings submitted by the applicant and the staff report and the evidence presented in that report with respect to the findings listed below, that are required to approve a variance or exception.

F. Findings Required for a Variance.

1. The Planning Commission may grant a variance to a regulation or standard prescribed by this Chapter, as applied for or as modified by the Commission, provided that, on the basis of the application and staff report and/or evidence submitted, the Commission determines:



- a. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the sign regulations;
  - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property which do not apply generally to other properties classified in the same zoning district;
  - c. 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 zoning district;
  - d. 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 zoning district; and
  - e. 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.
2. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such reasonable conditions as the Commission may prescribe.
  3. The Planning Commission must deny a variance application if the required findings can not be made.
- G. Findings Required for an Exception. The Planning Commission may approve, conditionally approve or deny a request for an exception to the physical design standards of this chapter. For the Planning Commission to approve or conditionally approve an exception, the following findings must be made:
1. That the granting of the exception is necessary to attain a high aesthetic sign design which would be restricted if the provisions and standards of this Chapter were strictly applied;
  2. That the granting of an exception would not adversely affect the visibility of signs on adjacent properties; and
  3. That the granting of an exception would not constitute a granting of a special privilege.
- H. Appeal to City Council. The decision of the Planning Commission on a variance or exception application shall be subject to the appeal provisions of the zoning ordinance.
- I. Revocation. A variance or exception granted subject to a condition or conditions shall be revoked by the Planning Commission if the applicant fails to comply with any the condition of approval.
- J. Time Limits for Filing a New Application. Following the denial of a variance or exception application or the revocation of a variance or exception, no application for the same or substantially the same sign shall be filed within one year of the date of denial of the variance or exception application or the date of revocation of the variance or exception.

RESOLUTION NO. 2016-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2016-01: A REQUEST BY SEQUOIA PLAZA ASSOCIATES, L.P., TO ALLOW A VARIANCE TO THE MAXIMUM NUMBER AND MAXIMUM SIGN AREA ASSOCIATED WITH FREESTANDING SIGNS AT THE SEQUOIA PLAZA SHOPPING CENTER, IN DESIGN DISTRICT A IN THE REGIONAL RETAIL COMMERCIAL (C-R) ZONE. THE SITE IS LOCATED ON THE EAST SIDE OF MOONEY BOULEVARD APPROXIMATELY 700 FEET SOUTH OF CALDWELL AVENUE. (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)

**WHEREAS**, Variance No. 2016-01 is a request by Sequoia Plaza Associates, L.P., to allow a variance to the maximum number and maximum sign area associated with freestanding signs at the Sequoia Plaza Shopping Center, in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue. (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on July 25, 2016; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2016-01, as conditioned by staff, to be in accordance with Section 17.48.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission 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 the 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 specified regulation may result in an unnecessary hardship for the shopping center to identify multiple major tenants within the allowed freestanding sign copy. The site also has limited visibility from the Mooney Boulevard street frontage and even further limited visibility from Caldwell Avenue which can provide justification for a larger sign copy area on the freestanding sign. The hardship is overcome by the larger monument signs being requested through the variance.*



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 the other properties classified in the same zone.

*The deep setback of the major tenant stores and the existing buildings along Mooney Boulevard and Caldwell Avenue which obscure the major tenant stores represent an exceptional circumstance to the intended use of the property.*

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

*Other properties within the Regional Retail Commercial zone along Mooney Boulevard have been granted variances to building and monument signage for the same reasons of site visibility which occur as a result of obscured visibility and exceptionally large setbacks. In addition, several other commercial outpads within shopping centers, including the neighboring El Pollo Loco in the same shopping center, have been permitted their own freestanding signs.*

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

*The granting of a variance to monument signage does not constitute a grant of special privilege in that other sites in the same zone have been granted 50 square feet of sign copy on a single side of a monument sign under the current Ordinance. Both the Gateway Plaza and Packwood Creek shopping centers have been able to achieve advertising four to six tenants with 50 square feet of sign copy on a single side of a monument sign. Therefore, allowing 50 square feet of sign copy to allow advertising for five tenants would not be considered a grant of special privilege.*

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 assist in advertising stores which represent a draw to the Regional Retail Commercial zone.*

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-03).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2016-01, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the allowed signage under Variance No. 2016-01 shall be as follows:
  - Two multi-tenant identification monument signs are allowed for the shopping center at the locations identified in Exhibit "A". These signs shall be developed as depicted in the elevation plans in Exhibit "C" with a maximum

amount of 50 square feet of sign copy on each side. An additional three square feet of sign copy per side may be used for shopping center identification (i.e. "Sequoia Plaza") as shown in Exhibit "C".

- One commercial outpad monument sign is allowed for the site currently occupied by BevMo at the location identified in Exhibit "A". The sign shall be developed as depicted in the elevation plan in Exhibit "E" with a maximum amount of 21 square feet of sign copy on each side and a maximum height of six feet.
2. That any additional signage within the shopping center shall conform to Zoning Ordinance Chapter 17.48 and/or the adopted master sign program for building signage in the Sequoia Plaza Shopping Center.
  3. All building and monument signage shall require a separate building permit.
  4. That all applicable federal, state and city laws, codes and ordinances be met.



SEQUOIA PLAZA  
SHOPPING CENTER

NEW MULTI-PANEL  
MONUMENT SIGN

CALDWELL AVE

EXISTING MONUMENT SIGN TO BE  
REPLACED WITH NEW MULTI-PANEL  
MONUMENT SIGN

FAIRWAY ST

DIVISADERO ST

DIVISADERO ST

Walmart  
MAJOR 1

Burlington  
MAJOR 2

ASHLEY  
FURNITURE  
MAJOR 3

metroPCS

EL SECAL

Home A-Center

McDonald's

N.A.P.

BevMo!

BUILDING H

Smart Green Vision

BLDG F

MAJOR 4

BUILDING E

ICE CREAM  
MILK  
SUBS  
off financial  
JESUS'S  
KIDZ

MOONEY BLVD

NEW SINGLE TENANT  
MONUMENT SIGN



Exhibit "A"





NEW MULTI-PANEL  
MONUMENT SIGN

EXISTING MONUMENT  
SIGN TO BE  
REPLACED WITH NEW  
MULTI-PANEL  
MONUMENT SIGN

NEW SINGLE TENANT  
MONUMENT SIGN

Exhibit "B"

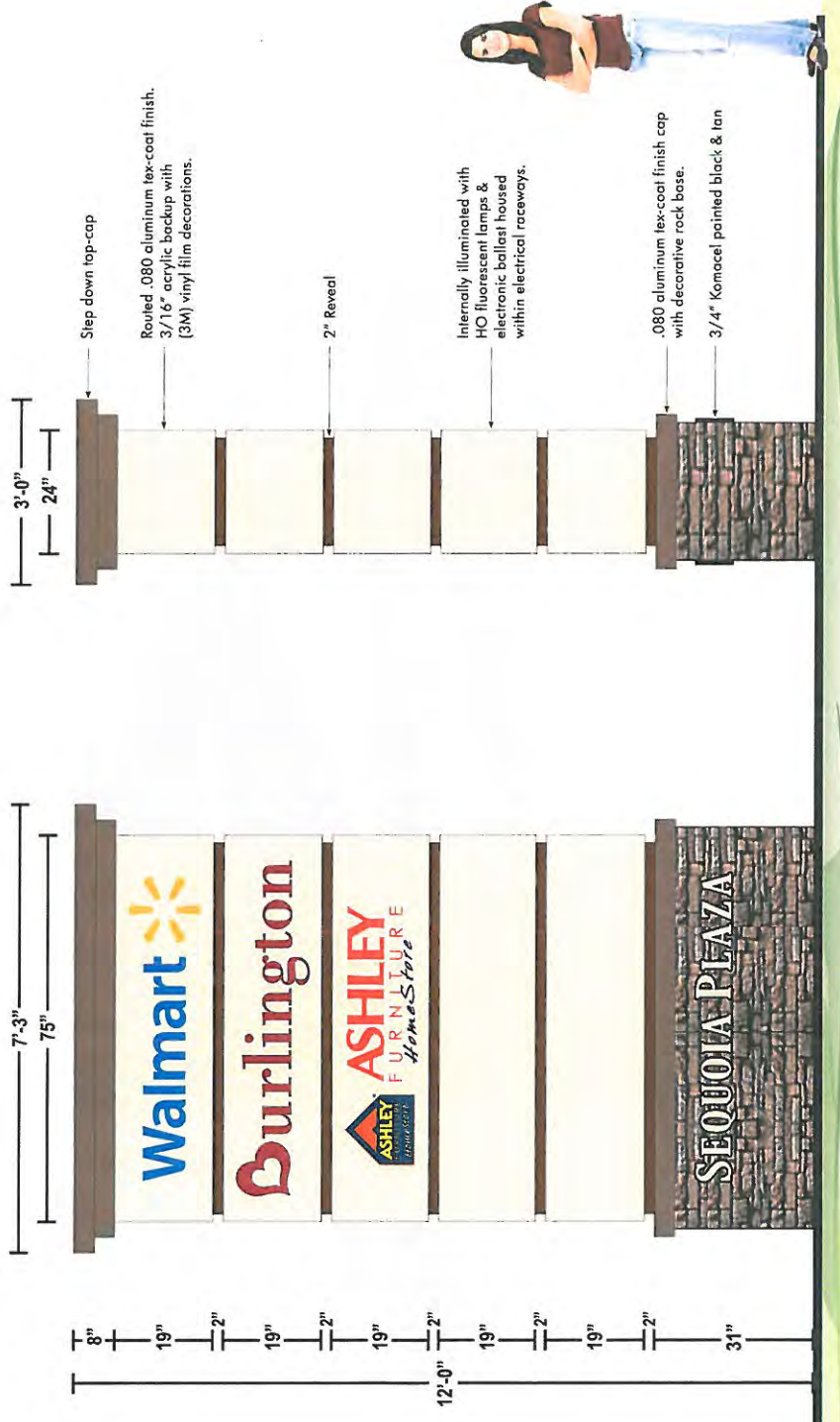
SEQUOIA PLAZA SHOPPING CENTER  
SEQ MOONEY BLVD AND CALDWELL AVE  
VISALIA, CA



600 ft  
W Cameron Ave



Exhibit "C"



**SEQUOIA MARKETPLACE - (2) INTERNALLY ILLUMINATED DIS MONUMENT SIGN DISPLAY**  
1/2"=1'

3/16" WHITE ACRYLIC FACE PANELS      SATIN LIGHT TAN ACRYLIC POLYURETHANE  
 (3M) TRANSLUCENT VINYL FILMS      SATIN RUST BROWN ACRYLIC POLYURETHANE  
 SATIN BROWN ACRYLIC POLYURETHANE      STACKED STONE POLE COLUMNS

**PROPERTY OWNER APPROVAL:** \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CUSTOMER APPROVAL:** \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROJECT: Sequoia Plaza  
 CONTRACT: Jim Sanders  
 SALES PERSON: Ernest Peterson  
 DATE: 2/19/2016

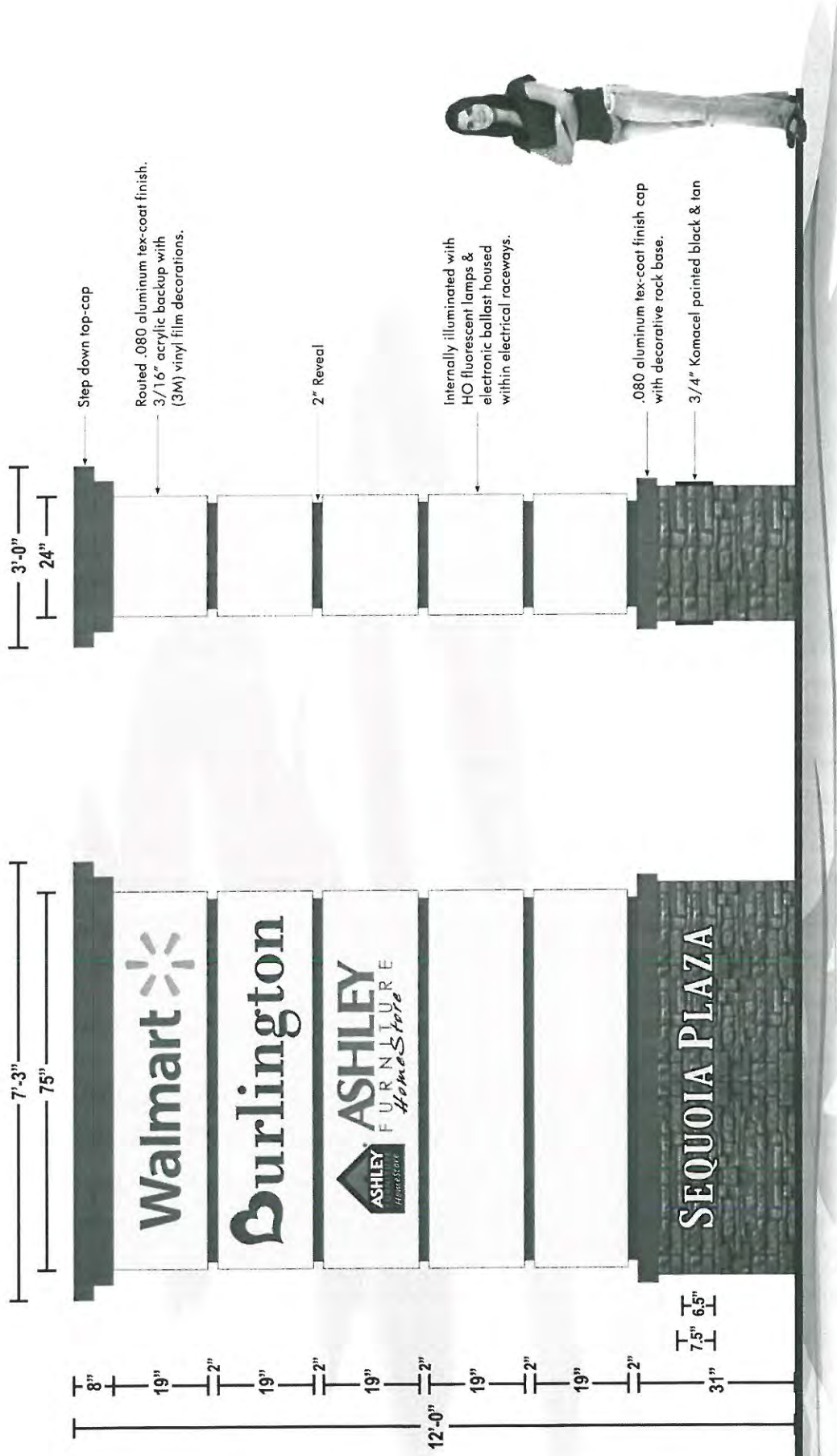
5901 E. CLINTON AVE. FRESNO, CA. 93727  
 TEL (559)292-2944 / FAX (559)292-2980  
 www.fresnoneon.com / sales@fresnoneon.com

**FRESNO NEON**  
 SIGN COMPANY INC.

**TITLE 24 COMPLIANCE:**  
 This design complies with section 106.3 (2013 CA Energy Code) and will be installed prior to final inspection. The contractor shall provide a contribution to the astronomical time clock.

THIS DESIGN IS THE PROPERTY OF  
 FRESNO NEON SIGN CO. INC.  
 NO UNAUTHORIZED USE OR  
 REPRODUCTION IS ALLOWED.

DRAWING NUMBER:  
**SP-MS12**  
 Rev. 1



**MARKETPLACE - (2) INTERNALLY ILLUMINATED DIS MONUMENT SIGN / DISPLAY**

SATIN LIGHT TAN ACRYLIC  
 SATIN RUST BROWN ACRYLIC  
 SATIN BROWN ACRYLIC POLYURETHANE

3/16" WHITE ACRYLIC FACE PANELS  
 (3M) TRANSLUCENT VINYL FILMS  
 SATIN BROWN ACRYLIC POLYURETHANE

**PROPERTY OWNER APPROVAL:**

\_\_\_\_\_

DATE: \_\_\_\_\_

**CUSTOMER APPROVAL:**

\_\_\_\_\_

DATE: \_\_\_\_\_

**TITLE 24 COMPLIANCE**

Title 24 compliant controls which comply with section 130.3 (2013 CA Energy Code) will be installed prior to final inspection, which include either a time clock/photo cell combination or an astronomical time clock.

**PROJECT:** Sequoia Plaza  
**CONTACT:** Jim Sanders  
**SALES PERSON:** Ernest Peterson  
**DATE:** 2/18/2016

5901 E. CLINTON AVE. FRESNO, CA. 93727  
 TEL (559)292-2944 | FAX (559)292-2980  
 www.fresnoneon.com | sales@fresnoneon.com

**INC.**

THIS DESIGN IS THE PROPERTY OF FRESNO NEON SIGN CO. INC. NO UNAUTHORIZED USE OR REPRODUCTION IS ALLOWED.

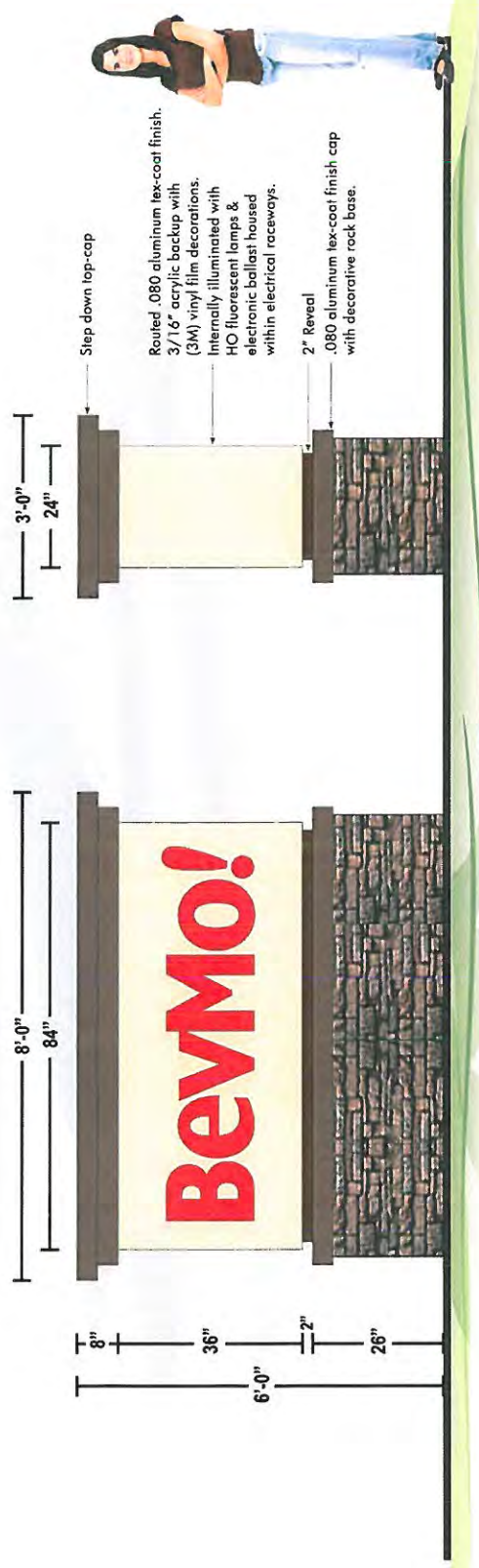




Exhibit "D"



Exhibit "E"



**SEQUOIA MARKETPLACE - (1) INTERNALLY ILLUMINATED DIS MONUMENT SIGN DISPLAY**

1/2"=1'

- SATIN LIGHT TAN ACRYLIC POLYURETHANE
- 3/16" WHITE ACRYLIC FACE PANELS
- SATIN RUST BROWN ACRYLIC POLYURETHANE
- (3M) TRANSLUCENT VINYL FILM
- STACKED STONE POLE COLUMNS
- SATIN BROWN ACRYLIC POLYURETHANE



5901 E. CLINTON AVE. FRESNO, CA. 93727  
 TEL (559)292-2944 | FAX (559)292-2980  
 www.fresnoneon.com | sales@fresnoneon.com

PROJECT: Sequoia Plaza  
 CONTRACT: Jim Sanders  
 SALES PERSON: Ernest Peterson  
 DATE: 12/2/2015

CUSTOMER APPROVAL:  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROPERTY OWNER APPROVAL:  
 \_\_\_\_\_  
 DATE: \_\_\_\_\_

**TITLE 24 COMPLIANCE**  
 This design complies with Title 24, Part 9.1, with section 909.3.2013 CA Electrical Code which includes either a time clock/photo cell combination or an astronomical time clock.

THIS DESIGN IS THE PROPERTY OF  
 FRESNO NEON SIGN CO. INC.  
 NO UNAUTHORIZED USE OR  
 REPRODUCTION IS ALLOWED.

DRAWING NUMBER:  
**SP-M6**



**SIGN VARIANCE REQUEST**  
Sequoia Plaza Shopping Center  
SEQ Mooney Blvd. and Caldwell Ave.  
Visalia, CA

The Sequoia Plaza Shopping Center on South Mooney Blvd was developed and constructed approximately 25 years ago. In 2015, Sequoia Plaza Associates, LP purchased the shopping center. The position of the anchor buildings as originally constructed on the Shopping Center site along with the numerous mature trees in the parking lot severely limits the visibility to buildings in the back of the center. The former Circuit City building has been empty for approximately 4 years. In order for us to properly market and lease this building to national retailers who recognize signage visibility as of utmost importance in any new location they choose to operate in, Sequoia Plaza Shopping Center must be allowed the same signage rights as other regional shopping centers along Mooney Blvd.

**Variance being requested:**

The request will allow for site signage exceeding what is normally allowable in the PCR zone district. Specifically, the request is for the addition of two equal sized monument signs (7'3" wide by 12'0" tall) on both Mooney Blvd and just north of Wal Mart as shown on the site plan and a single panel monument sign (8'0" wide by 6'0" tall) to be used solely by Bevmo on Mooney Blvd.

**Findings:**

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

The existing site signage consists of one monument sign fronting Mooney Blvd with two panels which are used by Wal Mart and Burlington Coat Factory. In consideration of the size of Sequoia Plaza Shopping Center and the large national retailers which operate business within, it is necessary to provide adequate site signage in order to remain competitive in the retail business environment. Further, the expectation for a large national retailer to lease a building such as the former Circuit City building is that there will be signage available on the streets the shopping center fronts.

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

The location of the building frontages of the anchor buildings sits in the east and south corners of the shopping center and as a result, these buildings are not adequate to Mooney Blvd. The visibility is also hampered by mature tree growth in the parking lot. Without site signage, it will be extremely difficult to re-tenant the former Circuit City building which has been vacant for four years and re-tenant the shop buildings which have also had much turnover and vacancy.

**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;**

Other shopping centers and retailers on Mooney Blvd. have much more site signage visibility. There have been other variances granted in this regional zone district and the granting of this variance would allow for consistency with other shopping centers and retailers.

**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;**

Other properties that may be in the same zone will not have the same problematic visibility issues that are specific to this location. Visibility is limited which makes the need for additional sign panels on the monument signs critical.

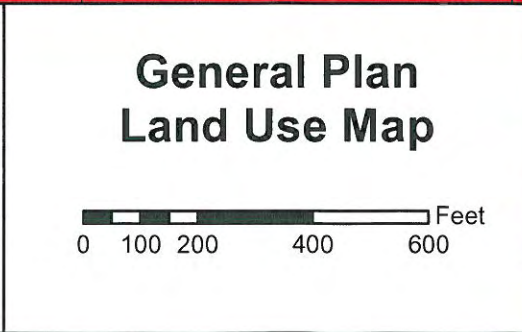
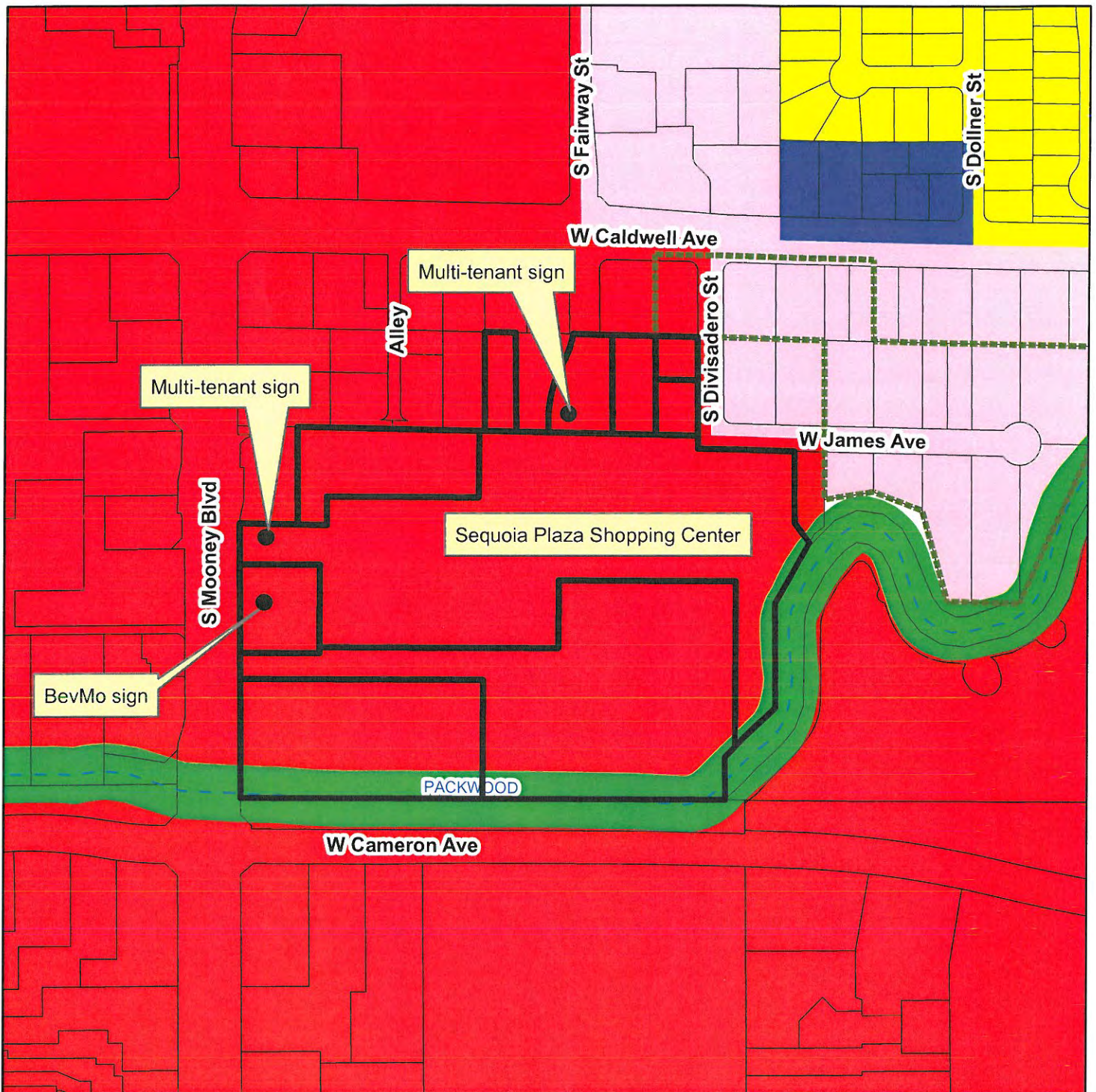
**5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

There will be little or no impact for the variance in signage to other retail properties on Mooney Blvd in this same zone district. There are no residential properties in the area that will be impacted by the granting of the requested variance.



## Variance No. 2016-01

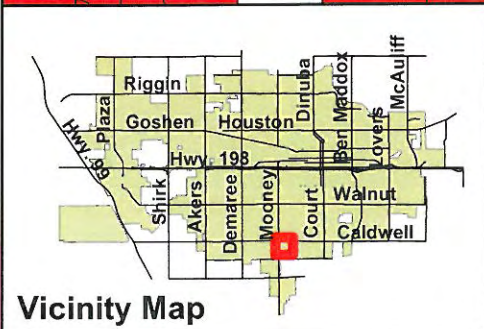
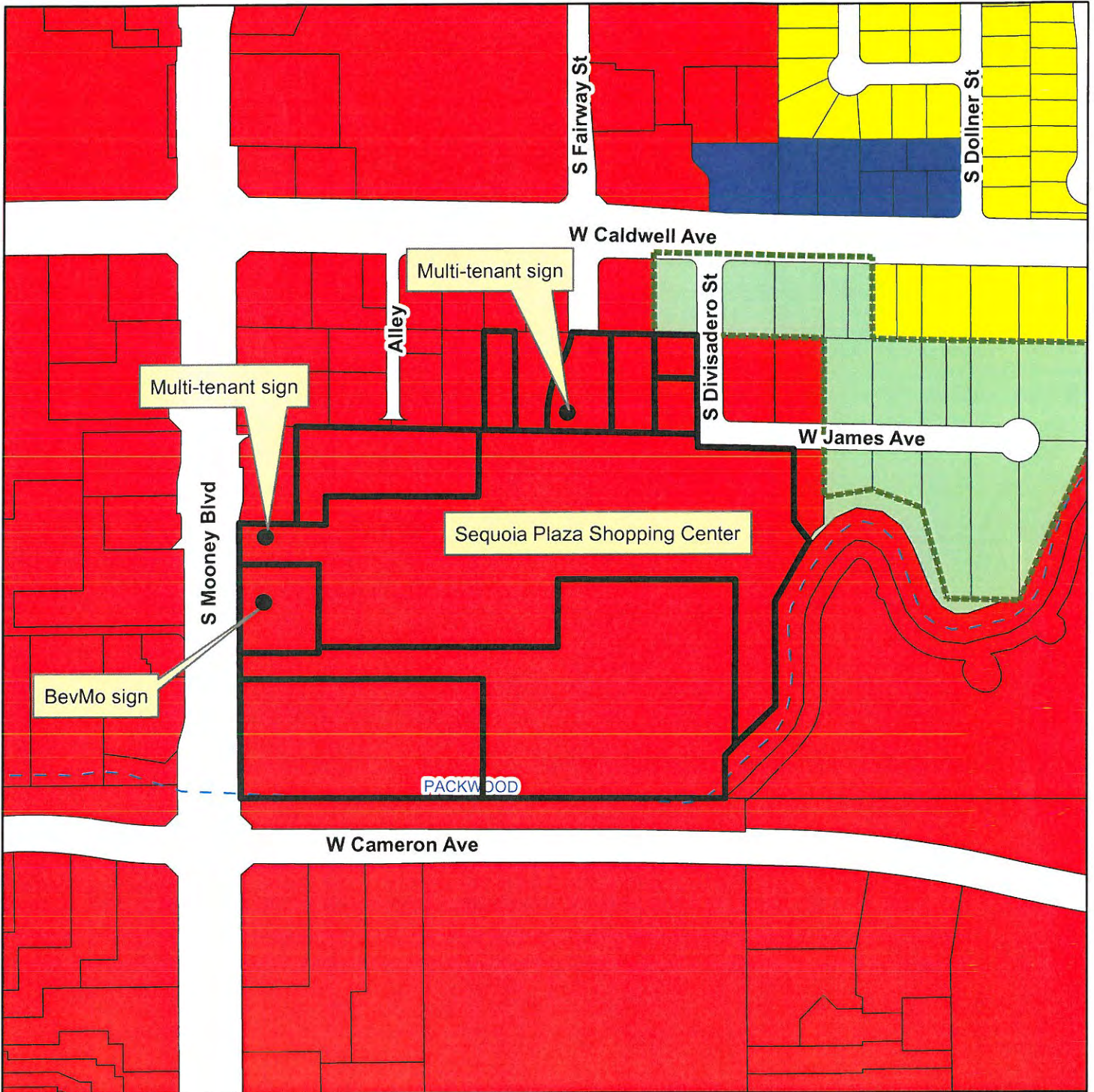
The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue.  
 (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)





# Variance No. 2016-01

The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue.  
(APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)



## Zoning Map



- Regional Retail Commercial
- Professional / Admin. Office
- Residential Single-family R-1-6
- County Areas



## Variance No. 2016-01

The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue.  
 (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)



### Aerial Photo

Photo Taken March 2016



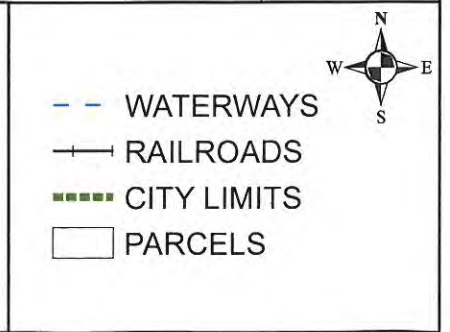
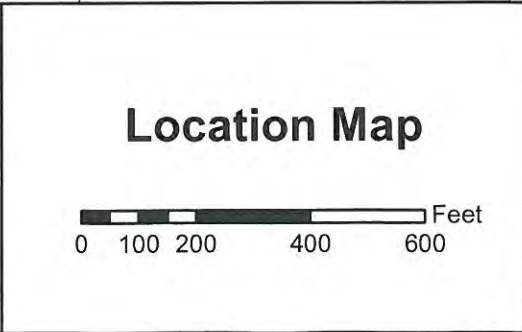
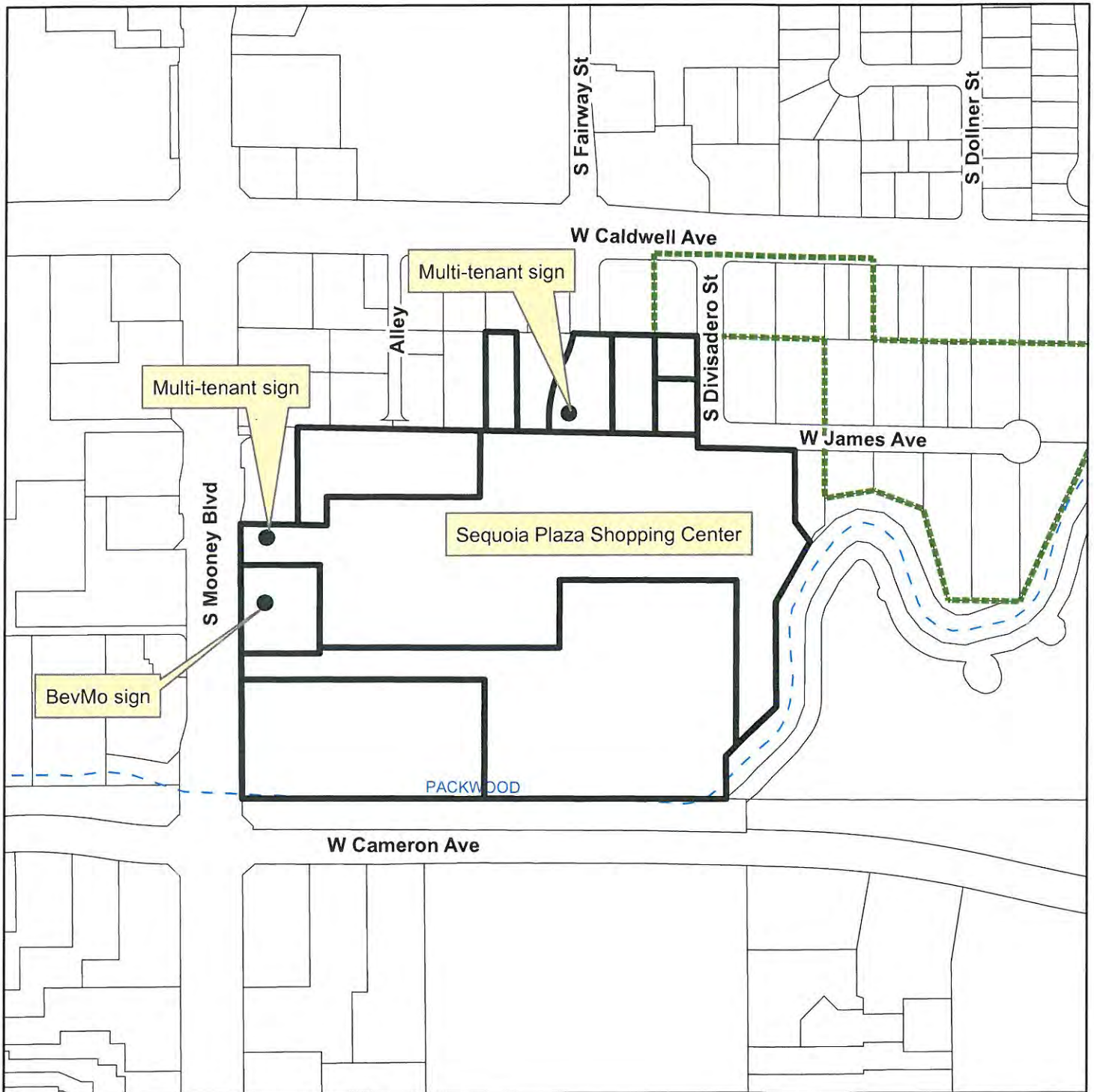
- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS





# Variance No. 2016-01

The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue.  
(APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097)







# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 25, 2016

**PROJECT PLANNER:** Anna Salvador, Intern Planner  
Phone No.: (559) 713-4492

**SUBJECT: Conditional Use Permit No. 2016-17:** A request by Maria Silveira for an amendment to Conditional Use Permit No. 2015-09, to construct an additional unit to an approved 21-unit senior citizen residential development on a 2.01 acre site in the R-1-6 (Single-Family Residential) Zone. The site is located at 2106 S. Garden Street, on the east side of Garden Street 300 feet south of Walnut Avenue. (APN: 123-063-032).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2016-17, as conditioned, based upon the findings and conditions in Resolution No. 2016-36. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2016-17 based on the findings and conditions in Resolution No. 2016-36.

## PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to add one unit to an existing senior citizen residential development, as illustrated in Exhibit "A." The project is affiliated with the existing Casa Grande senior care facility on Walnut Avenue between Garden and Santa Fe, but will be operated independently.

The additional unit will be similar to the existing units at 1,014 square feet, as shown in Exhibit "B." The unit will be developed with similar elevations as the existing units. The independent living units all have full kitchens and single-car garages.

The unit will be incorporated into an established 21-unit senior independent living development that was approved to be constructed in two phases. The first phase, along the south side of the access drive has four duplexes and two single units, which are constructed and occupied. The proposed additional unit would be added to the single unit on the east end. There are currently six duplex units and one single unit under construction on the north side of the access drive. The private drive extending along the southern part of the site from Garden Street will provide the sole vehicular access to the dwelling unit.

## BACKGROUND INFORMATION

General Plan Land Use Designation:	Medium Density Residential
Zoning:	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
Surrounding Zoning and Land Use	North: R-1-6/ Casa Grande senior care facility South: R-1-6 / Single-family residences East: R-1-6 / Santa Fe Trail, Santa Fe Street, mobile home park West: R-1-6 / Single-family residences
Environmental Review:	Categorical Exemption No. 2016-32
Special Districts:	N/A
Site Plan:	2016-074

### RELATED PLANS & POLICIES

See separate General Plan policies regarding senior living facilities, and also Zoning Ordinance chapters pertaining to Conditional Use Permits.

### RELATED PROJECTS

**Conditional Use Permit No. 2015-09:** a request to allow an addition to the planned residential development consisting of 11 units was approved by the Planning Commission on April 27, 2015. This project was proposed on the project site and consisted of a nearly identical site plan to lapsed CUP 2011-07.

**Conditional Use Permit No. 2011-07,** a request to allow an addition to the planned residential development consisting of 11 units, was approved by the Planning Commission on April 25, 2011. This project was proposed on the project site and consisted of 11 units on the northern portion of the private drive, and has since lapsed

**Conditional Use Permit No. 2005-27,** a request to allow an addition to the planned residential development consisting of 24 units, was approved by the Planning Commission on August 8, 2005. This project was proposed on the project site and consisted of two-story units with residences on the first and second floors, and has since lapsed.

**Conditional Use Permit No. 90-35,** a request for a planned residential development consisting of ten senior citizen cottages, was approved by the City Council on March 4, 1991. This project established the existing 10 units on the site. It will share the project's parcel and private drive.

## PROJECT EVALUATION

Staff supports the requested conditional use permit based on the project's consistency with the General Plan and the Zoning Ordinance.

### Land Use Compatibility / Density

The site is zoned R-1-6 (Single-family residential). Residential development designed for seniors is a conditional use in the R-1-6 zone per Visalia Zoning Ordinance Section 17.12.040.J.



This project meets the density requirements as established by the Residential Medium Density (RMD) land use designation in the current Land Use Element (reference Policy LU-P-56), and helps support the City's policy to facilitate high-quality building and site design for multi-family developments without compromising site design and compatibility (reference Policy LU-P-52). Although the site is zoned R-1-6 which supports a density of 2 to 10 units/acre, the restricted use of the site as senior citizen housing and the site design consisting of one-story single and duplex units ensure compatibility with the purpose and intent of the R-1 zone district and with surrounding residential uses.

#### Setbacks

Staff is recommending using the setbacks established for the previous approvals included as Condition of Approval No. 3. The proposed minimum setbacks, which closely follow the standard R-1-6 setbacks, are:

- Front (north side of parcel) 15 feet to living space and 22 feet to face of garage
- Side (east side of parcel adjacent to cul-de-sac): 5 feet
- Rear (south side of parcel) 10 feet
- Distance between buildings: 0 feet

#### Street Improvements

Ingress and egress to the site will be from Garden Street. The cul-de-sac at the end of the private street will be adjusted to accommodate a garage structure on the proposed site. The cul-de-sac will maintain its existing width.

#### Parking

The parking requirement for senior citizen housing developments is one parking stall per unit. This requirement is being fulfilled with the attached single-car garage. The driveway of the site is currently included as part of the cul-de-sac and would not accommodate an extra parking space.

#### Walls / Fences

The dwelling's rear yard, shown on the plan with a setback of 10 feet, is proposed to be enclosed by six-foot wooden fences with access gates on the sides of the units. Staff is recommending in Condition of Approval No. 4 that all of the landscaping, including the landscaping in the enclosed rear yards, shall be commonly maintained, as the development is currently conditioned by CUP 2015-09.

#### Environmental Review

This project is considered Categorical Exempt under Section 15332 (Class 32) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) as an in-fill development project (Categorical Exemption No. 2016-32).

Projects determined to meet this classification consist of in-fill development meeting a series of conditions, including consistency with applicable General Plan policies and Zoning regulations, no more than five acres, ability to be adequately served by existing utilities and infrastructure, the site having no value as habitat for threatened, rare, or endangered species, and not resulting in any significant environmental effects.

## **RECOMMENDED FINDINGS**

- 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 CUP 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:
  - A) 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.
  - B) 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-32).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-074.
2. That the addition to the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A" and floor plans and elevations shown in Exhibit "B".
3. That the following minimum building setbacks shall be applied to the project:
  - Front (north side of parcel) 15 feet to living space and 22 feet to face of garage
  - Side (east side of parcel adjacent to cul-de-sac): 5 feet
  - Rear (south side of parcel) 10 feet
  - Distance between buildings: 0 feet
4. That the applicable conditions of CUP No. 2015-09 shall apply.
5. That the applicant enters into a covenant designating the unit as a senior (age 55 or older) residential unit, and that said covenant is to be recorded with the title of the property prior to the issuance of any building permits.
6. That all landscaping, including the landscaping in the private back yard area, shall be commonly maintained.
7. That the exterior of the building and garage be illuminated during hours of darkness. In addition, the unit's address shall be contrasting to their background, and also be illuminated during all hours of darkness.
8. That the fire access lane and the cul-de-sac be red curbed.
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. 2016-17, prior to the issuance of any building permits for this project.



## 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.visalia.city](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor and Elevation Plans
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

## Related Plans & Policies

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

### **General Plan Land Use & Transportation Policy:**

**LU-P-52** Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

*Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.*

**LU-P-56** Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

*This designation can accommodate a mix of housing types including small-lot single family, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.*

## **Zoning Ordinance**

### **Chapter 17.12: R-1 Single-Family Residential Zone**

#### **17.12.040 Conditional uses.**

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

- J. Residential development specifically designed for senior housing;

### **Chapter 17.34: Off-street Parking and Loading Facilities**

#### **17.34.020 Schedule of off-street parking space requirements.**

- A. Residential.
  1. Single-family dwelling: two parking spaces (one covered) per unit;
  2. Multi-family dwelling: 1.5 parking spaces per dwelling unit for all multi-family developments with the

following exceptions:

- a. One parking space per dwelling unit for senior citizen housing developments. Senior citizen means a person of fifty-five (55) years of age or older. Senior citizen housing development shall be defined as a multi-family project wherein the units are made available solely to senior citizens,

### **Chapter 17.38: Conditional Use Permits**

#### **17.38.010 Purposes and powers**

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

#### **17.38.030 Lapse of conditional use permit.**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the



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

**17.38.040 Revocation.**

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

**17.38.050 New application.**

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

**17.38.060 Conditional uses permit to run with the land.**

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

**17.38.065 Abandonment of conditional use permit.**

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

**17.38.110 Action by planning commission.**

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

**17.38.120 Appeal to city council.**

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

**17.38.130 Effective date of conditional use permit.**

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

RESOLUTION NO. 2016-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2016-17, A REQUEST BY MARIA SILVEIRA FOR AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 2015-09, TO CONSTRUCT AN ADDITIONAL UNIT TO AN APPROVED 21 UNIT SENIOR CITIZEN RESIDENTIAL DEVELOPMENT ON A 2.01 ACRE SITE IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONE. THE SITE IS LOCATED AT 2106 S. GARDEN STREET, ON THE EAST SIDE OF GARDEN STREET 300 FEET SOUTH OF WALNUT AVENUE. (APN: 123-063-032).

**WHEREAS**, Conditional Use Permit No. 2016-17, is a request by Maria Silveira for an amendment to Conditional Use Permit No. 2015-09, to construct an additional unit to an approved 21 unit senior citizen residential development on a 2.01 acre site in the R-1-6 (Single-Family Residential) Zone. The site is located at 2106 S. Garden Street, on the east side of Garden Street 300 feet south of Walnut Avenue. (APN: 123-063-032).

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said Commission on July 25, 2016; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific 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 CUP 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:
  - A) 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.
  - B) 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 Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-32).

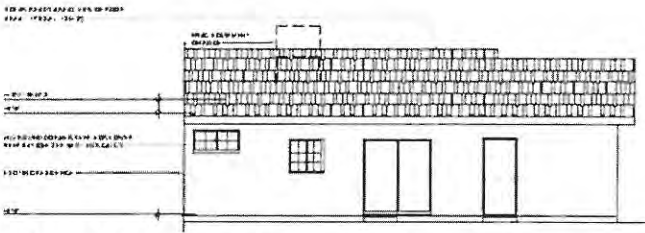
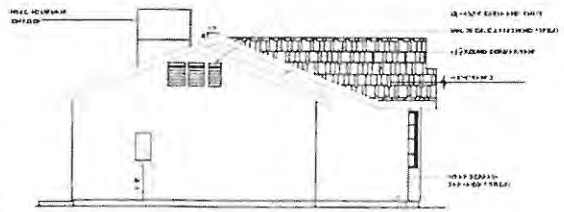
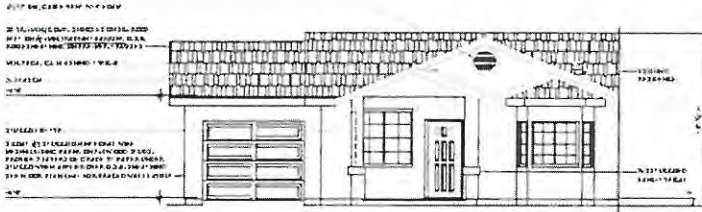
**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-074.
2. That the addition to the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A" and floor plans and elevations shown in Exhibit "B".
3. That the following minimum building setbacks shall be applied to the project:
  - Front (north side of parcel 15 feet to living space and 22 feet to face of garage
  - Side (east side of parcel adjacent to cul-de-sac): 5 feet
  - Rear (south side of parcel) 10 feet
  - Distance between buildings: 0 feet
4. That the applicable conditions of CUP No. 2015-09 shall apply.
5. That the applicant enters into a covenant designating the unit as a senior (age 55 or older) residential unit, and that said covenant is to be recorded with the title of the property prior to the issuance of any building permits.
6. That all landscaping, including the landscaping in the private back yard area, shall be commonly maintained.
7. That the exterior of the building and garage be illuminated during hours of darkness. In addition, the unit's address shall be contrasting to their background, and also be illuminated during all hours of darkness.
8. That the fire access lane and the cul-de-sac be red curbed.
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. 2016-17, prior to the issuance of any building permits for this project.



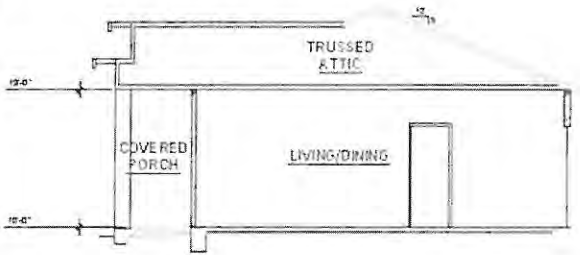






EXTERIOR ELEVATIONS- UNIT "D"

SCALE: 3/16" = 1'-0" 2F



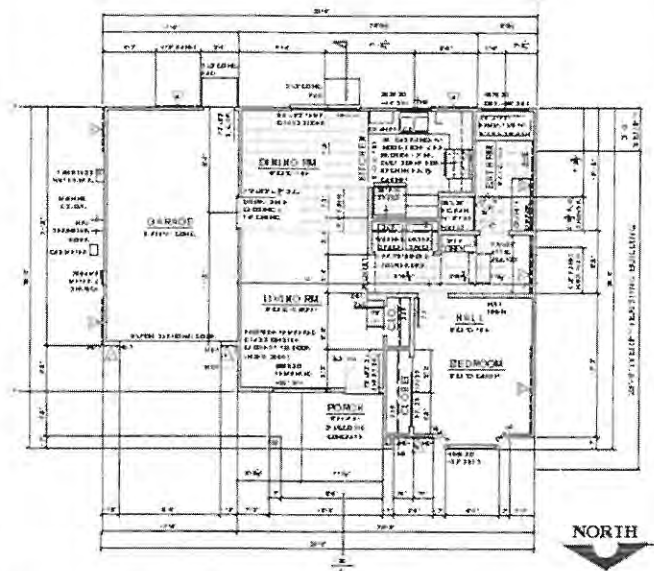
SECTION- UNIT "D"

SCALE: 1/4" = 1'-0" 3D

BRACED WALL LEGEND

SYMBOL	DESCRIPTION	TYPE	BRACE TYPE	LENGTH	INSTALLATION	FOUNDATION	FRAMING
1	1x4	1x4	1x4	4'-0"	1x4	1x4	1x4
2	2x4	2x4	2x4	8'-0"	2x4	2x4	2x4
3	2x6	2x6	2x6	8'-0"	2x6	2x6	2x6
4	2x8	2x8	2x8	8'-0"	2x8	2x8	2x8
5	2x10	2x10	2x10	8'-0"	2x10	2x10	2x10

FRAMING IS TO BE IN ACCORDANCE WITH THE 2009 IRC. ALL BRACED WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 IRC. ALL BRACED WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 IRC.



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x4	10	LF	1.50	15.00
2	2x6	5	LF	2.50	12.50
3	2x8	3	LF	3.50	10.50
4	2x10	2	LF	4.50	9.00

4D FLOOR PLAN- UNIT "D"

SCALE: 3/16" = 1'-0" 4F

Exhibit B  
Floor and Elevation  
Plans



# 2

MEETING DATE JUNE 1, 2016  
SITE PLAN NO. 16-074 RESUBMITTAL  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
  - During site plan design/policy concerns were identified, schedule a meeting with
    - Planning
    - Engineering
    - 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
  - PLANNING COMMISSION *MINOR CUP*
  - HISTORIC PRESERVATION
  - REDEVELOPMENT
  - PARK/RECREATION
  - OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

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





# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 1, 2016

SITE PLAN NO: 2016-074 RESUBMITTAL  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP. OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION TITLE: 2106 S GARDEN ST  
APN TITLE: 123-063-031  
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

- Conditional Use Permit Amendment (CUP No. 2015-09)
- Building Permits
- Additional Information as Needed

### **PROJECT SPECIFIC INFORMATION: 06/01/2016**

1. A CUP amendment is required for the additional unit.
2. The entire 20-unit development falls within the density range of the Low Density Residential land use designation.
3. Submit building elevations with the CUP application submittal.

## **PREVIOUS COMMENTS**

### **PROJECT SPECIFIC INFORMATION: 05/18/2016**

1. Staff does not support the request to add an additional duplex to the site. The proposed unit impacts the cul-de-sac design restricting fire access turn-around movements. Additionally, the inclusion of the additional unit limits the open space on-site and over-intensifies the development pattern of the area.
2. Staff does not support the applicant's request to construct a two-story unit. This design is not in keeping with the overall architectural character of the single-story development.
3. If the applicant elects to pursue the development of the two-story, a CUP amendment to CUP No. 2015-09 is required.

- Staff initial finding is that the proposed site plan IS NOT 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:**

	<b>Building</b>	<b>Landscaping</b>
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet

➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet*	25 Feet

**Minimum Site Area:** 6,000 square feet

**Accessory Structures:**

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

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

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

**Parking:**

1. Provide parking consistent with the parking ratios for this development at one space per unit (see Zoning Ordinance Section 17.34.020).

**Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

**Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).



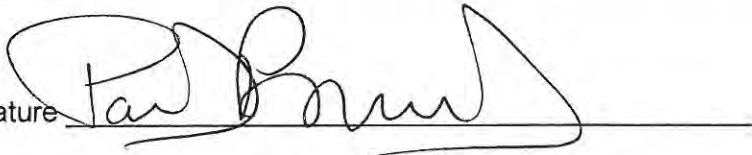
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall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

**Lighting:**

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

**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, written over a horizontal line. The signature is stylized and appears to be "Paul Brown".

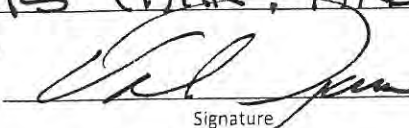
**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 2      DATE: June 01, 2016  
 SITE PLAN NO:      SPR16074      **RESUBMIT**  
 PROJECT TITLE:     SILVEIRA-GARDEN PALMS VILLAGE  
 DESCRIPTION:       NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
 APPLICANT:          GUTIERREZ JESUS  
 PROP OWNER:        SILVEIRA RENTAL ENTERPRISES INC  
 LOCATION:           2106 S GARDEN ST  
 APN(S):              123-063-031

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 \$3.48 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: **MAINTAIN FIRE-RESISTIVE REQUIREMENTS BETWEEN UNITS (1)HR. FIRE SPRINKLER NEW DUPLEX.**

 Date 6/1/16  
 Signature



ITEM NO: 2

DATE: 01, 2016

SITE PLAN NO:

SPR16074

RESUBMIT

PROJECT TITLE:

SILVEIRA-GARDEN PALMS VILLAGE

DESCRIPTION:

NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)

APPLICANT:

GUTIERREZ JESUS

PROP OWNER:

SILVEIRA RENTAL ENTERPRISES INC

LOCATION:

2106 S GARDEN ST

APN(S):

123-063-031

# 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

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 2                      DATE: June 01, 2016  
SITE PLAN NO:                SPR16074                      *RESUBMIT*  
PROJECT TITLE:                SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION:                 NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT:                    GUTIERREZ JESUS  
PROP OWNER:                 SILVEIRA RENTAL ENTERPRISES INC  
LOCATION:                      2106 S GARDEN ST  
APN(S):                      123-063-031

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 - 3/4 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

5-27-16

\_\_\_\_\_  
DATE



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 31, 2016

ITEM NO: 2	RESUBMTL
SITE PLAN NO:	SPR16074
PROJECT TITLE:	SILVEIRA-GARDEN PALMS VILLAGE
DESCRIPTION:	NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-β) (X)
APPLICANT:	GUTIERREZ JESUS
PROP. OWNER:	SILVEIRA RENTAL ENTERPRISES INC
LOCATION:	2106 S GARDEN ST
APN(S):	123-063-031

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: 2 DATE: JUNE 1, 2016

SITE PLAN NO.: 16-074 RESUBMITTAL  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R16)  
(X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN: 123-063-031

**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.  
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. Proposed redesign of the existing cul-de-sac onsite to comply with Fire Dept. turnaround requirements. Refer to additional comments from Fire Dept; redesign accordingly.***
- 2. Proposed unit addition to existing building is acceptable. Development impact fees will be applied to new additional unit. Refer to page 3 for fee summary.***
- 3. The overall assisted living complex, at full build-out, will potentially exceed capacity limits of the single refuse enclosure onsite. Additional costs may be incurred for the necessary increase in frequency of trash pick up.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **16-074 RESUBMITTAL**  
Date: **6/1/2016**

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

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$1,987/UNIT X 1</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$414/UNIT X 1, TREATMENT PLANT FEE: \$726/UNIT X 1</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	<b>\$2,982/UNIT X 1</b>
<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 checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$533/UNIT X 1</b>
<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.

  
\_\_\_\_\_  
**Adrian Rubalcaba**





### 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: 2

DATE: June 01, 2016

SITE PLAN NO: SPR16074 **RESUBMIT**  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN(S): 123-063-031

#### 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 2 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.

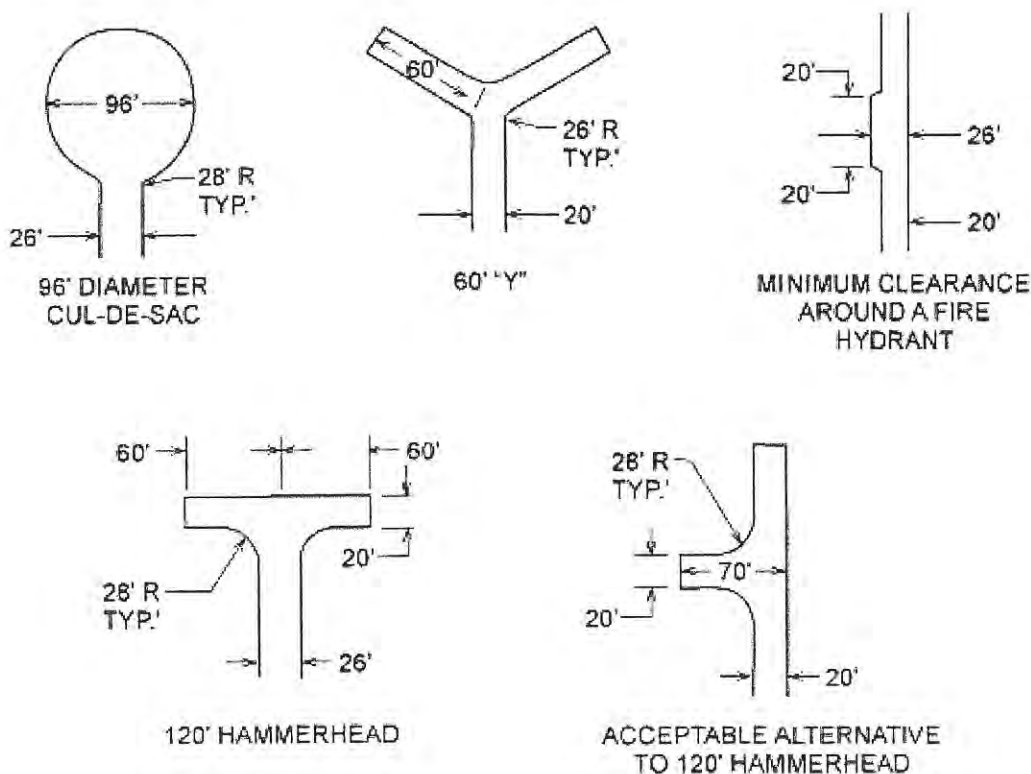


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:**

RED CURB THE FIRE ACCESS LANE & CUL-DE-SAC



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Maribel Vasquez  
Fire Inspector



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

**COMMERCIAL BIN SERVICE**

ITEM NO: 2      DATE: June 01, 2016  
SITE PLAN NO: SPR16074      **RESUBMIT**  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN(S): 123-063-031

- No comments.
- Same comments as  05/25/2016
- 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 indica 16-06
- 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) with no less than 38' clear space in front of the bin, included the front concrete pad.  
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

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**COMMENTS**

Customer will build a R-2 bin enclosure

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Javier Hernandez, Solid Waste Front Load Supervisor 713-4338  
Earl Nielsen, Solid Waste Manager





#3

MEETING DATE **MAY 25, 2016**  
SITE PLAN NO. **16-074**  
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
- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Engineering          |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation |
|                                      | <input type="checkbox"/> Fire Dept.           |

**REVISE AND PROCEED** (see below)

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

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

Your plans must be reviewed by:

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

**ADDITIONAL COMMENTS** \_\_\_\_\_

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

Site Plan Review Committee

ITEM NO: 3                      DATE: May 25, 2016  
 SITE PLAN NO:                      SPR16074  
 PROJECT TITLE:                      SILVEIRA-GARDEN PALMS VILLAGE  
 DESCRIPTION:                      NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
 APPLICANT:                      GUTIERREZ JESUS  
 PROP OWNER:                      SILVEIRA RENTAL ENTERPRISES INC  
 LOCATION:                      2106 S GARDEN ST  
 APN(S):                      123-063-031

**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:  
 \_\_\_\_\_

*[Handwritten signature]*  
 492



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: MAY 25, 2016

SITE PLAN NO.: 16-074  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R16)  
(X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN: 123-063-031

**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.  
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. Proposed redesign of the existing cul-de-sac onsite does not meet Fire Dept. turnaround requirements. Refer to additional comments from Fire Dept; redesign accordingly.***
- 2. Additional duplex may not be supported due to onsite design constraints and further conditions from Planning Dept.***
- 3. The overall assisted living complex, at full build-out, will potentially exceed capacity limits of the single refuse enclosure onsite. Additional costs may be incurred for the necessary increase in frequency of trash pick up.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **16-074**  
Date: **5/25/2016**

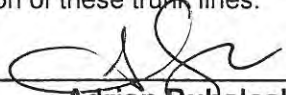
**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**9/4/2015**)  
(Project type for fee rates:**DUPLEX/SENIOR**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$1,987/UNIT X 2</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$414/UNIT X 2, TREATMENT PLANT FEE: \$726/UNIT X 2</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	<b>\$2,982/UNIT X 2</b>
<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 checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$533/UNIT X 2</b>
<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.

  
\_\_\_\_\_  
**Adrian Rubalcaba**

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 25, 2016

ITEM NO: 3  
SITE PLAN NO: SPR16074  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP. OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN(S): 123-063-031

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.

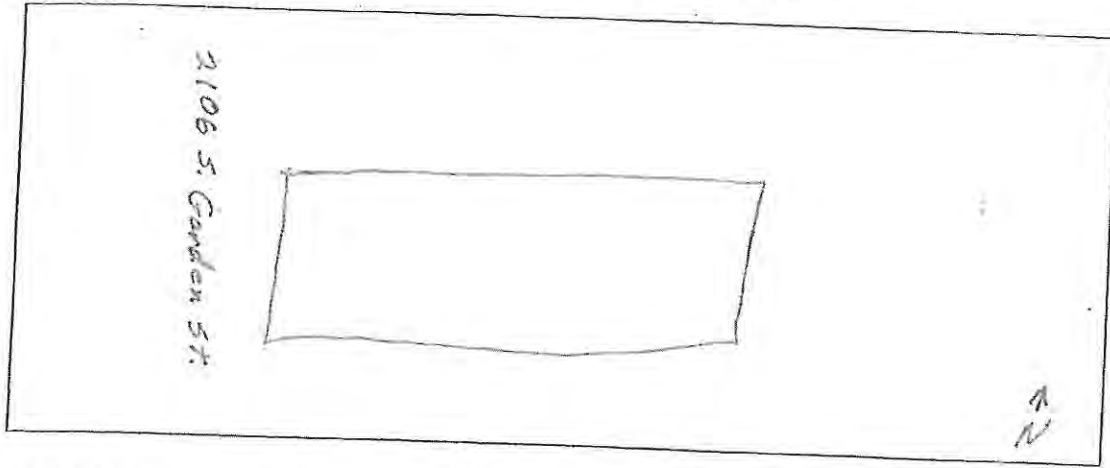
**Additional Comments:**

•

  
Leslie Blair




SITE PLAN REVIEW COMMENTS



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

**QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS**

ITEM NO: **3**                      DATE: May 25, 2016  
SITE PLAN NO:                      SPR16074  
PROJECT TITLE:                     SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION:                        NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT:                         GUTIERREZ JESUS  
PROP OWNER:                        SILVEIRA RENTAL ENTERPRISES INC  
LOCATION:                              2106 S GARDEN ST  
APN(S):                               123-063-031

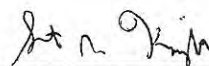
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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

5-23-16

\_\_\_\_\_  
DATE





**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: 3

Date: May 25, 2016

SITE PLAN NO: SPR16074  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN(S): 123-063-031

**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 1 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.

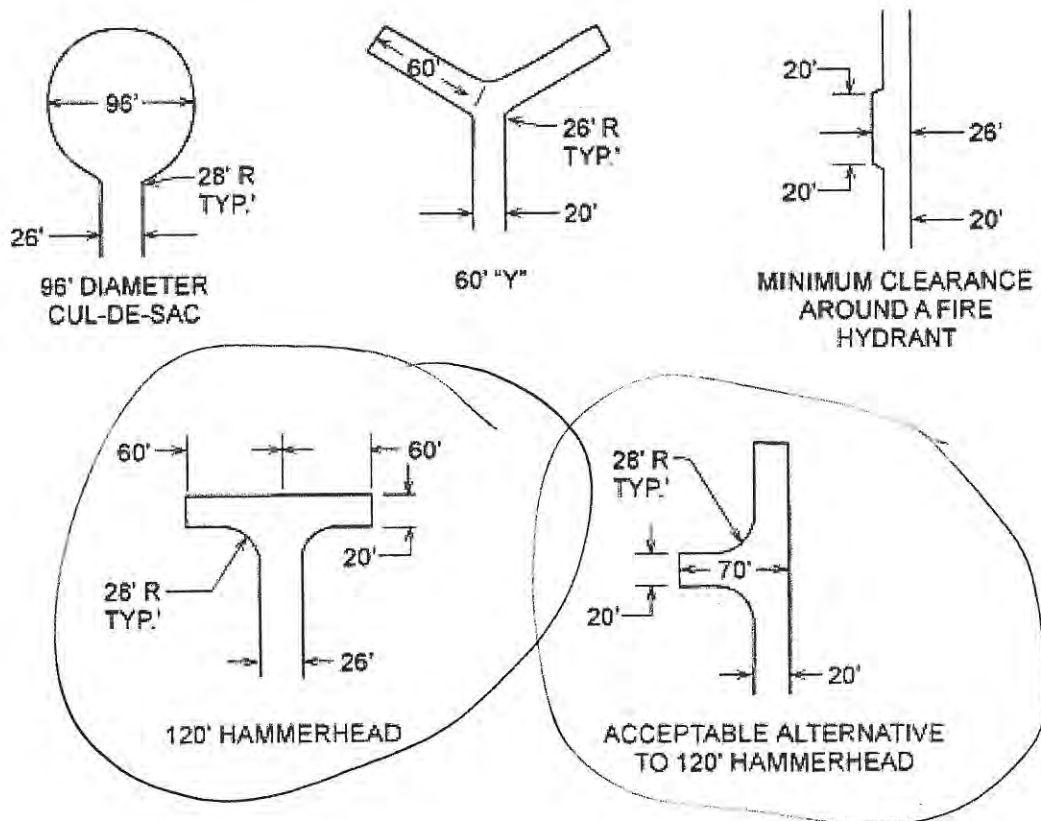


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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:**



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Maribel Vasquez  
Fire Inspector



# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 25, 2016

SITE PLAN NO: 2016-074  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP. OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION TITLE: 2106 S GARDEN ST  
APN TITLE: 123-063-031  
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

- Conditional Use Permit Amendment (CUP No. 2015-09)
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 05/18/2016**

1. Staff does not support the request to add an additional duplex to the site. The proposed unit impacts the cul-de-sac design restricting fire access turn-around movements. Additionally, the inclusion of the additional unit limits the open space on-site and over-intensifies the development pattern of the area.
2. Staff does not support the applicant's request to construct a two-story unit. This design is not in keeping with the overall architectural character of the single-story development.
3. If the applicant elects to pursue the development of the two-story, a CUP amendment to CUP No. 2015-09 is required.

- Staff initial finding is that the proposed site plan IS NOT 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:**

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

**Minimum Site Area:** 6,000 square feet

### **Accessory Structures:**

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

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



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

**Parking:**

1. Provide parking consistent with the parking ratios for this development at one space per unit (see Zoning Ordinance Section 17.34.020).

**Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
5. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
6. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

**Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
4. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
5. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
6. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)



**Lighting:**

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

**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 

City of Visalia  
Building: Site Plan  
Review Comments

ITEM NO: 3      D. May 25, 2016  
SITE PLAN NO: SPR16074  
PROJECT TITLE: SILVEIRA-GARDEN PALMS VILLAGE  
DESCRIPTION: NEW (ADDITIONAL) DUPLEX PROPOSED (R-1-6) (X)  
APPLICANT: GUTIERREZ JESUS  
PROP OWNER: SILVEIRA RENTAL ENTERPRISES INC  
LOCATION: 2106 S GARDEN ST  
APN(S): 123-063-031

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.

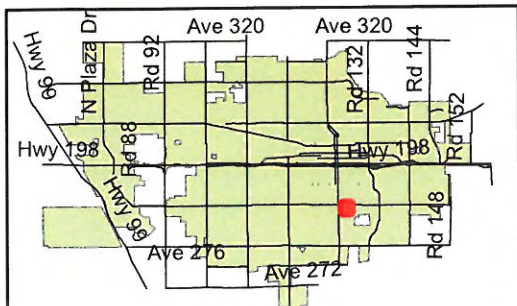
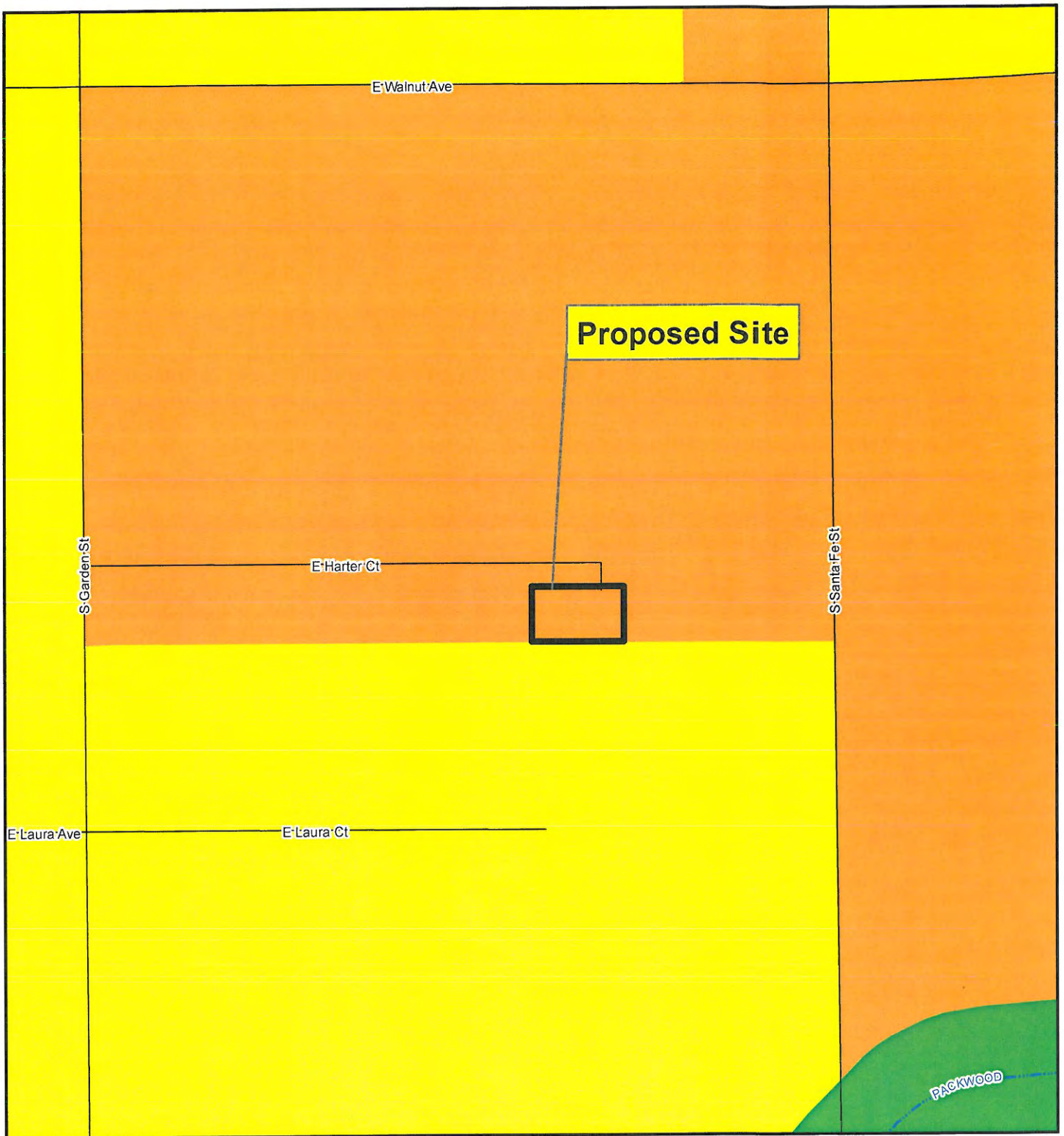
- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an 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 \$3.48 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: DWELLINGS SHALL NOT BE LOCATED WITHIN  
FIRE ACCESS TURNAROUND SPACE.

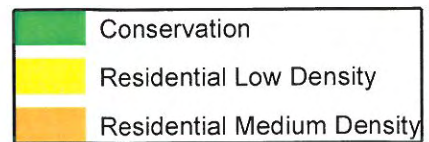
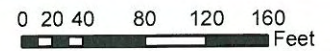
  
Signature \_\_\_\_\_ Date: 5/24/16



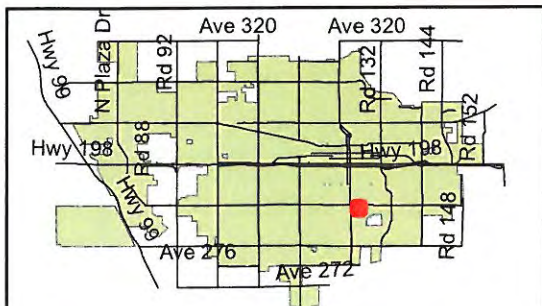
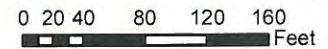
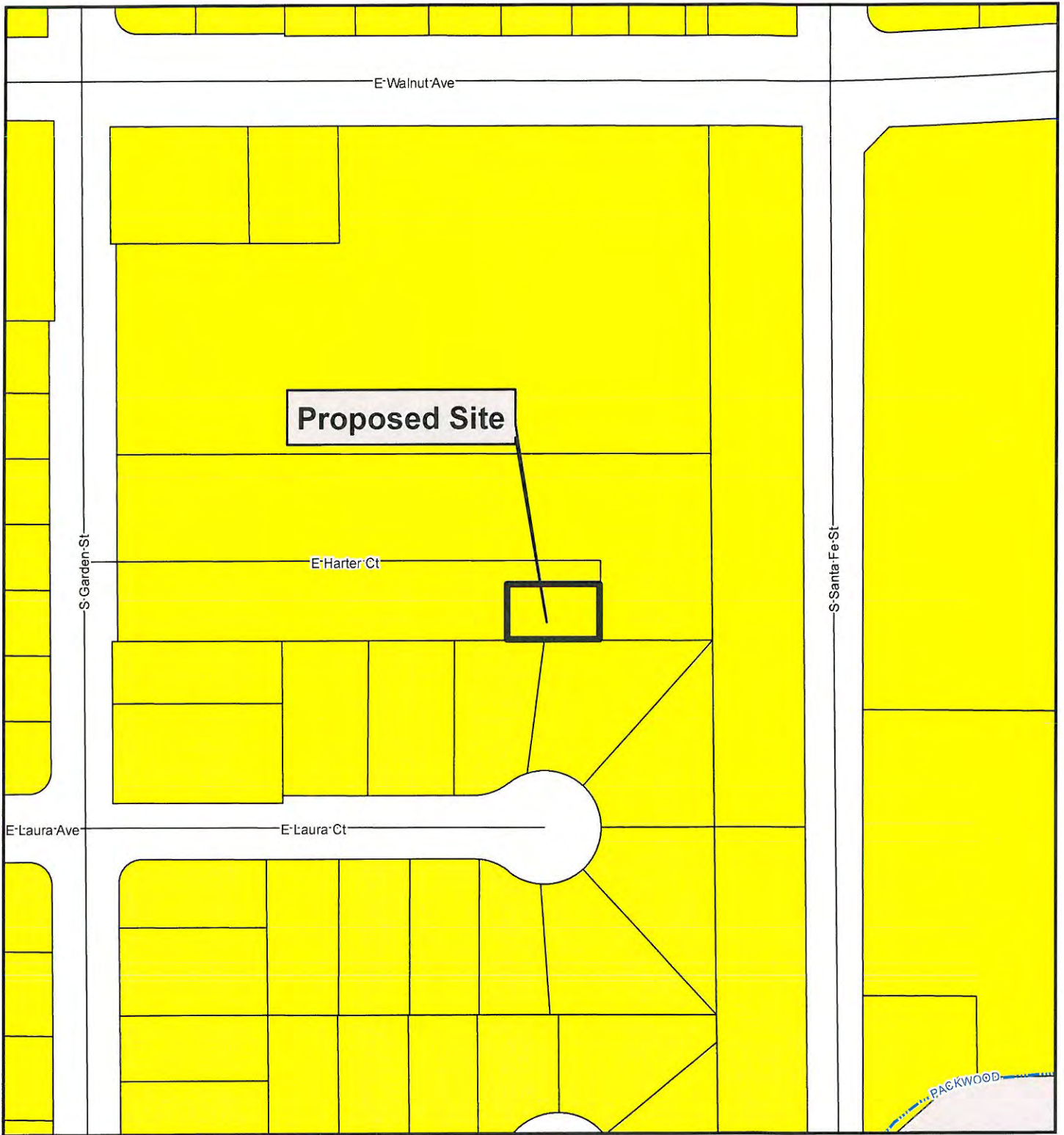
# Garden Palms Village CUP 2016-17



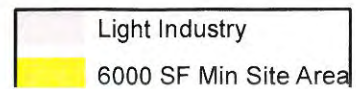
## General Plan Land Use Map



# Garden Palms Village CUP 2016-17

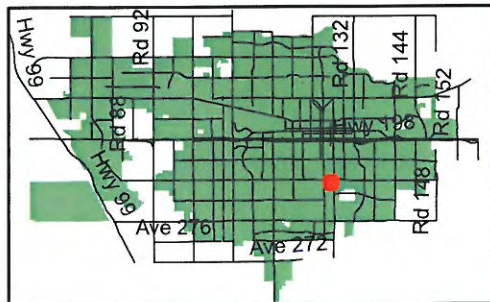


## Zoning Map








# Garden Palms Village CUP 2016-17



0 15 30 60 90 120 Feet

## Aerial Photo

-  Garden Palms
-  Streets
-  Railroad
-  Waterways

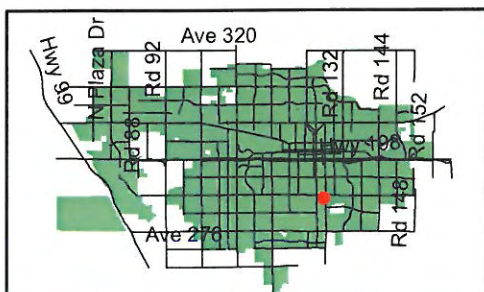




# Garden Palms Village CUP 2016-17



0 5 10 20 30 40 Feet



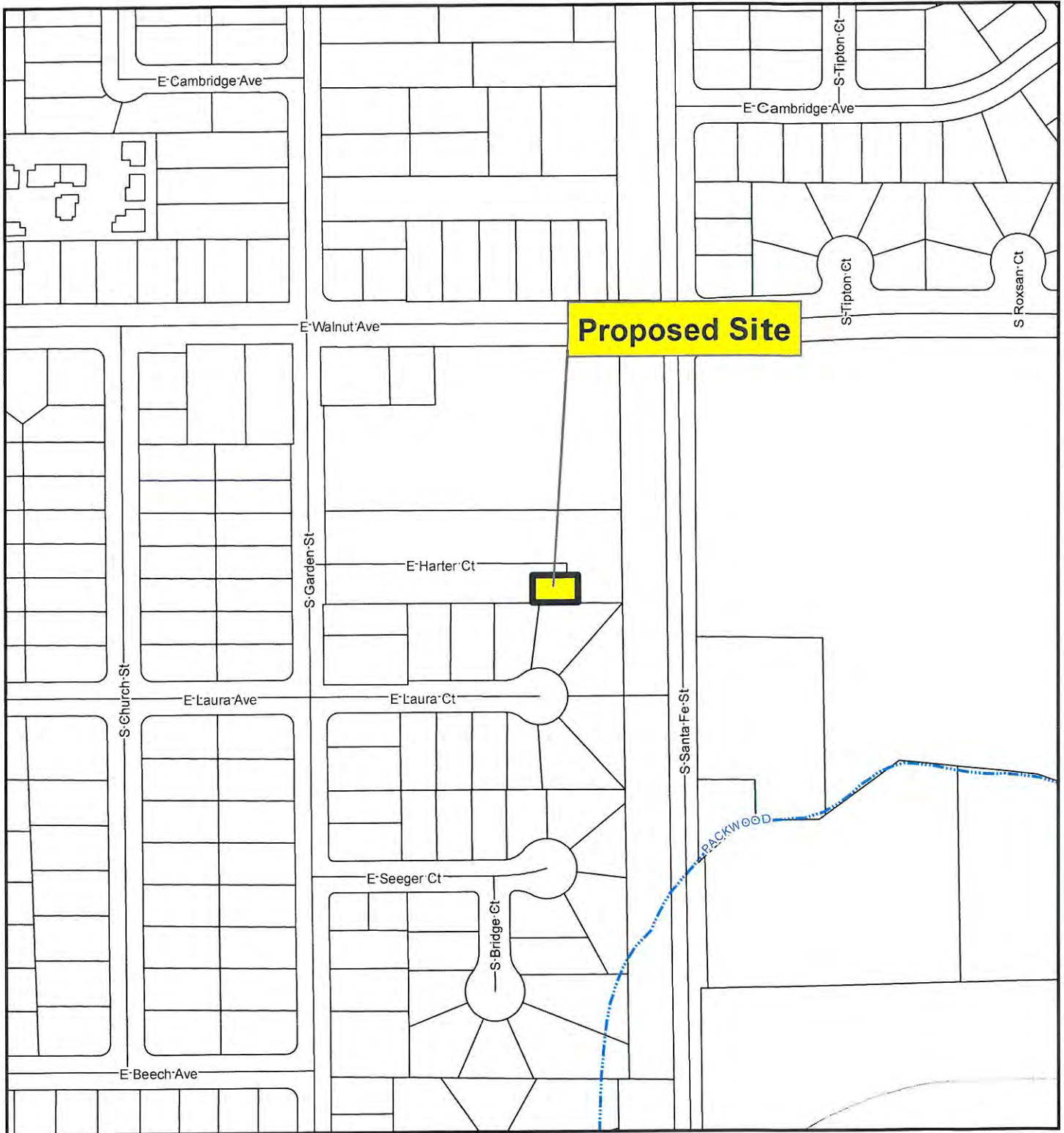
## Aerial Photo

- Garden Palms
- Streets
- Railroad
- Waterways



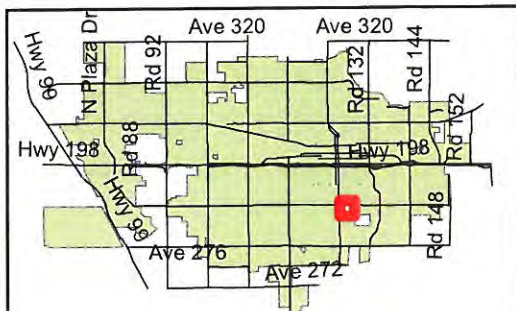


# Garden Palms Village CUP 2016-17



**Proposed Site**

PACKWOOD



## Location Map

