



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 25, 2016

PROJECT PLANNER: Anna Salvador
Phone No.: 713-4492, Email: Anna.Salvador@visalia.city

SUBJECT: 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).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2016-06 based upon the conditions and findings in Resolution No. 2016-38. Staff's recommendation is based on the required variance findings and the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2016-06, based on the findings and conditions in Resolution No. 2016-38.

PROJECT DESCRIPTION

The applicant is requesting a variance to the 5-foot side and 25-foot rear yard setback requirements for a new garage addition that is attached to the existing house, as illustrated in Exhibit "A". The existing garage is considered nonconforming due to the one-foot side yard setback. The applicant is proposing to continue the one-foot setback along the side property line for the garage addition. The proposed garage addition will also result in a rear yard setback of 12 feet, rather than the required 25 feet. The garage addition is required to comply with the 25-foot setback requirement because it is connected to the main structure by a breezeway.

The proposed garage addition is 408 square-feet. The garage addition will be added to the rear (south side) of the existing garage as illustrated in Exhibit "A". The garage addition is designed with a hip roof and will be constructed to a height of approximately 13 to 15 feet at the roof peak.

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-6 Single Family Residential
Surrounding Zoning and Land Use	North: R-1-6 – Single Family Residential South: Highway Commercial/ Professional Administrative Office – Alley / Marie Calendar's Parking lot East: R-1-6 – Single Family Residential West: R-1-6 – Single Family Residential
Environmental Review	Categorical Exemption No. 2016-33

Special District	None
Site Plan Review	N/A

PROJECT EVALUATION

Staff supports the variance to reduce the rear setback from 25 feet to 12 feet, and the side setback from 5 feet to 1-foot, based on the projects consistency with past approvals of similar variance requests, and upon the proposed findings (sees Exhibit "C").

Rear Yard Setback Requirements

The rear yard setback for R-1-6 lots is 25 feet. Staff supports the reduction of the rear yard setback from 25 feet to 12 feet based upon similar non-conforming structures in the neighborhood. The proposed reduction to the rear yard setback will still allow the property owner to retain approximately 3,000 square feet of useable rear yard area. In addition, the reduction to the rear yard will not negatively affect abutting property to the south. The rear property line abuts an alley and the property owner could elect to have his garage accessible from the alley similar to other residential developments in the area that utilize alley access to their properties.

Side Yard Setback Requirements

The side yard setback for R-1-6 zoned lots is five feet. The proposed addition would reduce it to 1-foot. The project site is located within a neighborhood with pre-existing nonconforming side yard setbacks of one-foot. A review of aerial photos shows a variety of setbacks throughout the neighborhood, varying from one to ten feet (see Figure 1). The neighbor directly east of the subject site has a garage with a one-foot setback. Staff is recommending approval of the reduction of the rear yard setback from five feet to one-foot based upon similar non-conforming structures in the neighborhood.



Garage Addition Design

Many of the non-conforming structures in the neighborhood have been designed to closely match the main structure in appearance. Staff has included condition No. 2, requiring the garage addition to match the eaves and trim of the main structure/house.

Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding in the "Recommended Findings" section of this report. The applicant's responses to the variance findings are also included in Exhibit "C".

Staff's support of the requested variance is based upon the existing development pattern of this neighborhood (Hyde's Sierra Vista Tract, established in 1923), and the general character of older historic neighborhoods that were developed prior to the adoption of contemporary zoning requirements.

Correspondence

Staff has received correspondence from one of the neighbors recommending Planning Commission approval of the requested variance. The correspondence is attached as Exhibit "D" of this staff report.

Environmental Review

The project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2016-33).

RECOMMENDED FINDINGS

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance.

- 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;*

Analysis: The intended use for the garage includes increased parking on site, with the potential to decrease on street along the frontage of the house. The property will retain approximately 3,000 square feet of useable rear yard area based on the footprint of the existing and proposed structures. In addition, the reduction to the side and rear yard setbacks will not negatively affect abutting properties. This variance request is similar to other existing non-conforming setbacks in the neighborhood.

- 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;*

Analysis: Other properties in the area have similar non-conforming setbacks to garages. Property directly to the east is developed with a similar side yard setback as requested by the applicant. The applicant is requesting to continue the non-conforming setback, which would be in character with the development pattern of the Hyde's Sierra Vista Tract. This variance request is similar to other existing non-conforming setbacks in the neighborhood.

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;*

Analysis: There are several lots within this single-family neighborhood that were built prior to contemporary zoning requirements. The granting of a variance from a 25-foot to a 12-foot rear setback and a 5-foot to a 1-foot side setback would not constitute a grant of special privilege. Other properties with the same zoning in this neighborhood are currently developed with rear yard setbacks less than 25 feet and side setbacks less than 5 feet. This request is consistent with other existing non-conforming setbacks in the neighborhood.

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;*

Analysis: The granting of a variance from a 25-foot to a 12-foot rear setback and a 5-foot to a one-foot side setback would not constitute a grant of special privilege. Other properties with the same zoning in this neighborhood are currently developed with rear yard setbacks less than 25 feet and side setbacks less than 5 feet. This request is consistent with other existing non-conforming setbacks in the neighborhood.

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.*

Analysis: 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. This request is consistent with other existing non-conforming setbacks in the neighborhood.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-33).

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2016-06 shall be developed consistent with Exhibit "A".
2. That the garage addition match the eaves and trim of the main structure/house.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-06, prior to the issuance of a building permit.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2016-38
- Exhibit "A" – Site Plan
- Exhibit "B" – Existing Conditions
- Exhibit "C" – Variance Findings
- Exhibit "D" – Planning Correspondence
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.12

DEVELOPMENT STANDARDS

R-1-6 Single Family Residential Zone

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

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

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

17.42.010 Variance purposes.

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

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

17.42.030 Variance powers of city planning commission.

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

17.42.040 Exception powers of city planning commission.

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

- A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;

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

17.42.050 Application procedures.

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

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

17.42.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

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

17.42.080 Public hearing procedure.

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

17.42.090 Variance action of the city planning commission.

- A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:
 - 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
 - 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

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

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

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

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

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

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

17.42.100 Exception action of the city planning commission.

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

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

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

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

17.42.110 Appeal to city council.

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

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

17.42.120 Action of city council.

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

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

17.42.130 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and

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

17.42.140 Revocation.

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

17.42.150 New application.

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

RESOLUTION NO. 2016-038

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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).

WHEREAS, Variance No. 2016-06, is 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).

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. 2016-06, as conditioned by staff, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

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

Analysis: The intended use for the garage includes increased parking on site, with the potential to decrease on street along the frontage of the house. The property will retain approximately 3,000 square feet of useable rear yard area based on the footprint of the existing and proposed structures. In addition, the reduction to the side and rear yard setbacks will not negatively affect abutting properties. This variance request is similar to other existing non-conforming setbacks in the neighborhood.

- 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;*

Analysis: Other properties in the area have similar non-conforming setbacks to garages. Property directly to the east is developed with a similar side yard setback as requested by the applicant. The applicant is requesting to continue the non-conforming setback, which would be in character with the development pattern of the Hyde's Sierra Vista Tract. This variance request is similar to other existing non-conforming setbacks in the neighborhood.

- 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;*

Analysis: There are several lots within this single-family neighborhood that were built prior to contemporary zoning requirements. The granting of a variance from a 25-foot to a 12-foot rear setback and a 5-foot to a 1-foot side setback would not constitute a grant of special privilege. Other properties with the same zoning in this neighborhood are currently developed with rear yard setbacks less than 25 feet and side setbacks less than 5 feet. This request is consistent with other existing non-conforming setbacks in the neighborhood.

- 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;*

Analysis: The granting of a variance from a 25-foot to a 12-foot rear setback and a 5-foot to a one-foot side setback would not constitute a grant of special privilege. Other properties with the same zoning in this neighborhood are currently developed with rear yard setbacks less than 25 feet and side setbacks less than 5 feet. This request is consistent with other existing non-conforming setbacks in the neighborhood.

- 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.*

Analysis: 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. This request is consistent with other existing non-conforming setbacks in the neighborhood.

- 6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2016-33).*

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2016-06, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2016-06 shall be developed consistent with Exhibit "A".
2. That the garage addition match the eaves and trim of the main structure/house.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
4. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-06, prior to the issuance of a building permit.

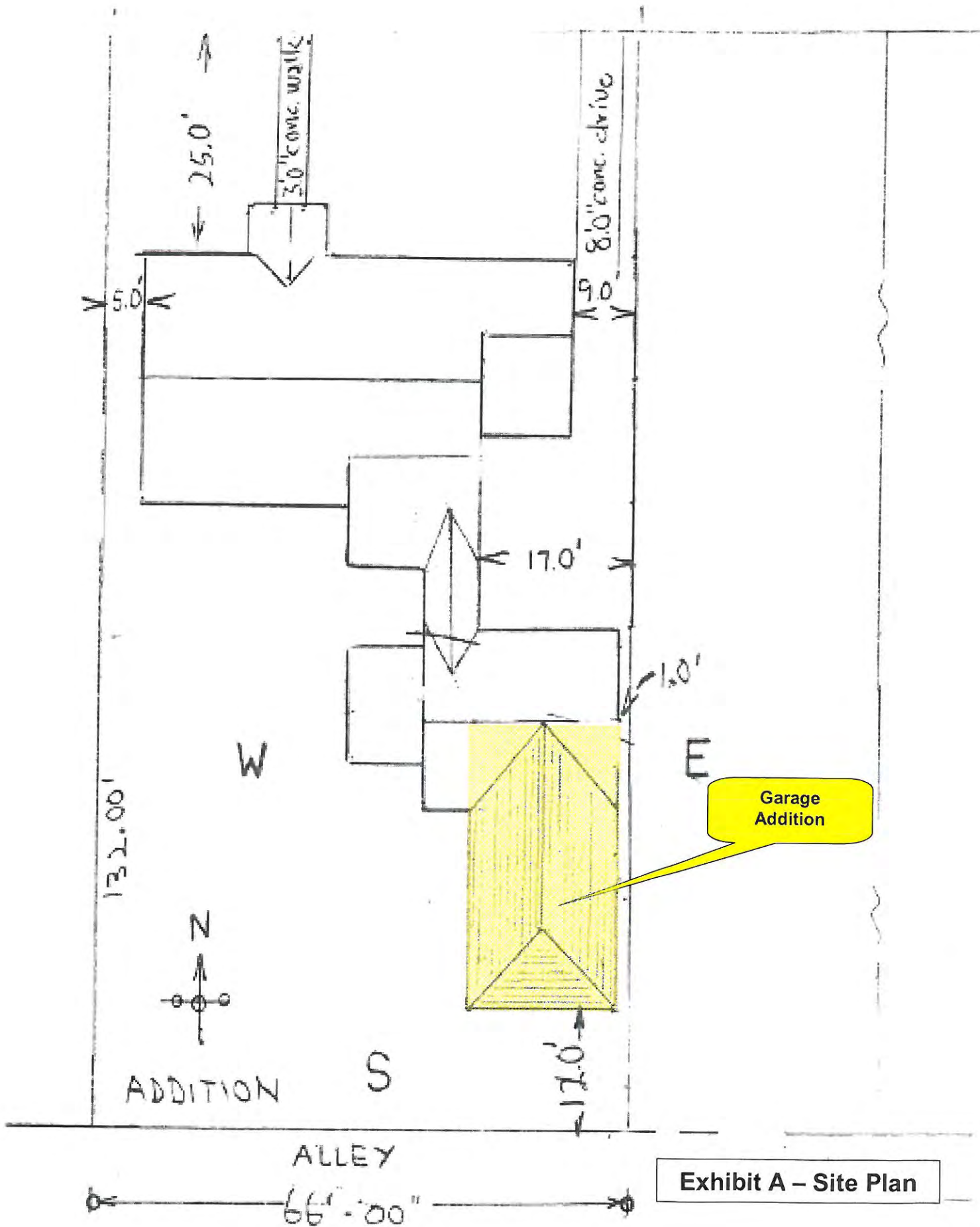


Exhibit A – Site Plan

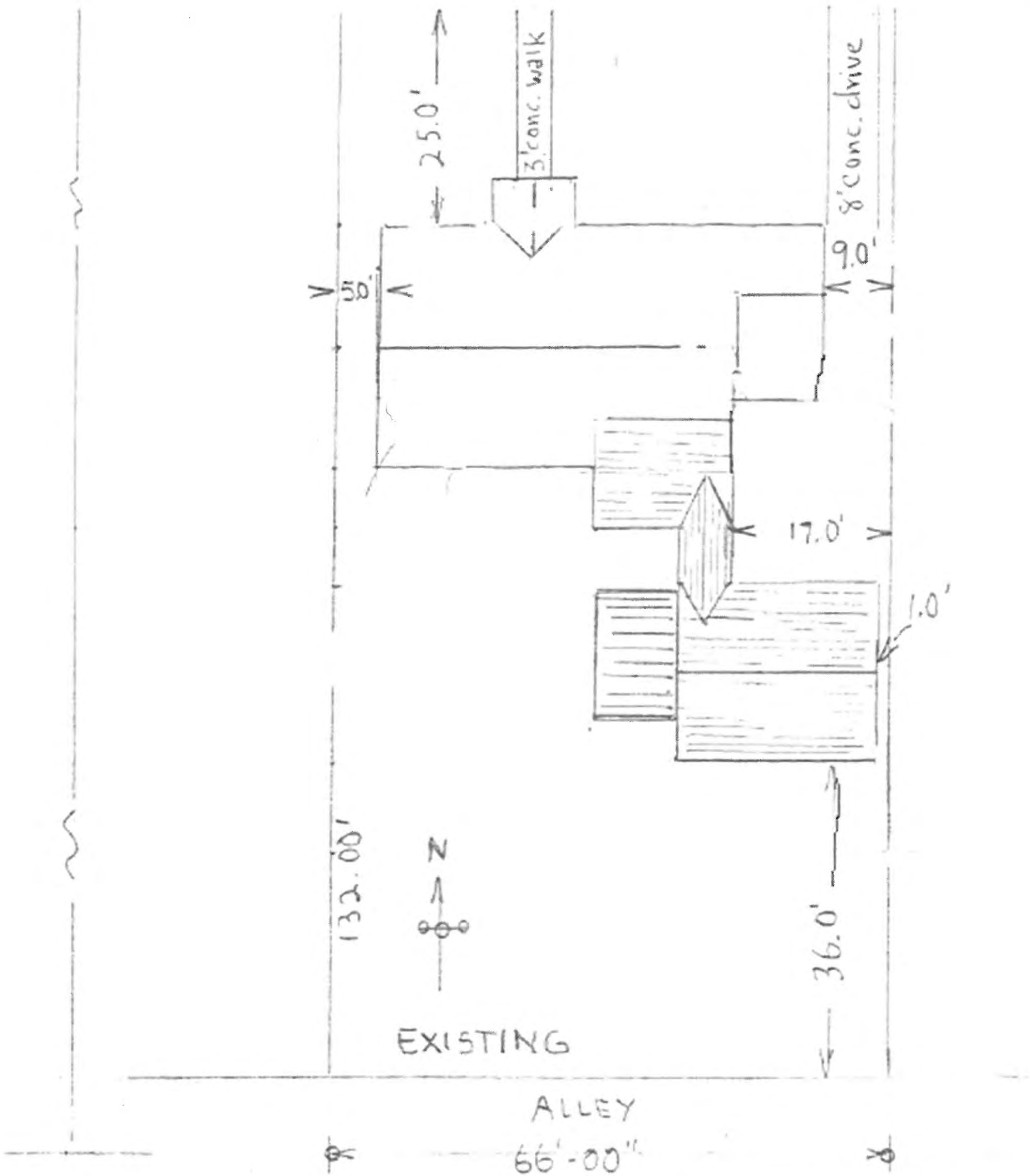


Exhibit B – Existing Condition

Findings for a Variance

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance.

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;*

Analysis: The intended use for the garage includes increased parking on site, with the potential for decreasing parked cars on the street along the frontage of the house. The property owners will retain more than 1,500 square feet of usable open space based on the footprint of the existing and proposed structures. This request is similar to other existing non-conforming setbacks in the neighborhood.

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;*

Analysis: Other properties in the area have similar non-conforming garages including the neighbor directly to the east. The existing garage has an unusual configuration, with a pre-existing nonconforming side setback of one-foot; this request would extend the non-conforming setback another 17 feet along the east property line.

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;*

Analysis: There are existing buildings on neighboring properties that have building setbacks less than the 25 feet required and/or have structures that lie within the 5-foot required side yard setback.

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;*

Analysis: The granting of a variance from a 25-foot to a 12-foot rear setback and a 5-foot to a one-foot side setback should not constitute a grant of special privilege. Other properties with the same zoning in this neighborhood are currently developed with rear yard setbacks less than 25 feet and side setbacks less than 5 feet.

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.*

Analysis: 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. Other properties in the immediate vicinity enjoy similar non-conforming setbacks.

EXHIBIT "C"

RE: Variance No. 2016-06 1721 W. Burrel Avenue

Josh McDonnell

 This item will expire in 29 days. To keep this item longer apply a different Retention Policy.

Sent: Wed 07/20/2016 3:10 PM

To: 'Avrum Shepard'

Andrew Chamberlain; Anna Salvador; Susan Currier

Retention Policy: 30 Day Retention (30 days) **Expires:** 08/19/2016

Thank you for your correspondence, Mr. Shephard. Your comments will be passed along to the Planning Commission at the hearing on Monday. Please feel free to contact me if you have any further questions or comments.

Josh McDonnell
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
559-713-4364.

Please note my new email address: josh.mcdonnell@visalia.city

From: Avrum Shepard [<mailto:AShepard@well.com>]

Sent: Wednesday, July 20, 2016 9:57 AM

To: Josh McDonnell

Subject: Variance No. 2016-06 1721 W. Burrel Avenue

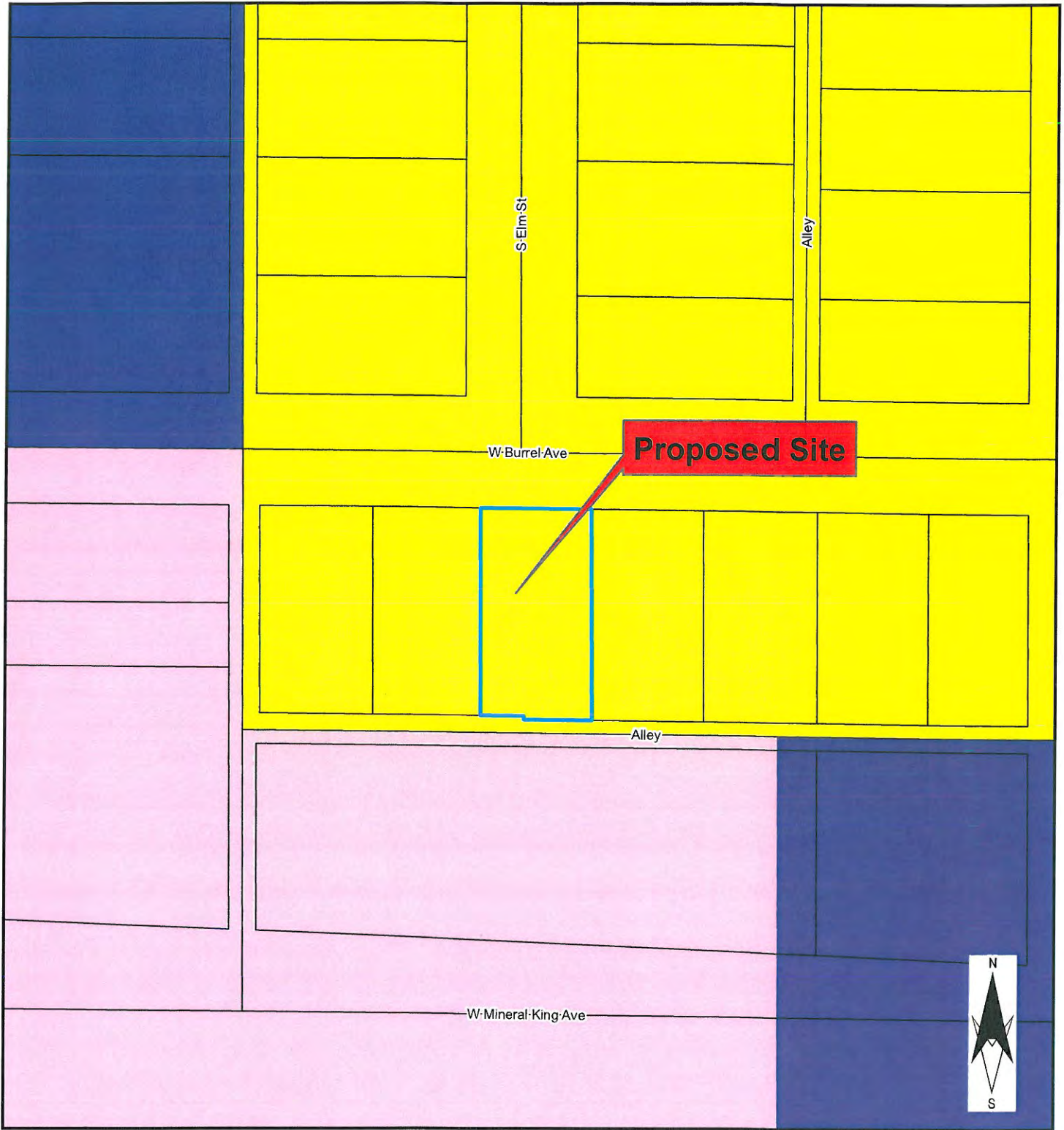
Mr. McDonnell,

I received the notice of public hearing for the above property for a 408 square foot addition to a residential property. I want to express my support for this application. I spoke to Mr. Gray about his project and can see that this work will not negatively affect the neighborhood in which we live. In fact, this project will have a positive effect by providing more off-street parking for Mr. Gray. Please grant his application for the variance.

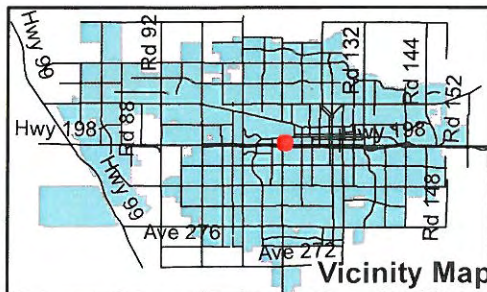
Avrum Shepard
111 S. Elm Street
Visalia, CA 93291
(415)795-0982

Exhibit "D"




Variance No. 2016-06



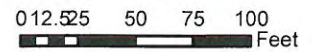
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General Plan Land Use Map

-  Commercial Mixed Use
-  Office
-  Residential Low Density

Variance No. 2016-06

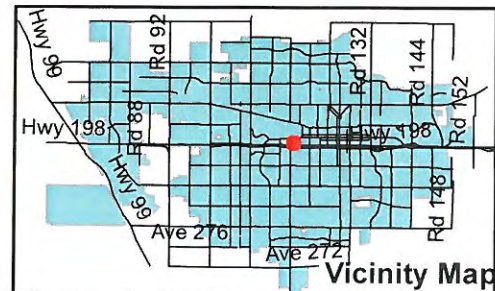


Zoning Map

-  Highway Commercial
-  Professional / Admin. Office
-  6000 SF Min Site Area



Variance No. 2016-06



Aerial Photo

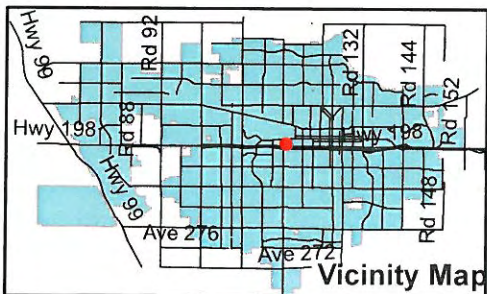
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Legend

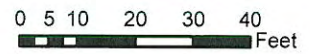
- Streets
- - - Railroad
- Waterways



Variance No. 2016-06



Aerial Photo

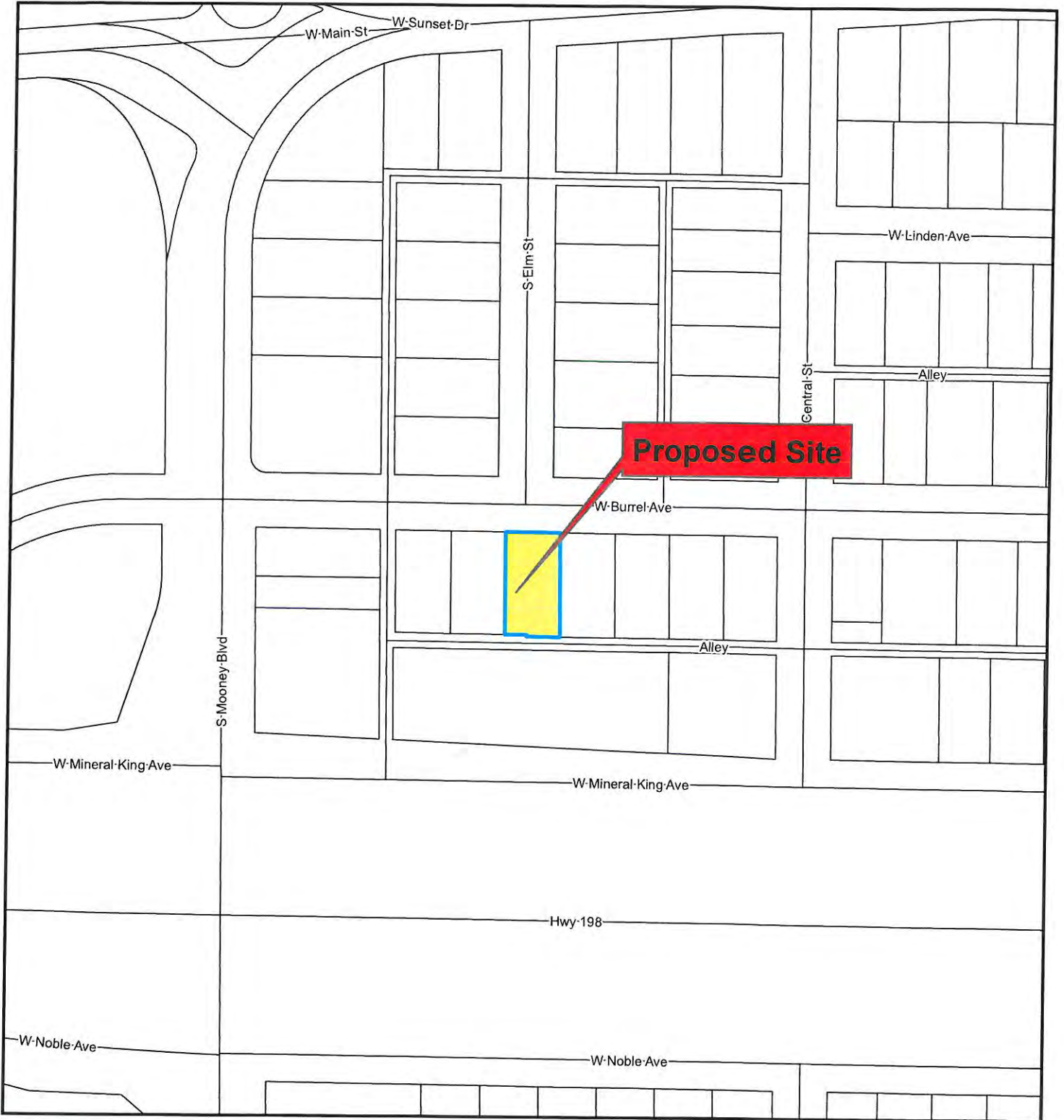


Legend

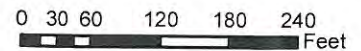
- Streets
- - - Railroad
- Waterways



Variance No. 2016-06



Location Map



Streets



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: 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.

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.

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.

Location: The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030)

STAFF RECOMMENDATION

Change of Zone No. 2016-04: Staff recommends that the Planning Commission recommend that the City Council approve Change of Zone No. 2016-04, based on the findings in Resolution No. 2016-25. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

Conditional Use Permit No. 2016-13: Staff recommends approval of Conditional Use Permit No. 2016-13, as conditioned, based on the findings and conditions in Resolution No. 2016-24. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

Tentative Parcel Map No. 2016-05: Staff recommends approval of Tentative Parcel Map No. 2016-05, as conditioned, based on the findings and conditions in Resolution No. 2016-28. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to recommend approval of Change of Zone No. 2016-04, based on the findings in Resolution No. 2016-25.

I move to approve Conditional Use Permit No. 2016-13, based on the findings and conditions in Resolution No. 2016-24.

I move to approve Tentative Parcel Map No. 2016-05, based on the findings and conditions in Resolution No. 2016-28.

PROJECT DESCRIPTION

Change of Zone No. 2016-04

The requested change of zone from R-1-6 to R-1-4.5 will allow the subject site to develop with multi-family residences while keeping within the allowed density range of the Low Density Residential zone (2 to 10 dwelling units / acre). The proposed density of the project is 8.43 dwelling units per acre (15 dwelling units / 1.78 acres).

The R-1-4.5 zoning designation has a minimum net site area per unit of 4,500 square feet. This allows the development of a variety of housing types including duplexed, as requested through the proposed development. R-1-4.5 development standards are similar to the standard R-1-6 single-family residential zone excepting the lot size requirement and the permitting of multi-family dwelling units.

Conditional Use Permit No. 2016-13

This is a request to develop a planned residential development consisting of 15 residences on four parcels, including one parcel without public street frontage (see Exhibit "A"). The development will contain a total of seven duplex structures and one single-family residence accessed by a joint access road with entrances on Tulare Avenue and Pinkham Street. The duplex floor plans are shown in Exhibit "C", wherein each dwelling unit will be a two-bedroom, two-bathroom residence with 992 square feet of living space and an attached single-car garage. Elevation plans are included as Exhibit "D".

The site plan in Exhibit "A" details the living area and unit setbacks. The units would be developed as single-story structures with minimum 5-foot side yard setbacks. The development would have a 20-foot setback along the street frontages, a 15-foot setback along the east property line where units back on to, and a 10-foot setback along the north property line that is adjacent to the side of the units. No units will be fronting onto the Tulare and Pinkham street frontages.

The development includes a total of 24 parking spaces (including 15 single-car garages) and a common rest area (picnic arbor) located underneath an oak tree canopy and covered patio (rest area) as shown in Exhibit "E".

Tentative Parcel Map No. 2016-05

The requested parcel map will subdivide a 1.78 acre parcel into four parcels ranging in size from 15,690 sq. ft. to 20,666 sq. ft. as shown in Exhibit "B". The parcel map includes an area outlined for a joint access management agreement that follows the access drive running through the site, as well as a 10-foot right-of-way dedication along the Tulare Avenue frontage. Each of the four parcels will contain three or four dwelling units.

The entire planned development maintains a minimum net site area of 4,500 square feet per unit notwithstanding that Parcel 4, being 15,690 square feet and containing four units, comprises less than 4,500 square feet per unit.

Currently the site is improved with a single-family residence, garage, and accessory structure on the southeast corner of the site facing Pinkham, which will be removed upon the subdivision and development of the site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
Surrounding Land Use and Zoning:	North: R-M-2 / Planned Residential Development consisting of attached townhomes South: R-1-6 / Glory Days assisted living home East: R-1-6 / Single-family residential subdivision West: R-1-6 / Single-family residence
Environmental Review:	Categorical Exemption No. 2016-26
Special Districts:	N/A
Site Plan Review No:	2015-104 (residences); 16-008 (parcel map)

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The Planning Commission and City Council have recently approved a separate residential project involving a change in zone from R-1-6 to R-1-4.5, located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. This project was a single-family residential subdivision with duplex units on corner lots, consisting of:

- **Change of Zone No. 2015-06:** A request to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres.
- **Vista Del Sol Estates Tentative Subdivision Map #5552:** A request to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential.
- **Conditional Use Permit No. 2015-19:** A request to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision.

The Subdivision and CUP was approved by the Planning Commission on September 28, 2015, and the COZ was approved by the City Council on February 16, 2016.

PROJECT EVALUATION

Staff supports the Change of Zone, Conditional Use Permit, and Tentative Parcel Map, as conditioned, based on the project's consistency with the General Plan, Zoning and Subdivision Ordinance.

General Plan Consistency

Project compatibility with the City's General Plan must be made as a finding for each of the entitlements. For the Tentative Parcel Map, a finding of General Plan consistency must also be made in accordance with California Government Code 66473.5.

Staff has found that the proposed project is consistent with the City's General Plan, particularly as it pertains to development in the Residential Low Density land use designation. Land Use Element Policy LU-P-55 specifies that the Low Density Residential land use designation shall allow for residential development at 2 to 10 dwelling units per acre, facilitating new planned neighborhoods and infill development in established areas. The density of the proposed project is 8.43 dwelling units per acre. The policy further states that duplex units may be incorporated as part of Low Density Residential developments.

The project entails a Change of Zone from the R-1-6 designation to the R-1-4.5 designation, both of which are consistent with the Residential Low Density land use designation. This is because both zones facilitate residential development that falls into the density range of 2 to 10 dwelling units per acre.

The General Plan's Table 9-1 showing consistency between old & new General Plan land use designations and current Zoning districts (see attached Exhibit "I") erroneously states that the consistent land use designation for the R-1-4.5 zone is the Medium Density Residential designation, which accommodates a density range from 10 to 15 dwelling units per acre.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and supports the project's proposed density of 8.43 dwelling units / acre. This is included as

	recommended Finding No. 4 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and supports the project's proposed density of 8.43 dwelling units / acre. This is included as recommended Finding No. 5 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 3 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 6 of the Tentative Parcel Map.

Land Use Compatibility

Compatibility with the surrounding area is required by the General Plan in any decision to approve a proposed subdivision of land and planned development.

The proposed project will result in the creation of mostly multi-family residences (i.e. duplexes) with three or four residences being plotted on each lot. The surrounding vicinity of the project site is zoned R-1-6 for single-family residential development, with the exception of an existing R-M-2-zoned multi-family residential property located across from Tulare Avenue north of the site. This multi-family site is a condominium development with attached two-story townhomes, containing a total of 22 residences with a net density of 9.09 dwelling units per acre.

The proposed project, despite being multi-family residential, will assimilate characteristics of the surrounding single-family residential development. Specifically, the residences will be single-story development and will include attached single-car garages and 15-foot deep rear yards. The development's outward appearance from Tulare and Pinkham will be minimized since a typical subdivision block wall is proposed along the street frontages.

All of the proposed dwelling units will be setback 10 to 15 feet from property line and separated by a block wall. In addition, the adjacent existing residences to the south and west have setbacks ranging from 35 to 65 feet from property line to living space.

The circulation pattern for the proposed development is self-contained and will not share existing access drives or driveways on adjacent properties. All vehicular access will occur directly from Tulare and Pinkham.

Based upon the tentative map, use permit and zone change, staff finds the proposed subdivision to be consistent with the surrounding development and intent of the General Plan.

Trip Generation Estimate

The application has provided a trip generation estimate, included as Exhibit "G", in association with the proposed development on the property being changed from R-1-6 to R-1-4.5 zoning. The estimate concludes that the project would result in 100 daily trips, 8 peak hour trips in the a.m., and 9 peak hour trips in the p.m. Because the number of peak trips is less than 100, the project qualifies as a Category 1 project under the Procedures for Traffic Impact Analysis (City of Visalia, October 2014) with a Traffic Impact Statement (TIS) being required prior to development. The TIS has not been completed as of this time.

Change of Zone

Staff finds the proposed Change of Zone from R-1-6 to R-1-4.5 zone to be supportable based on the proposed design and layout of the development, which was approved by the Site Plan Review Committee, and based on land use compatibility with adjacent development.

The intent of the R-1-4.5 residential zone, according to Zoning Ordinance Section 17.14.010, is to provide residential living areas where development is limited to moderate density concentrations using techniques such as clustering and zero lot lines. The former 1991 General Plan reserved the R-1-4.5 zone for, among other locations, selected infill parcels, and allowed for the usage of duplex units as a means to increase overall density where they can be made compatible with surrounding development. The City has often supported and encouraged the placement of higher-density residential development at intersections, including the placement of duplexes of corner lots in R-1-6 zones.

The proposed development is located on an infill site situated on an oversized parcel at the corner of two intersecting collector status streets. It is located catty-corner from an elementary school and neighborhood park, representing a small-scale neighborhood node. The surrounding residential neighborhood already contains a mixture of existing single and multi-family residences, both in the form of stand-alone and tract developments. The introduction of the R-1-4.5 zoning designation, which allows for both single and multi-family residential would therefore not be out of character with the area.

Street Widths and Improvements

Pinkham Street along the frontage of the subdivision is already improved to its full collector street width of 60 feet. The subdivision frontage is currently improved with curb and gutter and will require the construction of a sidewalk and the planting of street trees upon development.

Tulare Avenue along the frontage of the subdivision is planned as a 60-foot wide collector street but currently has only 50 feet of right-of-way width. An additional 10 feet of right-of-way will need to be dedicated as a part of the development, either by the recordation of a map or a separate grant deed. The improvements on the south side of Tulare Avenue entail the remaining pave out of the street, curb, gutter, sidewalk, and street trees.

The access easement going through the development will be constructed with a minimum width of 20 feet.

Walls and Fences

The planned development will include the placement of a six-foot tall block wall around its perimeter, including at a five-foot setback from the Tulare Avenue and Pinkham Street rights-of-way. The wall may include segments of wrought iron fencing where it adjoins the uncovered parking spaces. An elevation view of the block fence is shown on the site plan attached as Exhibit "A". The block wall is recommended as Condition No. 12 of the Conditional Use Permit.

A block wall is not a requirement by the Zoning Ordinance between developments in various R-1 zones. However, staff is recommending the placement of a block wall along the south and west property lines adjacent to the R-1-6 zones due to the multi-family and single-family residential interface. The block wall is recommended as Condition No. 11 of the Conditional Use Permit.

The block wall along the public street frontages serves as a perimeter wall similar to those developed around the perimeter of larger single-family tract subdivisions, wherein the back yards of the dwelling units wither back on or side on to major roadways. The wall will be maintained by the development's property owner association and/or maintenance district. Placement of the wall is a requirement of the Engineering Division Site Plan Review comments, wherein the wall will be located behind a park strip and sidewalk, property line, and finally a five-foot landscape area.

Typical six-foot tall fences are located within the subdivision between the adjoining rear yards of the duplex structures.

Planned Development Setbacks

The project represents a comprehensively planned multi-family residential development with extra detail given toward the interface with the adjacent single-family residential properties. Because the development consists of multiple residential units on each lot with the residences oriented towards a joint access easement, the development will deviate from traditional zoning standards. Such deviation is allowed through the Conditional Use Permit process.

The following standards will be used in the development of the proposed subdivision, and are primarily based on the development plan submitted by the applicant. The primary difference in the proposed setbacks is the reduction of the rear yard setback, which is supported through the providing of common areas in the development.

Staff has included Condition of Approval No. 2, requiring that the site be developed consistent with the site plan shown in Exhibit "A". Additionally, staff recommends the following development standards as Condition of Approval No. 10:

Maximum Building Height: 35 Feet, limited to single-story construction per development plan

<u>Minimum Setbacks:</u>	<u>Building</u>	<u>Landscaping</u>
➤ Building setback to Public Street (Tulare & Pinkham)	20 Feet	20 Feet
➤ Units' Side Setback to perimeter property line / fence	10 Feet	10 Feet
➤ Units' Rear Setback to perimeter property line / fence	15 Feet	15 Feet
➤ Interior property lines	5 Feet	5 Feet

Creation of Association / Maintenance District

The subdivision of land and the creation of a joint access easement require formation of a property owners association for the long term maintenance improvements within its boundaries. This would include, but not be limited to the maintenance of the landscaping outside and inside of the perimeter wall, fences, walls, common areas, access drive, non-garage parking areas, and other on-site improvements. A Landscaping and Lighting District shall also be formed to

maintain street lights along the public street frontages. Additionally, staff recommends the following development standards as Condition of Approval No. 8 of the CUP and as Condition of Approval No. 5 of the Tentative Parcel Map.

Timing of Actions

Change of Zone – Zone changes become effective 30 days after the second reading of the action at City Council.

Tentative Parcel Map – The initial two year timeline for the tentative parcel map begins when the Change of Zone becomes effective.

Conditional Use Permit - The initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative parcel map.

Good Neighbor Policies and Management and Maintenance Standards

The project is subject to the City's Good Neighbor Policies (GNP's) for multi-family residential development. The GNP's are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNP's prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of covered parking, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project; staff recommends that management and maintenance conditions be included as a part of the conditional use permit (see Condition of Approval No. 14 of CUP). Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center and kept.

Building Elevations

Exhibit "D" provides typical building elevations proposed for the duplexes. The elevations depict stucco finish on the walls, stone veneer trim, stucco trim around windows, and composition roof shingles. Staff has included Condition of Approval No. 4, requiring that the building elevations be developed consistent with those provided in Exhibit "D".

Environmental Review

The requested action is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-26).

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

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

The proposed project meets these conditions and will be consistent with the applicable zoning designation upon approval of the Change of Zone from R-1-6 to R-1-4.5.

RECOMMENDED FINDINGS

Change of Zone No. 2016-04

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed R-1-4.5 zoning designation is consistent with the Low Density Residential designation of the General Plan.
3. That applying R-1-4.5 Zone development standards to development on the site, including the standards proposed through Conditional Use Permit No. 2016-13, will be compatible with established development patterns and setbacks on other properties in the vicinity and will minimize future impacts resulting from the change in zoning. These standards are designed to promote / ensure compatibility with adjacent land uses.
4. That the change to the R-1-4.5 zoning designation on the subject site continues to allow for the objectives of the Zoning Ordinance prescribed in Section 17.02.020 to be achieved.
5. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-26).

Conditional Use Permit No. 2016-13

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed 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. 2016-26).

Tentative Parcel Map No. 2016-05

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.

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. 2016-26). Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2016-13).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation and its density range of 2 to 10 dwelling units per acre.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

RECOMMENDED CONDITIONS OF APPROVAL

Change of Zone No. 2016-04

There are no recommended conditions for the Change of Zone.

Conditional Use Permit No. 2016-13

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-104, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan attached as Exhibit "A".
3. That the floor plans for the dwelling units be prepared in substantial compliance with the floor plans attached as Exhibit "C".
4. That the building elevations for the dwelling units be prepared in substantial compliance with the elevations attached as Exhibit "D".
5. That the rest area and picnic arbor be developed be prepared in substantial compliance with Exhibit "E".
6. That Tentative Parcel Map No. 2016-05 shall also be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
7. That Conditional Use Permit No. 2016-13 shall be null and void unless Tentative Parcel Map No. 2016-05 is approved.
8. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.

9. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-13 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the planned development shall be subject to the following building height and minimum setbacks as measured from property lines or right-of-way as specified:

Maximum Building Height: 35 Feet, limited to single-story construction per development plan

<u>Minimum Setbacks:</u>	<u>Building</u>	<u>Landscaping</u>
➤ Building setback to public street r.o.w. (Tulare & Pinkham)	20 Feet	20 Feet
➤ Units' Side Setback to perimeter property line / fence	10 Feet	10 Feet
➤ Units' Rear Setback to perimeter property line / fence	15 Feet	15 Feet
➤ Interior property lines	5 Feet	5 Feet

11. That a minimum six-foot tall block wall be placed along the south and west property lines adjacent to the R-1-6 zones due to the multi-family and single-family residential interface.
12. That a minimum six-foot tall block wall (wrought iron fence openings permitted in fence) be allowed along the Tulare Avenue and Pinkham Street frontages at a five-foot setback from property line.
13. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative parcel map.
14. That the owner/operator(s) of all dwelling units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not

necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

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

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

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

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

15. That all federal, state, regional, and city codes and ordinances be met.

Tentative Parcel Map No. 2016-05

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-008, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with the tentative parcel map attached as Exhibit "B".
3. That Conditional Use Permit No. 2016-13 shall also be approved, and that requirements of the conditional use permit which relate to this parcel map shall be fulfilled.

4. That Tentative Parcel Map No. 2016-05 shall be null and void unless Conditional Use Permit No. 2016-13 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all federal, state, regional, and city codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

RELATED PLANS AND POLICIES

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

Zoning Ordinance Chapter 17.14: P(R-1-4.5) RESIDENTIAL ZONE

Section 17.14.010 PURPOSE AND INTENT. It is the purpose and intent of the P(R-1-4.5) residential zone to provide residential living areas within the city where development is limited to moderate density concentrations using techniques such as clustering, zero lot line, and other design techniques. Developments in the P(R-1-4.5) residential zone are to be comprehensively planned, including various housing types, open spaces, pathways, and recreation facilities. Such development normally requires deviation from traditional zoning standards regarding lot size/configuration, setbacks, and coverage in an effort to create a design which is sensitive to the environment. (Ord. 9717 § 2 (part), 1997: prior code § 7284)

Section 17.14.020 PLANNED DEVELOPMENT PERMIT REQUIRED. A planned development permit must be obtained for all development within the P(R-1-4.5) residential zone as set forth in Chapter 17.28. (Ord. 9717 § 2 (part), 1997: prior code § 7285)

Section 17.14.030 USES.

The following are allowed, accessory, and conditional uses within the P(R-1-4.5) residential zone:

A. Permitted Uses.

1. Single-family or multi-family dwelling units, as approved by the site plan review committee;
2. Temporary subdivision sales offices subject to Section 17.38.070;
3. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
4. Twenty-four (24) hour residential care facilities or foster homes for a maximum of six individuals in addition to the residing family;
5. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
6. Second dwelling units as specified in Sections 17.12.140 through 17.12.200;
7. Adult day care for up to twelve (12) persons in addition to the residing family;
8. Other uses similar in nature and intensity as determined by the city planner;
9. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
10. Transitional or supportive housing for six (6) or fewer resident/clients.

B. Conditional Uses. The following conditional uses may be granted in accordance with the provisions of Chapter 17.38:

1. Public or quasi-public uses of an administrative recreational, religious, ambulance service, public service or cultural type;
2. Public utility distribution substation and pumping stations;
3. Licensed day care centers for more than fourteen (14) children;
4. Residential development specifically designed for senior housing;
5. Convalescent care facilities;
6. Adult day care for more than twelve (12) persons;
7. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
8. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
9. Other uses similar in nature and intensity as determined by the city planner.
10. Transitional or supportive housing for seven (7) or more resident/clients. (Ord. 2012-02, 2012: Ord. 2000-02 § 1 (part), 2000: amended during 10/97 supplement; Ord. 9717 § 2 (part), 1996: Ord. 9605 § 30 (part), 1996: prior code § 7286)

Section 17.14.040 SITE AREA PER DWELLING UNIT. In the P(R-1-4.5) residential zone, the minimum net site area per unit shall be four thousand five hundred (4,500) square feet. Net site area shall be determined by deducting dedicated areas from the total area included within the property lines prior to development. (Ord. 9717 § 2 (part), 1996: prior code § 7287)

Section 17.14.050 DEVELOPMENT STANDARDS.

In the P(R-1-4.5) residential zone, the following minimum development standards shall apply subject to review of a planned development permit:

- A. Building Height. The maximum building height permitted shall be forty-five (45) feet.
- B. Setbacks. The minimum setback within this zone shall be determined as part of the site plan review process. The following setbacks shall be used as a guide:
 - 1. Public streets fifteen (15) feet;
 - 2. Interior side five feet per story;
 - 3. Rear twenty (20) feet;
 - 4. Alley five feet;
 - 5. Interior adjacent to greenbelt or levee to be determined by site plan.
 - 6. All garage doors facing front or side property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- C. Access. Easements, installation, maintenance of improvements for public access may be required as part of development.
- D. Parking. Off-street parking, in compliance with Chapter 17.34, shall be required of all development. In addition, guest parking (off-street) may be required as part of the planned development permit.
- E. Fences/Walls. Location and height of walls and fences shall be approved as part of the planned development permit. Fences and walls adjacent to street frontages and greenways should be designed to discourage a walled-in effect.
- F. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three (3) feet to any lot line, provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side, and provided that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot.
- G. Trash Enclosure. Trash enclosures for bins and/or trash cans shall be provided as part of the planned development permit.
- H. Lot Size and Configuration. Minimum lot size shall be ten acres until such time as an approved planned development permit is granted. Upon approval of a planned development permit a subdivision of individual single-family lots and common areas may be approved which complies with the planned development permit. Existing parcels of less than ten acres may be developed upon approval of a planned development permit. (Ord. 2004-20 (part), 2004: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7288)

Section 17.14.060 LANDSCAPING. In the P(R-1-4.5) residential zone, all development shall, as a part of the planned development permit, install and maintain landscaping. Such landscape plans to be reviewed and approved by the planning department prior to issuing building permits. Such landscaping shall be installed prior to occupancy of structures or, upon posting of required assurances, within thirty (30) days of occupancy. (Ord. 9717 § 2 (part), 1997: prior code § 7289)

Zoning Ordinance 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 use permit to run with the land

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

17.38.065 Abandonment of conditional use permit

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

17.38.080 Public hearing--Notice

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

17.38.090 Investigation and report

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

17.38.100 Public hearing--Procedure

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

17.38.110 Action by planning commission

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

17.38.120 Appeal to city council

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

17.38.130 Effective date of conditional use permit

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

RESOLUTION NO. 2016-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING APPROVAL OF 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)

WHEREAS, Change of Zone No. 2016-04 is 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); and

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

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

WHEREAS, 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. 2016-26).

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

1. That the Change of Zone is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed R-1-4.5 zoning designation is consistent with the Low Density Residential designation of the General Plan.
3. That applying R-1-4.5 Zone development standards to development on the site, including the standards proposed through Conditional Use Permit No. 2016-13, will be compatible with established development patterns and setbacks on other properties in the vicinity and will minimize future impacts resulting from the change in zoning. These standards are designed to promote / ensure compatibility with adjacent land uses.
4. That the change to the R-1-4.5 zoning designation on the subject site continues to allow for the objectives of the Zoning Ordinance prescribed in Section 17.02.020 to be achieved.

5. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-26).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Change of Zone on the real property hereinabove described in accordance with the terms of this resolution and under the provisions of Section 17.44.070 of the Ordinance Code of the City of Visalia.

RESOLUTION NO. 2016-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Conditional Use Permit No. 2016-13 is 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); and

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

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2016-13, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-26).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed 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. 2016-26).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove 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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2015-104, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan attached as Exhibit "A".
3. That the floor plans for the dwelling units be prepared in substantial compliance with the floor plans attached as Exhibit "C".
4. That the building elevations for the dwelling units be prepared in substantial compliance with the elevations attached as Exhibit "D".
5. That the rest area and picnic arbor be developed be prepared in substantial compliance with Exhibit "E".
6. That Tentative Parcel Map No. 2016-05 shall also be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
7. That Conditional Use Permit No. 2016-13 shall be null and void unless Tentative Parcel Map No. 2016-05 is approved.
8. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
9. That all of the conditions and responsibilities of Conditional Use Permit No. 2016-13 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
10. That the planned development shall be subject to the following building height and minimum setbacks as measured from property lines or right-of-way as specified:

Maximum Building Height: 35 Feet, limited to single-story construction per development plan

<u>Minimum Setbacks:</u>	<u>Building</u>	<u>Landscaping</u>
➤ Building setback to public street r.o.w. (Tulare & Pinkham)	20 Feet	20 Feet
➤ Units' Side Setback to perimeter property line / fence	10 Feet	10 Feet
➤ Units' Rear Setback to perimeter property line / fence	15 Feet	15 Feet
➤ Interior property lines	5 Feet	5 Feet

11. That a minimum six-foot tall block wall be placed along the south and west property lines adjacent to the R-1-6 zones due to the multi-family and single-family residential interface.
12. That a minimum six-foot tall block wall (wrought iron fence openings permitted in fence) be allowed along the Tulare Avenue and Pinkham Street frontages at a five-foot setback from property line.
13. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative parcel map.
14. That the owner/operator(s) of all dwelling units shall be subject to the following conditions:

A. Maintenance and Operations

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

B. Landscape Care and Maintenance

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

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

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

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

15. That all federal, state, regional, and city codes and ordinances be met.

RESOLUTION NO 2016-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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)

WHEREAS, Tentative Parcel Map No. 2016-05 is 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); and,

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

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2016-05, as conditioned by staff, to be in accordance with Section 16.28.070 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2016-26).

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

1. That the proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
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. 2016-26). Furthermore, the design of the subdivision or the proposed improvements is not likely to cause substantial

environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2016-13).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation and its density range of 2 to 10 dwelling units per acre.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-008, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with the tentative parcel map attached as Exhibit "B".
3. That Conditional Use Permit No. 2016-13 shall also be approved, and that requirements of the conditional use permit which relate to this parcel map shall be fulfilled.
4. That Tentative Parcel Map No. 2016-05 shall be null and void unless Conditional Use Permit No. 2016-13 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all federal, state, regional, and city codes and ordinances be met.

EAST HAVEN

OWNER:

STEVE CURTIS
224 S. COTTONWOOD CT.
MESA, CA 93021
562-304-1283
APN: 100-014-030

ENGINEER:

A.M. ENGINEERING
724 N. BEN MADDOX WAY
MESA, CA 93022
PH: 781-768-1688

LEGEND/NOTES:

- DA DRIVE APPROACH
- CREPE MYRTLE
- OAK TREE
- POWER POLE
- DIRECTION OF SURFACE FLOW
- FIRE HYDRANT

EXIST. USE: VACANT
PROPOSED USE: MULTI-FAMILY
SEWAGE DISPOSAL: CITY OF VISALIA
WATER SUPPLY: CAL. WATER CO.
CITY OF VISALIA
TOTAL LOTS: 4
LOT AREA: 15,690 SF MIN / 20,666 SF MAX
TOTAL AREA: 1,78 AC.
EXISTING ZONING: R-1-6
PROPOSED ZONING: R-1-4.5

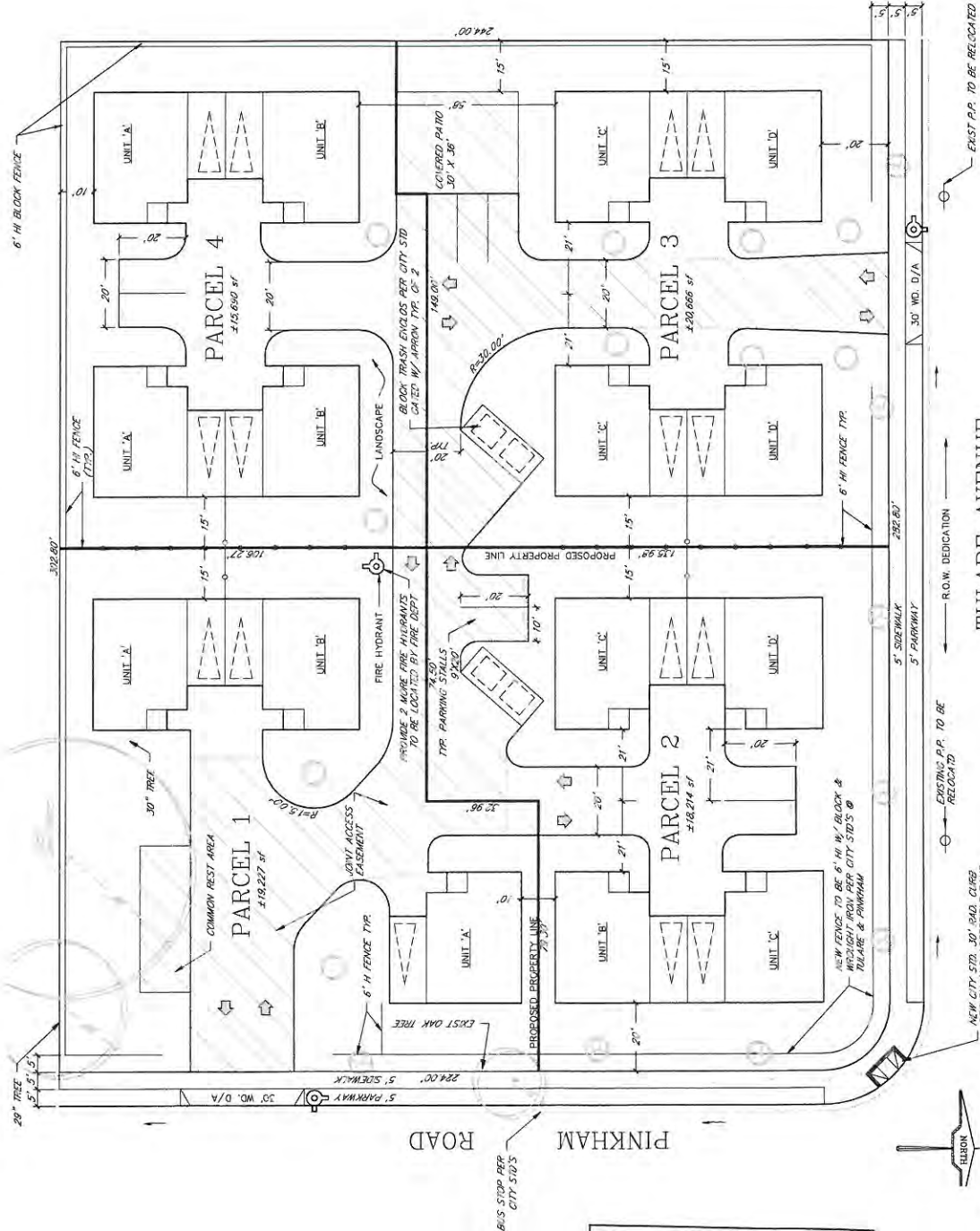
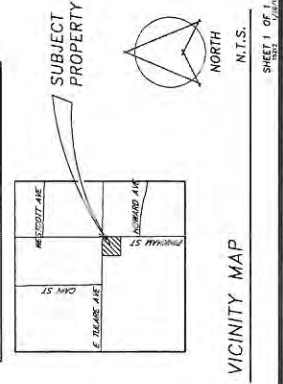
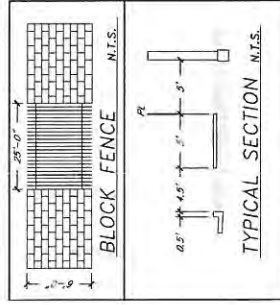


Exhibit "A"

TENTATIVE PARCEL MAP EAST HAVEN

OWNER:

ERIC CURTIS
224 S. COTTONWOOD CT.
VISALIA, CA 93291
589-351-1839

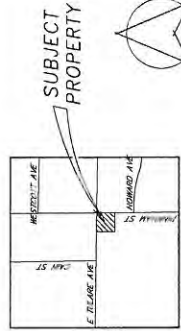
ENGINEER:

A.W. ENGINEERING
1000 S. VISALIA WAY
VISALIA, CA 93292
PH. 731-780-7889

LEGEND/NOTES:

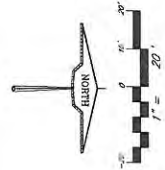
- E EXISTING
- P PROPOSED
- SF SQUARE FEET

EXIST. USE: VACANT
PROPOSED USE: MULTI FAMILY
SEWAGE DISPOSAL: CITY OF VISALIA
DRAINAGE: CITY OF VISALIA
WATER SUPPLY: CAL. WATER CO.
FLOOD ZONE: X
LOT AREA: 15,690 SF MIN / 20,686 SF MAX
TOTAL AREA: 1.78 AC±
EXISTING ZONING: R-1-6
PROPOSED ZONING: R-1-4.5



VICINITY MAP

NORTH



SHEET 1 OF 1

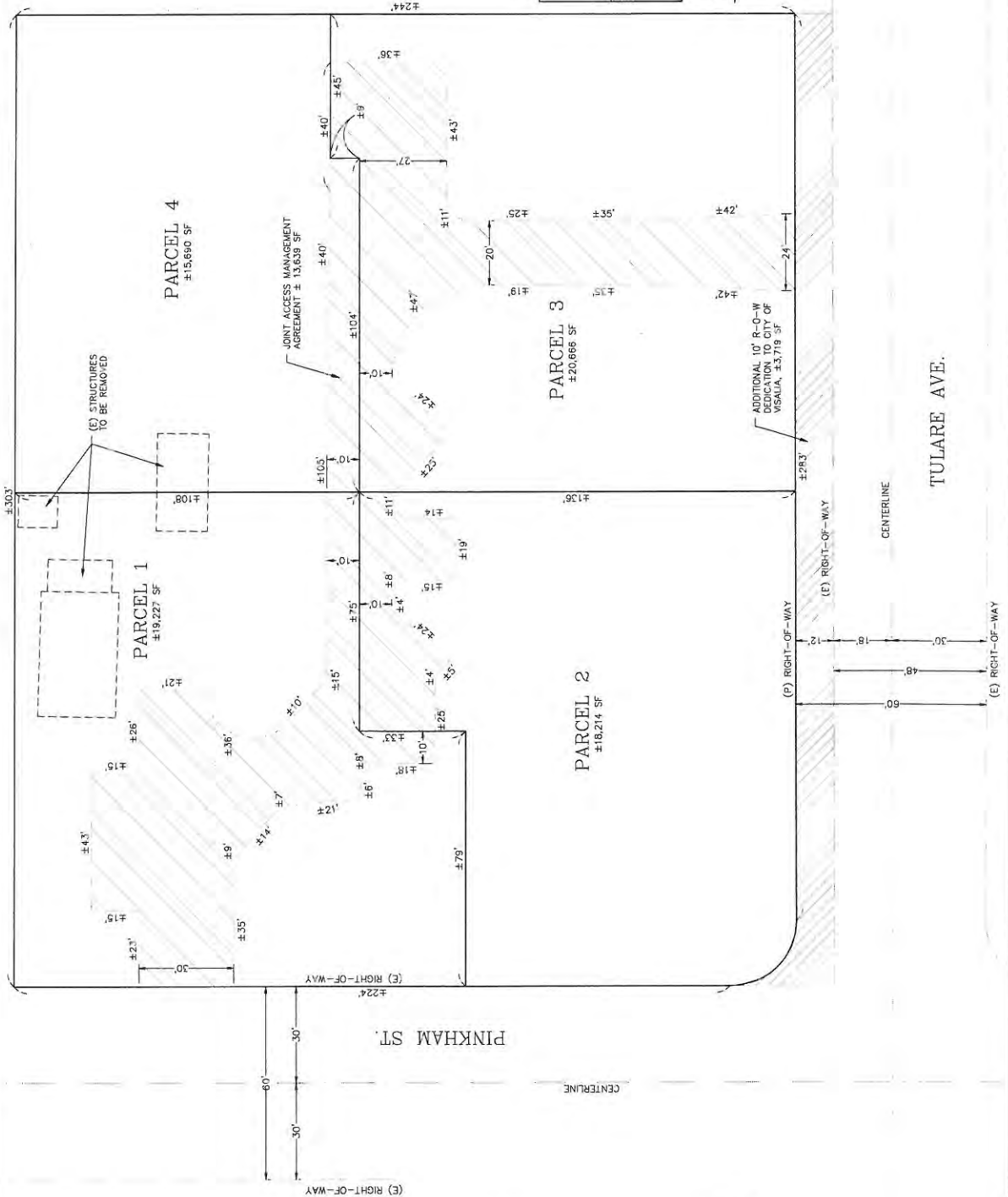
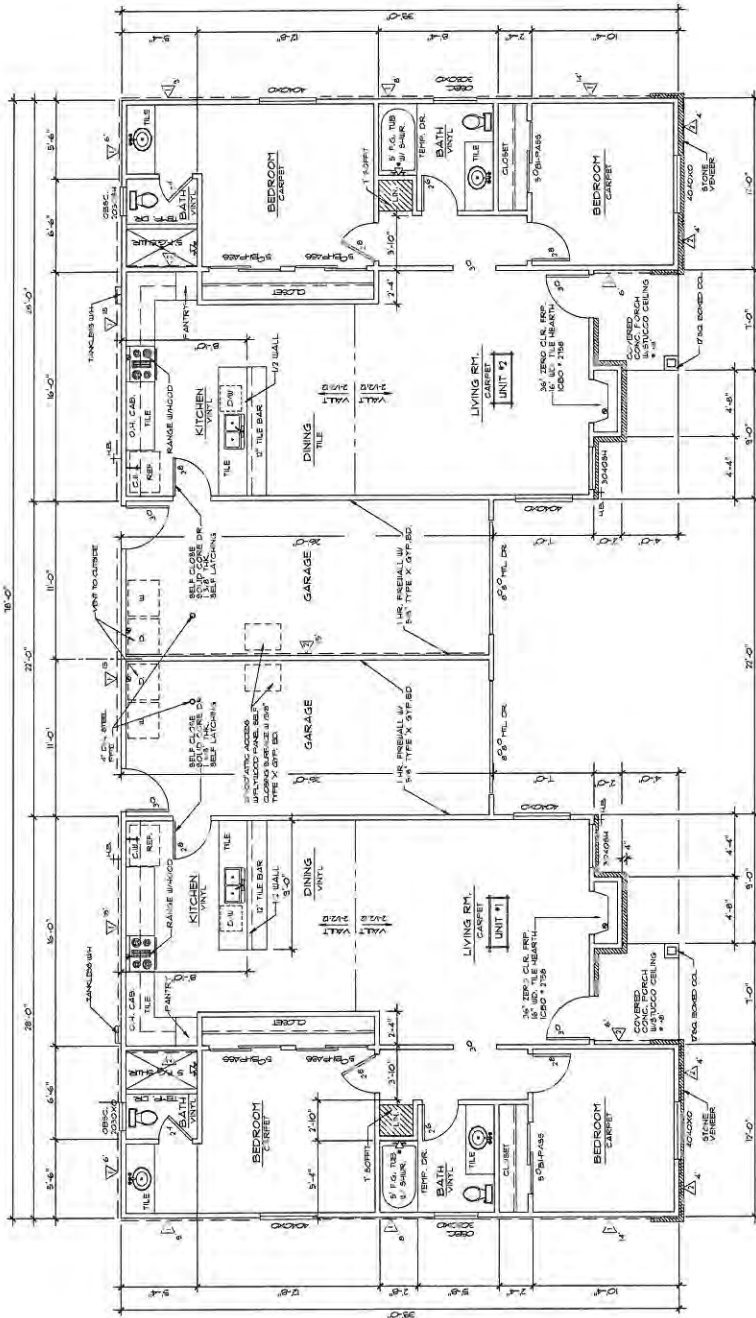


Exhibit "B"



UNIT #1	UNIT #2	TOTAL
996 S.F.	996 S.F.	1992 S.F.

1/4" = 1'-0"

FLOOR PLAN

SHEAR PANEL SCHEDULE

- △ 1" CENTER PLYFORM (UNLACED) - 1/4" PLATE
- △ USE 1/4" X 1/2" WALL STUDS - 16" O.C. @ 8' 0" X 8' 0"
- △ USE 1/2" X 1/2" ALL BRK AND PLUMB
- △ USE 1/2" X 1/2" ALL BRK AND PLUMB - 16" O.C. @ 8' 0" X 8' 0"
- △ USE 3/4" GAB BEARING IRIS - 6" O.C.
- △ 8" O.C. X 8" O.C. FIELD
- △ USE 1/2" X 1/2" ALL BRK AND PLUMB - 16" O.C. @ 8' 0" X 8' 0"

NO.	DESCRIPTION
1	CONCRETE
2	FORMWORK
3	REINFORCING
4	BRICK
5	CEMENT MORTAR
6	INSULATION
7	PLASTER
8	PAINT
9	CEILING
10	FLOORING
11	WALLS
12	ROOFING
13	MECHANICAL
14	ELECTRICAL
15	PLUMBING
16	FINISHES
17	FIXTURES
18	APPLIANCES
19	LANDSCAPE
20	EXTERIOR
21	INTERIOR
22	MECHANICAL
23	ELECTRICAL
24	PLUMBING
25	FINISHES
26	FIXTURES
27	APPLIANCES
28	LANDSCAPE
29	EXTERIOR
30	INTERIOR

FLOOR PLAN NOTES:

1. ALL FINISHES TO BE AS SHOWN ON SHEET 02.

2. ALL WALLS TO BE 1/2" GAB BEARING IRIS.

3. ALL FLOORS TO BE 1/2" GAB BEARING IRIS.

4. ALL CEILING TO BE 1/2" GAB BEARING IRIS.

5. ALL ROOFING TO BE 1/2" GAB BEARING IRIS.

6. ALL MECHANICAL TO BE 1/2" GAB BEARING IRIS.

7. ALL ELECTRICAL TO BE 1/2" GAB BEARING IRIS.

8. ALL PLUMBING TO BE 1/2" GAB BEARING IRIS.

9. ALL FINISHES TO BE 1/2" GAB BEARING IRIS.

10. ALL FIXTURES TO BE 1/2" GAB BEARING IRIS.

11. ALL APPLIANCES TO BE 1/2" GAB BEARING IRIS.

12. ALL LANDSCAPE TO BE 1/2" GAB BEARING IRIS.

13. ALL EXTERIOR TO BE 1/2" GAB BEARING IRIS.

14. ALL INTERIOR TO BE 1/2" GAB BEARING IRIS.

15. ALL MECHANICAL TO BE 1/2" GAB BEARING IRIS.

16. ALL ELECTRICAL TO BE 1/2" GAB BEARING IRIS.

17. ALL PLUMBING TO BE 1/2" GAB BEARING IRIS.

18. ALL FINISHES TO BE 1/2" GAB BEARING IRIS.

19. ALL FIXTURES TO BE 1/2" GAB BEARING IRIS.

20. ALL APPLIANCES TO BE 1/2" GAB BEARING IRIS.

21. ALL LANDSCAPE TO BE 1/2" GAB BEARING IRIS.

22. ALL EXTERIOR TO BE 1/2" GAB BEARING IRIS.

23. ALL INTERIOR TO BE 1/2" GAB BEARING IRIS.

24. ALL MECHANICAL TO BE 1/2" GAB BEARING IRIS.

25. ALL ELECTRICAL TO BE 1/2" GAB BEARING IRIS.

26. ALL PLUMBING TO BE 1/2" GAB BEARING IRIS.

27. ALL FINISHES TO BE 1/2" GAB BEARING IRIS.

28. ALL FIXTURES TO BE 1/2" GAB BEARING IRIS.

29. ALL APPLIANCES TO BE 1/2" GAB BEARING IRIS.

30. ALL LANDSCAPE TO BE 1/2" GAB BEARING IRIS.

Exhibit "C"

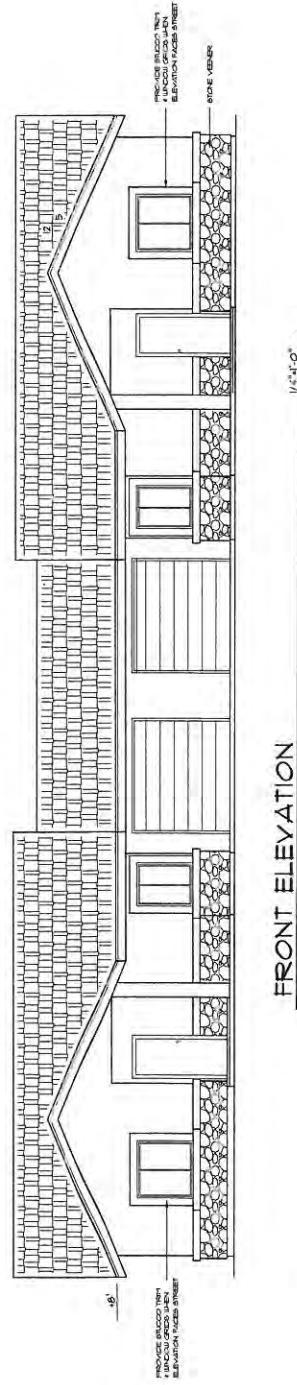
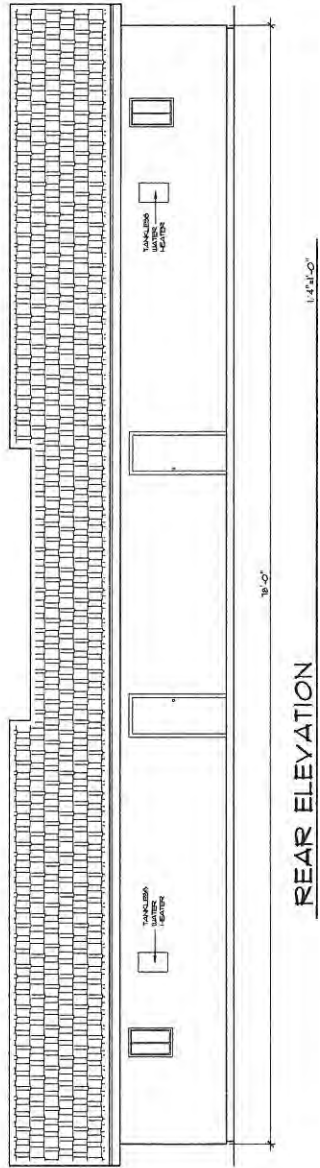
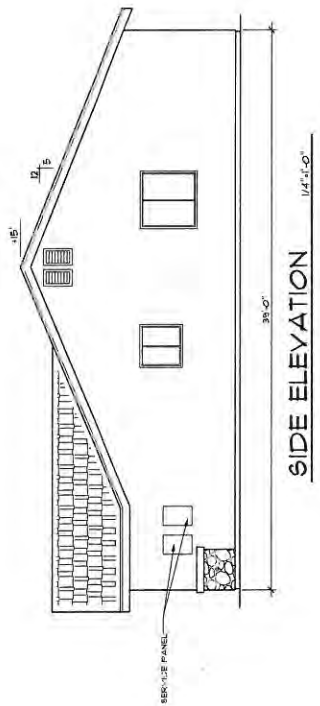
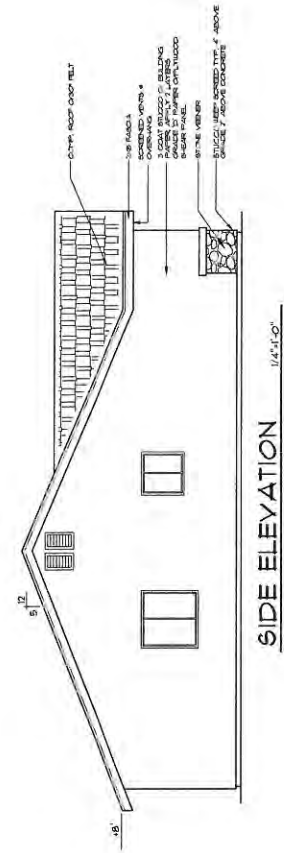
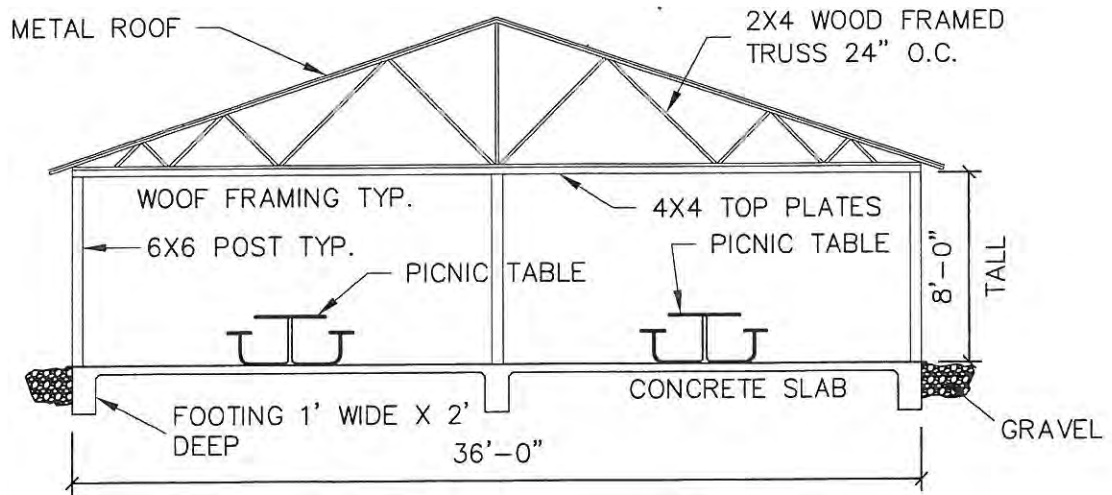
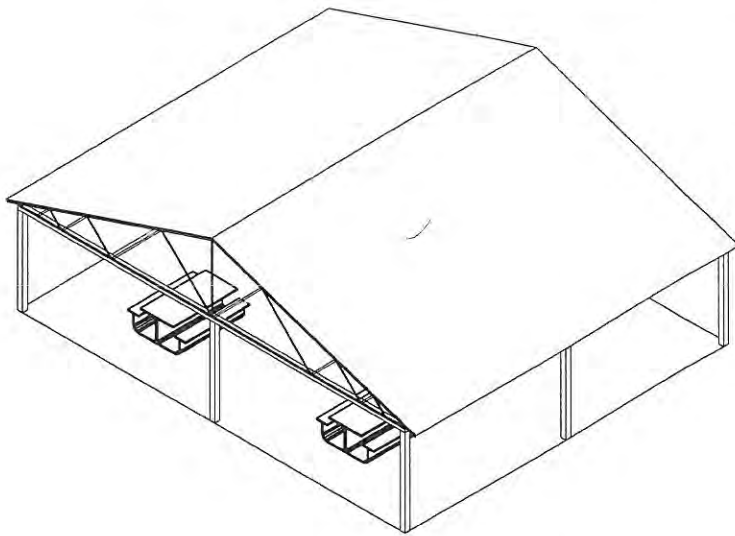
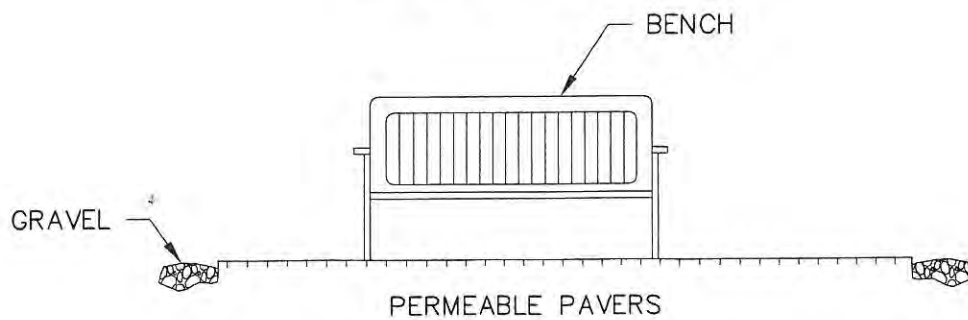


Exhibit "D"



REST AREAS

UNDER TREE REST AREA



PICNIC ARBOUR

Exhibit "E"

EAST HAVEN

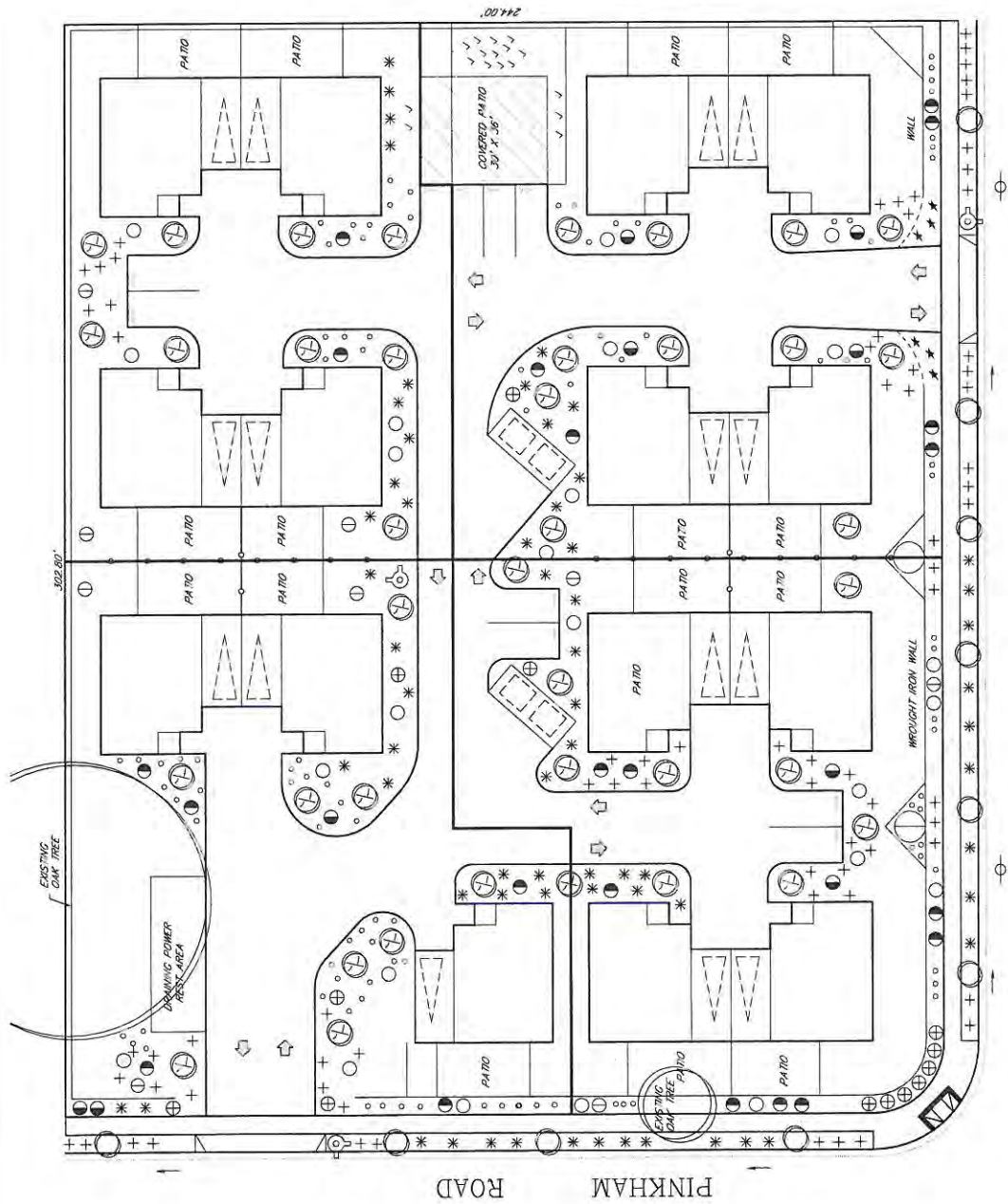
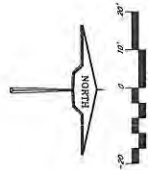
Preliminary Landscape Plans

OWNER:
 2145 WATSON
 2145 WATSON WOOD CT.
 VISALIA, CA. 93291
 559-303-1285
 APN: 100-014-030

ENGINEER:
 A.W. ENGINEERING
 724 N. BEN WADSWORTH WAY
 VISALIA, CA. 93291
 PH. 559-731-7800-7888

LEGEND/NOTES:

- QUERCUS LOP VITA (VALLEY OAK)
- ⊗ CREPE MYRTLE
- MEXICAN SAGE
- ⊕ COYOTE BRUSH
- ⊕ DWARF CLELANDER
- ⊕ GERMANDER
- ⊕ HYPERICURU
- ✓ CELEBRATION BERRUDA GRASS
- LANTANA
- ⊕ CREEPING PINOX
- ⊕ CREEPING RED THYME
- ★ SEDUM RUPESTRE
- ★ ANGELENA





June 17, 2016

Mr. Steve Curtis
 224 S. Cottonwood Ct.
 Visalia, Ca. 93291

Dear Mr. Curtis,

We have reviewed the proposed East Haven Apartment project in Visalia and evaluated the trip generation characteristics of the planned 15-unit development. Based on information provided by the Institute of Transportation Engineers' Trip Generation Manual, we found the following trip generation estimate for the project.

As the table shows the predicted weekday traffic would total 100 daily trips, 8 peak hour trips in the AM and 9 trips in the PM peak hour. The Trip Generation Report is attached to assist with this review.

This level of peak hour trip generation qualifies the project as a Category 1 project under the City of Visalia's PROCEDURES FOR TRAFFIC IMPACT ANALYSIS. That document states that developments generating less than 100 peak hour trips will require a lesser analysis and shall include at a minimum: The existing condition analysis, including any existing driveways or intersections in the vicinity, a sight distance evaluation, the traffic generation, the access

number and spacing, an access queuing evaluation, and an on-site circulation evaluation. However, it is our recommendation that given the low number of peak hour trips, no additional assessment should be required for this project. It should be noted that the project would be required to pay the appropriate traffic impact fees as its contribution to improve the future street system.

Sincerely,

Charles Clouse, AICP, PTP
 Principal

Attachment

East Haven Apartments
 Summary of Trip Generation Calculation
 For 15 Dwelling Units of Apartments
 June 17, 2016

	Average Rate	Standard Deviation	Adjustm. Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1	100
7-9 AM Peak Hour Enter	0.1	0	1	2
7-9 AM Peak Hour Exit	0.41	0	1	6
7-9 AM Peak Hour Total	0.51	0.73	1	8
4-6 PM Peak Hour Enter	0.4	0	1	6
4-6 PM Peak Hour Exit	0.22	0	1	3
4-6 PM Peak Hour Total	0.62	0.82	1	9
AM Pk Hr, Generator, Enter	0.16	0	1	2
AM Pk Hr, Generator, Exit	0.39	0	1	6
AM Pk Hr, Generator, Total	0.55	0.76	1	8
PM Pk Hr, Generator, Enter	0.41	0	1	6
PM Pk Hr, Generator, Exit	0.26	0	1	4
PM Pk Hr, Generator, Total	0.67	0.85	1	10
Saturday 2-Way Volume	6.39	2.99	1	96
Saturday Peak Hour Enter	0	0	1	0
Saturday Peak Hour Exit	0	0	1	0
Saturday Peak Hour Total	0.52	0.74	1	8
Sunday 2-Way Volume	5.86	2.73	1	88
Sunday Peak Hour Enter	0	0	1	0
Sunday Peak Hour Exit	0	0	1	0
Sunday Peak Hour Total	0.51	0.75	1	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2009.

TRIP GENERATION BY MICROTRANS

FRONT RANGE OFFICE
 1401 WEWATTA AVE.
 SUITE 516
 LITTLETON, CO. 80202

WESTERN OFFICE
 2125 KERN STREET,
 SUITE 301
 FRESNO, CA. 93721

CORP PHONE:
 720.502.7236

EAST HAVEN

OWNER:

STEVE CURTIS
15000 E. 1000 ST.
SANTA ANA, CA 92701
949-353-1333
APN: 100-014-030

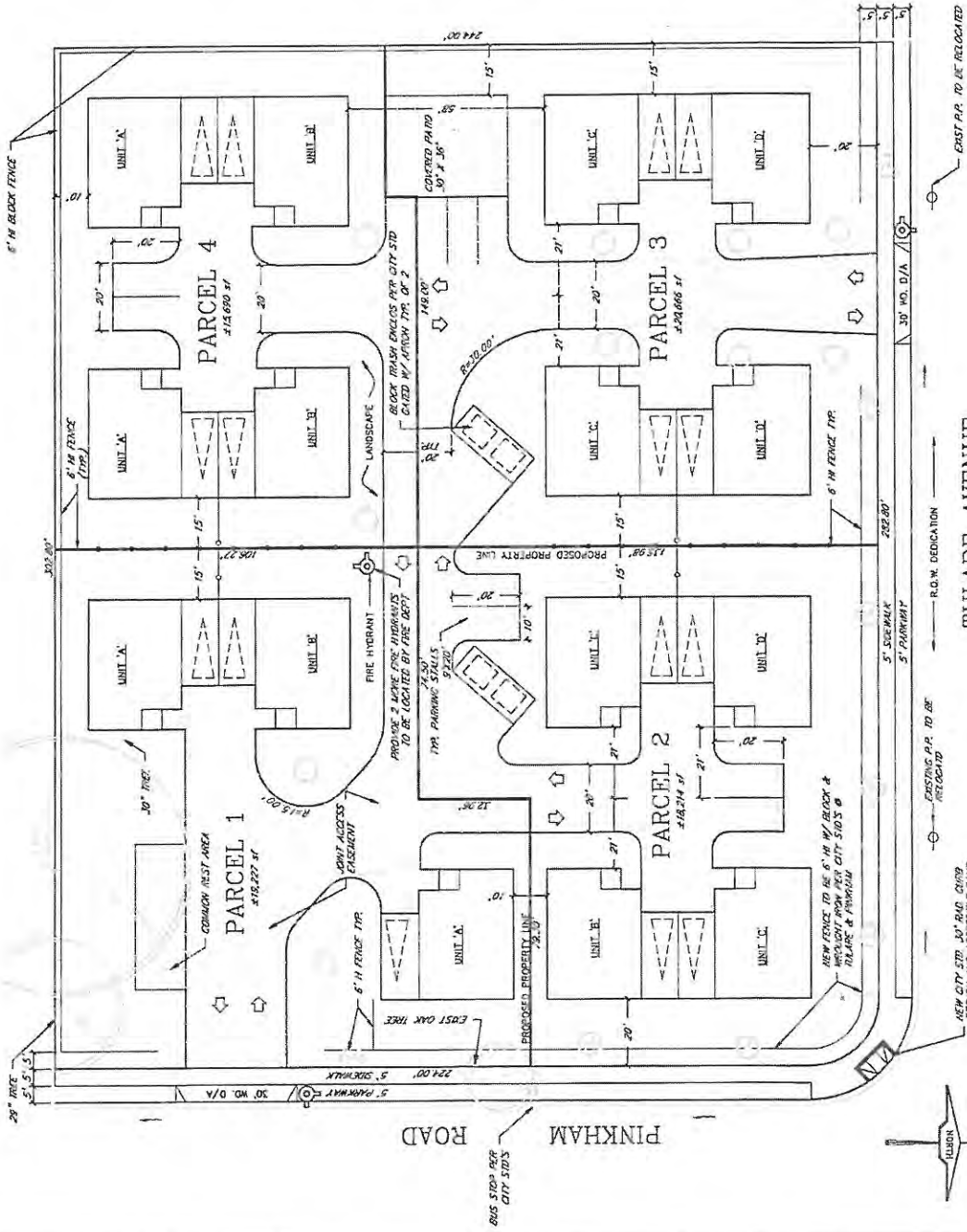
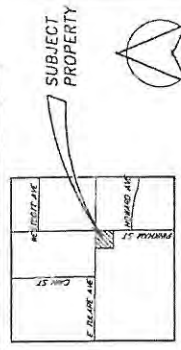
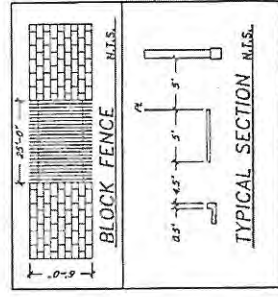
ENGINEER:

A.W. ENGINEERING
224 N. 1ST ST. SUITE 201
P.O. BOX 605507
PH: 734-770-7885

LEGEND/NOTES:

- DA DRIVE APPROACH
- CREPE MYRTLE
- OAK TREE
- POWER POLE
- DIRECTION OF SURFACE FLOW
- FIRE HYDRANT

EXIST. USE: VACANT
PROPOSED USE: MULTI FAMILY
SERVAGE DISPOSAL: CITY OF VISALIA
UNIMPOSED: CITY OF VISALIA
FLOOD ZONE: 'X'
TOTAL LOTS: 4
LOT AREA: 15,693 SF MIN / 20,666 SF MAX
TOTAL AREA: 78,276 SF
EXISTING ZONING: R-1-4.5
PROPOSED ZONING: R-1-4.5



VICINITY MAP
NORTH
N.T.S.
SHEET 1 OF 2

TULARE AVENUE



East Haven Apartments
 Summary of Trip Generation Calculation
 For 15 Dwelling Units of Apartments
 June 17, 2016

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	100
7-9 AM Peak Hour Enter	0.10	0.00	1.00	2
7-9 AM Peak Hour Exit	0.41	0.00	1.00	6
7-9 AM Peak Hour Total	0.51	0.73	1.00	8
4-6 PM Peak Hour Enter	0.40	0.00	1.00	6
4-6 PM Peak Hour Exit	0.22	0.00	1.00	3
4-6 PM Peak Hour Total	0.62	0.82	1.00	9
AM Pk Hr, Generator, Enter	0.16	0.00	1.00	2
AM Pk Hr, Generator, Exit	0.39	0.00	1.00	6
AM Pk Hr, Generator, Total	0.55	0.76	1.00	8
PM Pk Hr, Generator, Enter	0.41	0.00	1.00	6
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	4
PM Pk Hr, Generator, Total	0.67	0.85	1.00	10
Saturday 2-Way Volume	6.39	2.99	1.00	96
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	8
Sunday 2-Way Volume	5.86	2.73	1.00	88
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.51	0.75	1.00	8

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

A Brief History of the “East Haven” Developers

Tom Gaebe is the principal owner of “Bertram Enterprises Inc.” and along with Steve Curtiss are corporate officers in “ Pioneer Properties Inc.” Steve Curtiss is also the president of “ Curtiss and Company, “ a building contracting corporation.

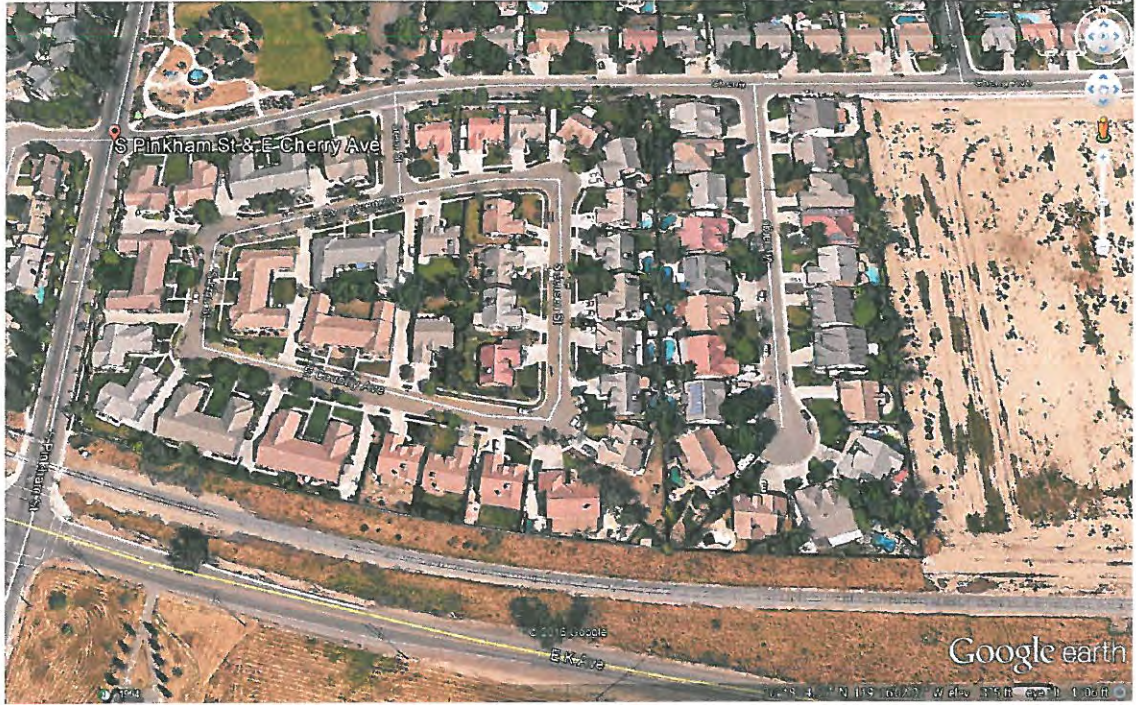
100 Willow Plaza

The developer of 100 Willow Plaza was “Willow Street Development Company” of which Tom Gaebe is a principal. Curtiss and Company served as the owners’ representative during construction of the shell and performed the original tenant improvements for ten offices.



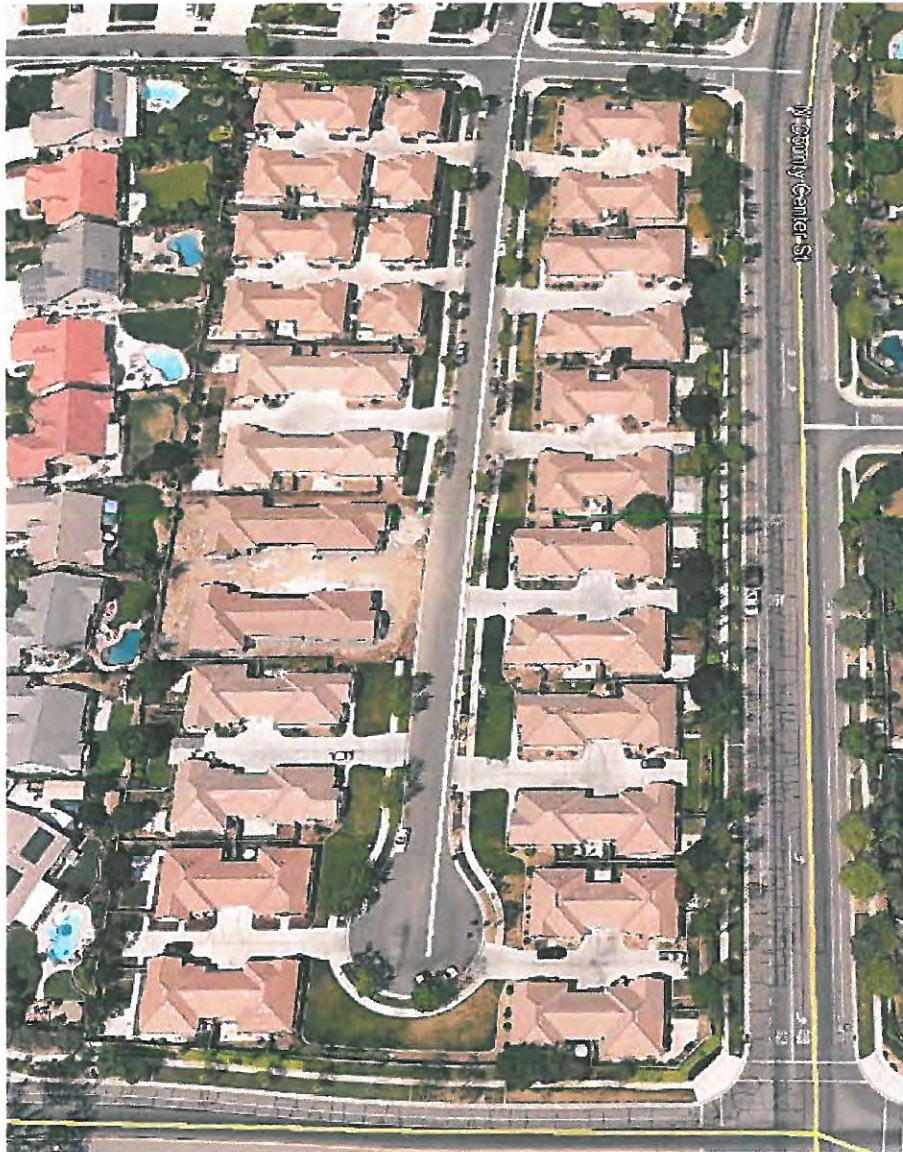
Kaweah Gardens

Pioneer Properties designed and developed “Kaweah Gardens” and Curtiss and Company constructed all of the multi- family units.



Ashley Gardens

Pioneer Properties Inc. designed and developed Ashley Grove and Curtiss and Company constructed all of the multi-family units.



Valley Oak

Pioneer Properties developed Valley Oak Subdivision



El Rio Estates

Pioneer Properties Developed "El Rio Estates"



Pioneer Properties is currently completing a small eight unit project in Exeter and has this and two other projects in the early stages of development.

Table 9-1: Consistency Between the Plan and Zoning

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

Source: Dyett & Bhatia, 2012

Excerpt from Visalia General Plan – Adopted October 14, 2014

Exhibit “I”



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: 4

DATE: October 07, 2015

SITE PLAN NO:

SPR15104 **RESUBMIT**

PROJECT TITLE:

EAST HAVEN

DESCRIPTION:

15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX
COMMUNITY-DEMO OF EXISTING RESIDENSE, SITE
DEVELOPMENT AND CONSTRUCTION OF 15
RESIDENTIAL APARTMENT UNITS (R-1-6) (X)

APPLICANT:

CURTISS AND COMPANY

PROP OWNER:

BERTRAM ENTERPRISES INC

LOCATION:

1237 S PINKHAM ST

APN(S):

100-140-030

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 3 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.

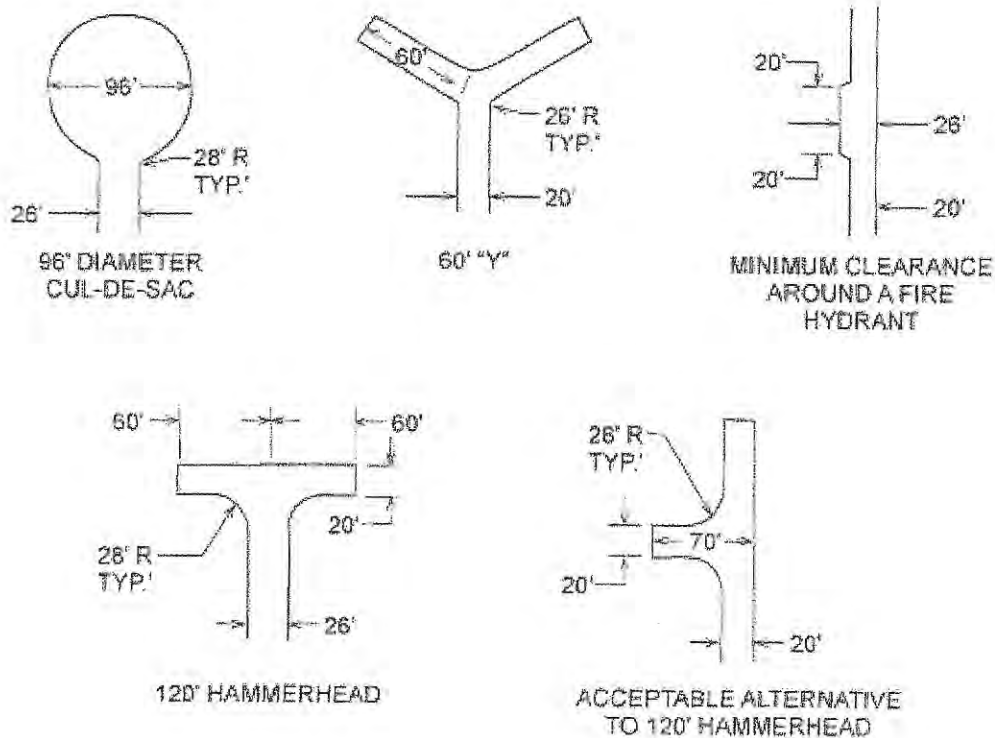


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

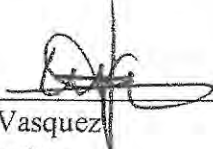
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding 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:

- 28 FEET TURNING RADIUS CLEARANCE REQUIRED BY THE WEST TRASH ENCLOSURE - SEE PLANS.



Maribel Vasquez
Fire Inspector

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: OCTOBER 7, 2015

SITE PLAN NO.: 15-104 RESUBMITTAL
PROJECT TITLE: EAST HAVEN
DESCRIPTION: 15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX
COMMUNITY-DEMO OF EXISTING RESIDENSE,
SITE DEVELOPMENT AND CONSTRUCTION OF
15 RESIDENTIAL APARTMENT UNITS (R-1-6) (X)
APPLICANT: CURTISS AND COMPANY
PROP OWNER: BERTRAM ENTERPRISES INC
LOCATION: 1237 S PINKHAM ST
APN: 100-140-030

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with **20'** radius; **CORNER OF PINKHAM & TULARE**
- Install curb; gutter **TULARE**
- Drive approach size: **30'** Use radius return; **REFER CITY "MULTI-FAMILY" STANDARD APPROACH**
- Sidewalk: **5'** width; **5'** parkway width at **TULARE & PINKHAM, SEE ADDL COMMENTS**
- 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. **10' ON TULARE**
- Deed required prior to issuing building permit; **DEED BY MAP OR SEPARATE INSTRUMENT**
- City Encroachment Permit Required. **ALL WORK WITHIN CITY RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **HOA TO INCLUDE EXTERIOR LANDSCAPING MAINTENANCE**
- 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. **TULARE**

- Traffic indexes per city standards: **COLLECTOR T.I. = 8.0, TULARE AVE.**
- 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: **1** each at **300' INTERVALS**
- 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. **TULARE & PINKHAM**
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. The frontage improvements along Tulare and Pinkham shall include a block wall, 4.5' parkway, 5' sidewalk, and 5' landscape lot; to be maintained by the Home Owner's Association established with the development.***
- 2. A Landscape and Lighting District will be formed to maintain the street lights erected along Pinkham & Tulare. Refer to City street light standards for locations and construction specifications.***
- 3. The proposed parcel map/subdivision map shall be submitted through Site Plan Review separately.***
- 4. 10' additional right-of-way along Tulare and corner section of Pinkham is required. Dedication shall be by map or separate Grant Deed. Grant Deed format and procedure are available on the City's website. The deed shall be reviewed/approved by Engineering and recorded prior to site improvements.***
- 5. There is an existing bus stop on Pinkham St. approximately 100' from Tulare Ave. The sidewalk along the bus stop area shall be widened to extend to curb and shall be a min. 25' long. A concrete bus pad, per City standards, shall be installed in street. See comments from Transit Division.***
- 6. Street trees shall be installed along Pinkham and Tulare. The landscape and irrigation design shall conform to MWELO regulations and plans to accompany site improvement building permit.***
- 7. Trash enclosures to comply with City standard 24' enclosure with gates and concrete apron.***

8. City records indicate there is an existing sewer lateral on Pinkham to serve the parcel . Design calc's shall be submitted confirming the existing lateral is of proper capacity size for proposed development or a new lateral can be installed. There are existing sewer mains in Tulare and Pinkham St.

9. An extension of the storm drain main in Tulare may be required to serve new development. The 18" main is located approximately 500' west from project site. Further coordination with City Engineer is required.

10. Impact fees apply to development. Refer to page 3 for fee summary. Credit for (1) SFD will be administered to overall fee assessment.

11. Resubmit "OFF-AGENDA" a revised Site Plan to satisfy conditions as discussed & noted in Site Plan Review.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **15-104 RESUBMITTAL**

Date: **10/7/2015**

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

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

(Fee Schedule Date: **9/4/2015**)

(Project type for fee rates: **DUPLEX/MULTI-FAMILY**)

Existing uses may qualify for credits on Development Impact Fees. **(1) SFD/RURAL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,196/AC X 2.1 = \$2,511.60
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,835/UNIT X 15 - (\$5,332) = \$52,064
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$414/UNIT X 15 = \$6,210, TREATMENT PLANT FEE: \$726/UNIT X 15 = \$10,890
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 300 (TULARE) = \$12,000
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$3,758/AC X 2.1 = \$7,891.80
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,912/UNIT X 15 - (\$3,306) = \$40,374
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,761/AC X 2.1 = \$5,798.10
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$3,792/AC X 2.1 = \$7,963.20
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,754/AC X 2.1 = \$3,683.40
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$533/UNIT X 14 = \$7,462
<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

ITEM NO: 4

DATE: October 07, 2015

SITE PLAN NO:

SPR15104

RESUBMIT

PROJECT TITLE:

EAST HAVEN

DESCRIPTION:

15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX COMMUNITY-DEMO OF EXISTING RESIDENSE, SITE DEVELOPMENT AND CONSTRUCTION OF 15 RESIDENTIAL APPARTMENT UNITS (R-1-8) (X) CURTISS AND COMPANY

APPLICANT:

BERTRAM ENTERPRISES INC

PROP OWNER:

LOCATION:

1237 S PINKHAM ST

APN(S):

100-140-030

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:

BWINTER L98

Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 1, 2015

ITEM NO:	8
SITE PLAN NO:	SPR15104
PROJECT TITLE:	EAST HAVEN
DESCRIPTION:	15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX COMMUNITY-DEMO OF EXISTING RESIDENSE. SITE DEVELOPMENT AND CONSTRUCTION OF 15 RESIDENTIAL APPARTMENT UNITS (R-1-6) (X)
APPLICANT:	CURTISS AND COMPANY
PROP. OWNER:	BERTRAM ENTERPRISES INC
LOCATION:	1237 S PINKHAM ST
APN(S):	100-140-030

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

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

Additional Comments:

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Leslie Blair

[]

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.

[]

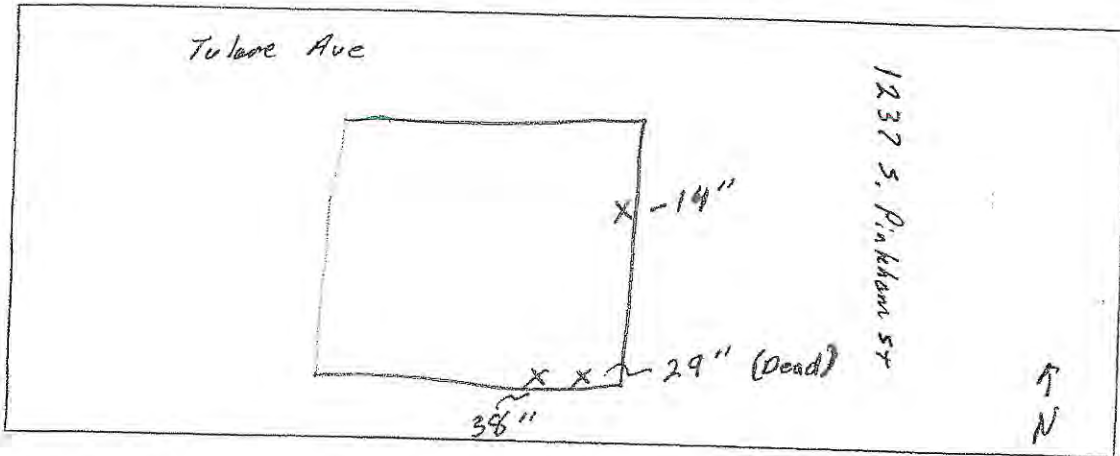
Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

PROJECT LOOKS GOOD WITH ANY FUTURE CHANGES SOLID WASTE WILL NEED TOBE NOTIFIED.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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SITE PLAN REVIEW COMMENTS



COMMENTS: See Below None

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

Other Comments:

1-14" Valley Oak

1-38" Valley Oak

1-29" Valley Oak (Dead) This one will need to be mitigated

Joel Hooyer
Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: October 07, 2015

SITE PLAN NO: 2015-104 RESUBMITTAL
PROJECT TITLE: EAST HAVEN
DESCRIPTION: 15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX COMMUNITY-DEMO
OF EXISTING RESIDENSE, SITE DEVELOPMENT AND
CONSTRUCTION OF 15 RESIDENTIAL APPARTMENT UNITS (R-1-6)
(X)
APPLICANT: CURTISS AND COMPANY
PROP. OWNER: BERTRAM ENTERPRISES INC
LOCATION TITLE: 1237 S PINKHAM ST
APN TITLE: 100-140-030
GENERAL PLAN: Residential Low Density
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed "Off-Agenda"
 Resubmit

Project Requirements

- Senior Residential Development?
- Tentative Subdivision Map
- General Plan / Change of Zone
- Change of Zone Agreement
- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 10/07/2015

1. The applicant declared at the Site Plan Review meeting that they will proceed with requesting a Change of Zone from the R-1-6 zone to the R-1-4.5 zone.
2. The COZ from R-1-6 to R-1-4.5 is consistent with the Low Residential Density (LRD) land use designation. The density proposed with this development is 8.47 units to the acre, which is within the density range of the LRD (2 to 10 units / acre).
3. Multi-family developments in the R-1-4.5 zone are Permitted.
4. The development plan (site plan) is consistent with the development standards of the R-1-4.5 zone. The proposed dwelling units are single-story and provide attached garages per unit.
5. A tentative map is required if the site is going to be subdivided.
6. Submit a tentative map to the Site Plan Review committee.
7. If lots are created that do not have public street frontage, a Conditional Use Permit will be required creating a Planned Residential Development. The creation of a PRD will include a condition that "locks" in the development plan submitted to the SRP committee.
8. Relocate the block walls along Tulare and Pinkham to meet Engineering standards. This creates a 5-ft. park strip, 5-ft. sidewalk and 5-ft. landscape area.
9. Clearly depict all private fence areas within the development.
10. Provide building elevations and floor plans with the map and CUP submittal.
11. Good Neighbor Policies will be included as conditions of project approval for this development.
12. Provide a revised site plan exhibit depicting the corrections as noted by Engineering and Planning Staff during the site plan review meeting.

Previous Comments

PROJECT SPECIFIC INFORMATION: 07/01/2015

1. The Site Plan Review item did not provide a project description on what was being requested. It was staff's initial understanding that this item was a request to establish a Senior (55 or older) development. However, during the Site Plan Review process, the applicant's representative stated that the owner is contemplating a multi-family development with no age restrictions.
2. Staff is requiring additional information be provided to determine how this project is going to be analyzed (CUP for senior development or GPA/COZ). Staff has not identified if the project would be supported at this time pending additional information provided by the applicant.
3. Provide detailed elevations of the proposed units. Staff may condition the project requiring the elevations for each unit to provide articulation and exterior amenities to provide visual interest.
4. Good Neighbor Policies will be conditioned with this project (see below).
5. Identify or depict all private yard areas provided to each of the units.
6. A Homeowners Association is required for the maintenance and upkeep of the entire site including landscaping along the major streets.
7. Staff will condition the project to include either masonry and/or combination of masonry/wrought iron fencing along Tulare Avenue and Pinkham Street. The wall shall be established to match the City's standards for block wall locations along major streets.
8. The oak trees shall be protected at all times subject to the City's Oak Tree Ordinance.
9. The trash enclosures require to be designed to provide direct access to the solid waste vehicles. Redesign trash enclosure to accommodate Solid Waste Divisions requirements.
10. Staff will condition the construction of a block wall along the south and west property lines abutting the existing Single-Family homes.
11. Clearly depict all street right-of-way dedication.
12. Parking calculations will be determined when staff is given the information regarding how the property owner intends to develop the site (senior housing or market rate units).
13. Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee, shall enter into an operational management plan (Plan), in a form approved by the City for the long-term maintenance and management of the development. The Plan shall include but not be limited to: maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

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:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

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

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

Parking:

1. Multi-family dwelling: 1.5 parking spaces per dwelling unit for all multi-family developments. This requires 23 parking spaces on-site. The site plan exhibit depicts 23 parking spaces.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
3. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
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. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
6. Provide minimum of ±7-foot high concrete block wall or masonry wall along/around the following: North, South, East and West
7. 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.
8. 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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)

4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).

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

Lighting:

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

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

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

Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

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

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

B. Plan Shall Be Recorded

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

C. Maintenance and Operations

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

10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

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

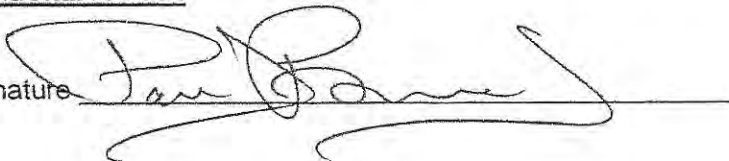
E. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

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

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

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: 4 DATE: October 07, 2015
 SITE PLAN NO: SPR15104 **RESUBMIT**
 PROJECT TITLE: EAST HAVEN
 DESCRIPTION: 15 UNIT (1100 SF PER UNIT) GARDEN DUPLEX
 COMMUNITY-DEMO OF EXISTING RESIDENSE, SITE
 DEVELOPMENT AND CONSTRUCTION OF 15
 RESIDENTIAL APPARTMENT UNITS (R-1-6) (X)
 APPLICANT: CURTISS AND COMPANY
 PROP OWNER: BERTRAM ENTERPRISES INC
 LOCATION: 1237 S PINKHAM ST
 APN(S): 100-140-030

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 X02 * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: _____

Special comments: Shall meet all current FIRE and Building
Codes. MEET CITY OF VISALIA LANDSCAPE
POLICY

CHAPTER 11A

HOUSING ACCESSIBILITY

NOTE 1: Covered multifamily dwellings may be subject to the requirements of more than one jurisdiction or law, which would require compliance with each law. Where federal, state, or local laws differ, the more stringent requirements apply. For additional information, see the Joint Statement of the Department of Housing and Urban Development and the Department of Justice issued April 30, 2013 (www.hud.gov).

NOTE 2: Dwelling units constructed as senior citizen housing may also be subject to the Unruh Civil Rights Act. Refer to Division 1, Part 2 of the California Civil Code. For additional information regarding application, interpretation and enforcement, contact the California Department of Fair Employment and Housing.

**Division I – APPLICATION, GENERAL PROVISIONS,
AND DEFINITIONS**

Division I Table of Contents

- Section 1101A Application
- Section 1102A Building Accessibility
- Section 1103A Design and Construction
- Section 1104A Covered Multifamily Dwellings
- Section 1105A Garages, Carports and Parking Facilities
- Section 1106A Site and Building Characteristics
- Section 1107A Definitions

**SECTION 1101A
APPLICATION**

1101A.1 Scope. The application and authority of this chapter are identified and referenced in Sections 1.8.2.1.2 and 1102A for the Department of Housing and Community Development. Applicable sections are identified in the Matrix Adoption Tables of this code under the abbreviation HCD 1-AC. The provisions of this chapter shall apply to the following:

1. All newly-constructed covered multifamily dwellings.
2. New common use areas serving existing covered multifamily dwellings.
3. Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.
4. New common-use areas serving new covered multifamily dwellings.
5. Where any portion of a building's exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.

Chapter 11A generally does not apply to public accommodations such as hotels and motels, and public housing. Public use areas, public accommodations, and public housing as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B, and are referenced in Section 1.9.1.

Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

**SECTION 1102A
BUILDING ACCESSIBILITY**

1102A.1 Where required. Buildings or portions of buildings and facilities within the scope of this chapter shall be accessible to persons with disabilities. Each building on a building site shall be considered separately when determining the requirements contained in this chapter, except when calculating the number of units which must comply with Section 1102A.3.1. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

Newly-constructed covered multifamily dwellings as defined in this chapter, include, but are not limited to, the following:

1. Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
2. Condominiums with 4 or more dwelling units including timeshare condominiums not considered a place of public accommodation or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
3. Lodging houses, as defined in Chapter 2 of the California Building Code, used as a residence with more than 3 but not more than 5 guest rooms.
4. Congregate residences, as defined in Chapter 2 of the California Building Code, with 3 or more sleeping units.
5. Dwellings with 3 or more efficiency units, as defined in Chapter 2 of this code, or Section 17958.1 of the California Health and Safety Code.
6. Shelters for homeless persons, not otherwise subject to the disabled access provisions of the Division of the State Architect-Access Compliance (DSA-AC).
7. Dormitories, as defined in Chapter 2 of this code, with 3 or more guest rooms as defined in Chapter 2 of the California Building Code.
8. Timeshare dwellings with 3 or more units, not considered a place of public accommodations or transient lodging as defined in Health and Safety Code Section 19955 (a), and Chapter 2 of the California Building Code.
9. Other Group R occupancies in covered multifamily dwellings which are regulated by the Office of the State Fire Marshal. See Section 1.11.



4

MEETING DATE MARCH 2, 2010
SITE PLAN NO. 16-008 2nd 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 prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

PLANNING COMMISSION TPM

HISTORIC PRESERVATION

REDEVELOPMENT

PARK/RECREATION

OTHER _____

ADDITIONAL COMMENTS _____

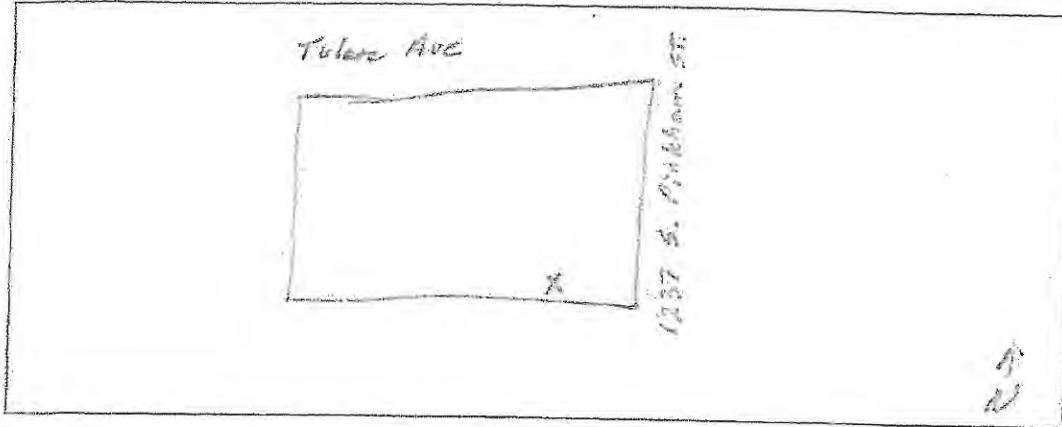
If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

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

Date: 1-20-16

Site Plan Review # 16008

SITE PLAN REVIEW COMMENTS




COMMENTS: See Below None

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

Other Comments: _____

1. - 14" DBH Valley Oak


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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025 (Andrew Chamberlain 559-713-4003)

Date: March 2, 2016

SITE PLAN NO: 2016-008 RESUBMITTAL
PROJECT TITLE: EAST HAVEN
DESCRIPTION: **PARCEL MAP** SITE IMPROVEMENT PLANS FOR 15 UNIT GARDEN
DUPLEX COMMUNITY (R-1-6) (X) (REF SPR15-104)
APPLICANT: CURTIS STEVE
PROP. OWNER: BERTRAM ENTERPRISES INC
LOCATION TITLE: 1237 S PINKHAM ST
APN TITLE: 100-140-030
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

SPR No. 2015-104 related

Project Requirements

- General Plan Amendment (overall project – SPR 2015-104)
- Change of Zone (overall project – SPR 2015-104)
- Conditional Use Permit – for creation of parcel with no public street frontage
- Tentative Parcel Map
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 01/20/2016

1. TPM Required – Plan needs to be formatted to be a TPM, parcel and area call-outs, etc.
2. CUP required for land-locked parcel (Parcel No. 4)
3. Submit TPM application with all other entitlements associated with this project (General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Parcel Map.
4. Cross-access and shared parking agreement is required for this parcel map.

Previous Comments

PROJECT SPECIFIC INFORMATION: 02/03/2016

1. Submit a Tentative Parcel Map through the SPR process. The site plan exhibit submitted does not meet the tentative parcel map design requirements.

Previous Comments

PROJECT SPECIFIC INFORMATION: 01/20/2016

1. TPM Required – Plan needs to be formatted to be a TPM, parcel and area call-outs, etc.
2. CUP required for land-locked parcel (Parcel No. 4)
3. Show all areas of cross access (hatched or similar)
4. Define proposed property lines
5. 7-foot wall height required on south and west property lines – this is in combination with any proposed development
6. Wrought Iron fence detail for CUP
7. Unit detail for CUP – Unit Elevations and layout showing the available parking stall in front of the garages.
8. Common Rest Area – detail and written intent of use
9. Covered Patio - detail and written intent of use (property line appears to go through structure)

10. Make sure trash enclosures are to City standards and include the concrete apron in front of enclosure.

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

<u>Minimum Setbacks:</u>	<u>Building</u>	<u>Landscaping</u>
➤ 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)

Parking:

1. Provide spaces per the comments on SPR No. 2015-104.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
5. No repair work or vehicle servicing allowed in a parking area (ZO Section 17.34.030.L).
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Provide transit facilities on site plan.
10. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
11. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates.
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. 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.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).

8. Provide 7-foot high concrete block wall or masonry wall along along the south and west property lines.
9. 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.
10. 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. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained.
4. All landscape areas to be protected with 6-inch concrete curbs.
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package.
7. Provide a conceptual landscape plan for planning commission review. (optional)
8. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
9. 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.
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
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

ITEM NO: 4 DATE: March 02, 2016
SITE PLAN NO: SPR16008 **RESUBMIT**
PROJECT TITLE: EAST HAVEN
DESCRIPTION: PARCEL MAP SITE IMPROVEMENT PLANS FOR 15
UNIT GARDEN DUPLEX COMMUNITY (R-1-6) (X)
(REF SPR15-104)
APPLICANT: CURTIS STEVE
PROP OWNER: BERTRAM ENTERPRISES INC
LOCATION: 1237 S PINKHAM ST
APN(S): 100-140-030

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:
ORZIE DOMINGUEZ L166



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: 4

DATE: March 02, 2016

SITE PLAN NO:

SPR16008

RESUBMIT

PROJECT TITLE:

EAST HAVEN

DESCRIPTION:

PARCEL MAP SITE IMPROVEMENT PLANS FOR 15
UNIT GARDEN DUPLEX COMMUNITY (R-1-6) (X)
(REF SPR15-104)

APPLICANT:

CURTIS STEVE

PROP OWNER:

BERTRAM ENTERPRISES INC

LOCATION:

1237 S PINKHAM ST

APN(S):

100-140-030

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.

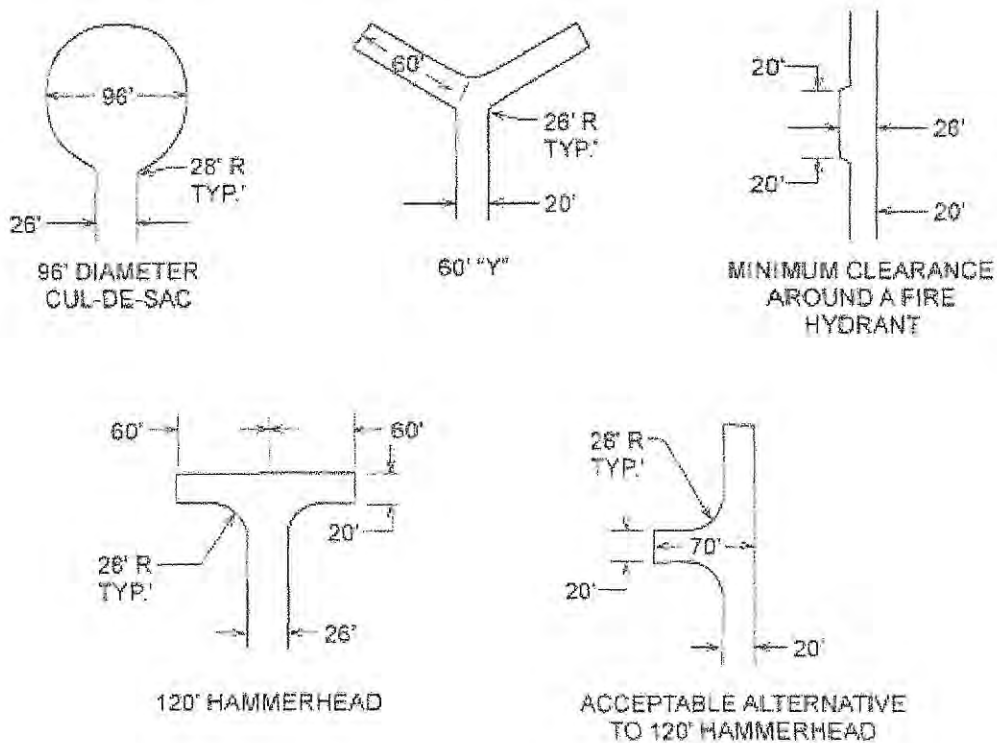


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

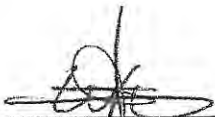
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an 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 or the number of units, street width shall be a minimum of 36 feet form curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:



Maribel Vasquez
Fire Inspector

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 4 DATE: MARCH 2, 2016

SITE PLAN NO.: 16-008 2ND RESUBMITTAL
PROJECT TITLE: EAST HAVEN
DESCRIPTION: PARCEL MAP SITE IMPROVEMENT PLANS FOR
15 UNIT GARDEN DUPLEX COMMUNITY (R16) (X)
(REF SPR15-104)
APPLICANT: CURTIS STEVE
PROP. OWNER: BERTRAM ENTERPRISES INC
LOCATION: 1237 S PINKHAM ST
APN: 100-140-030

SITE PLAN REVIEW COMMENTS

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

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

- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements. A permit is required to remove oak trees. The City will evaluate Oak trees with removal permit applications. Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required. Contact: Joel Hooyer, City Arborist, 713-4295
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **TULARE & PINKHAM**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: **1** each at **300' INTERVALS**
 - Traffic indexes per city standards: **TULARE (COLLECTOR) = 8.0**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **TULARE**
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: **5' ft.** wide, with **5' ft.** wide parkway on **TULARE & PINKHAM**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer.
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

REFER TO FURTHER CONDITIONS OF APPROVAL ESTABLISHED WITH SITE PLAN REVIEW NO. 15-104.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 16-008 2ND RESUBMITTAL

Date: 3/2/2016

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

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

(Fee Schedule Date:9/4/2015)

(Project type for fee rates:MULTI-FAMILY)

Existing uses may qualify for credits on Development Impact Fees. (1) SFD/RURAL

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$414/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$40/LF X 300 (TULARE)
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,383/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,269/UNIT
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,760/AC

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 2, 2016

ITEM NO: <u>4</u>	RESUBMITL
SITE PLAN NO:	SPR16008
PROJECT TITLE:	EAST HAVEN
DESCRIPTION:	PARCEL MAP SITE IMPROVEMENT PLANS FOR 15 UNIT GARDEN DUPLEX COMMUNITY (R-1-6) (X) (REF SPR15-104)
APPLICANT:	CURTIS STEVE
PROP. OWNER:	BERTRAM ENTERPRISES INC
LOCATION:	1237 S PINKHAM ST
APN(S):	100-140-030

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

City of Visalia
 Building: Site Plan
 Review Comments

ITEM NO: 4 DATE: March 02, 2016
 SITE PLAN NO: SPR16008 RESUBMIT
 PROJECT TITLE: EAST HAVEN
 DESCRIPTION: PARCEL MAP SITE IMPROVEMENT PLANS FOR 15
 UNIT GARDEN DUPLEX COMMUNITY (R-1-6) (X)
 (REF SPR 15-104)
 APPLICANT: CURTIS STEVE
 PROP OWNER: BERTRAM ENTERPRISES INC
 LOCATION: 1237 S PINKHAM ST
 APN(S): 100-140-030

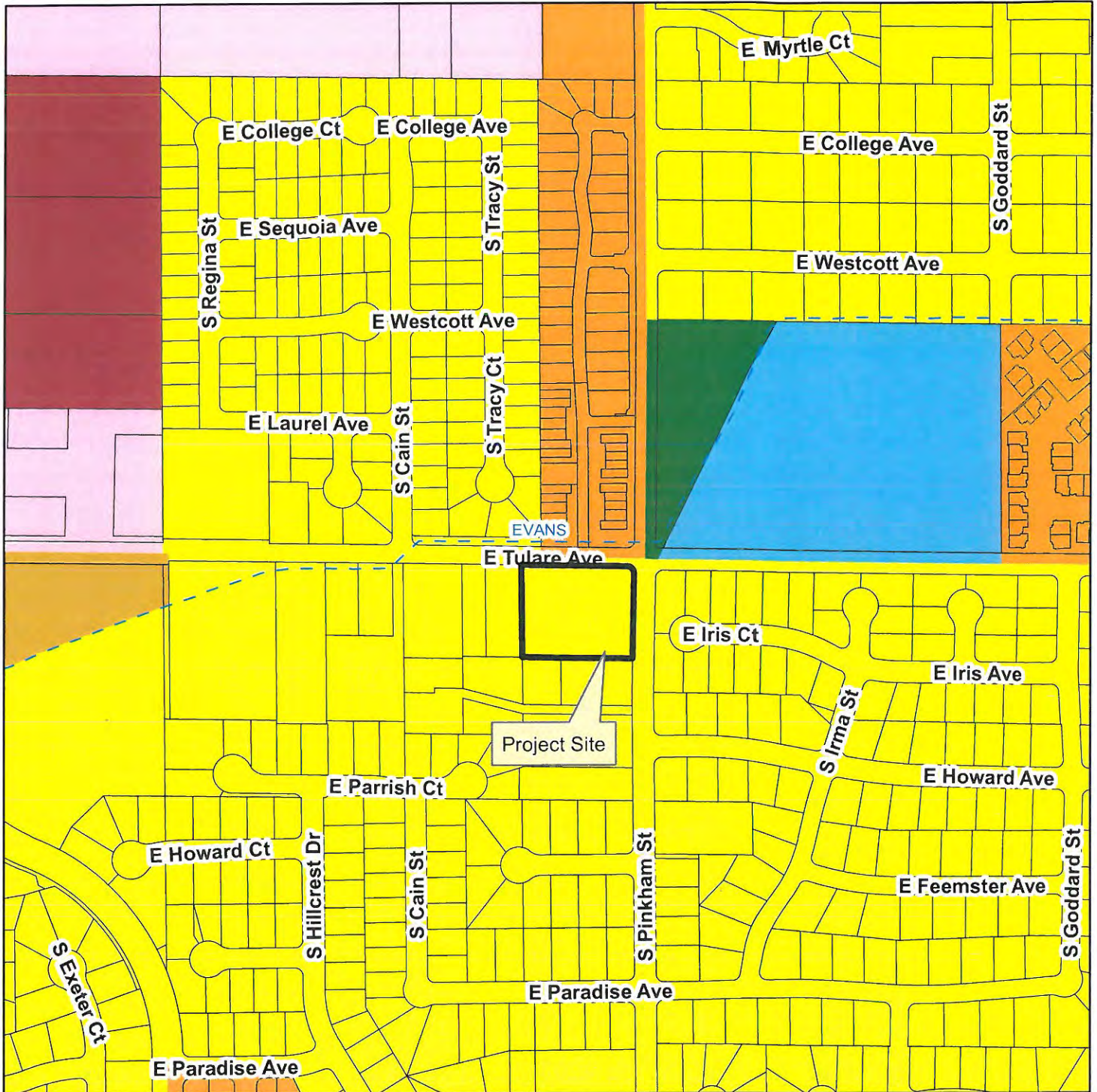
NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.48 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: _____


 Signature Date: 3/1/10

**Change of Zone No. 2016-04, Conditional Use Permit No. 2016-13,
Tentative Parcel Map No. 2016-05**

The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030)



**General Plan
Land Use Map**

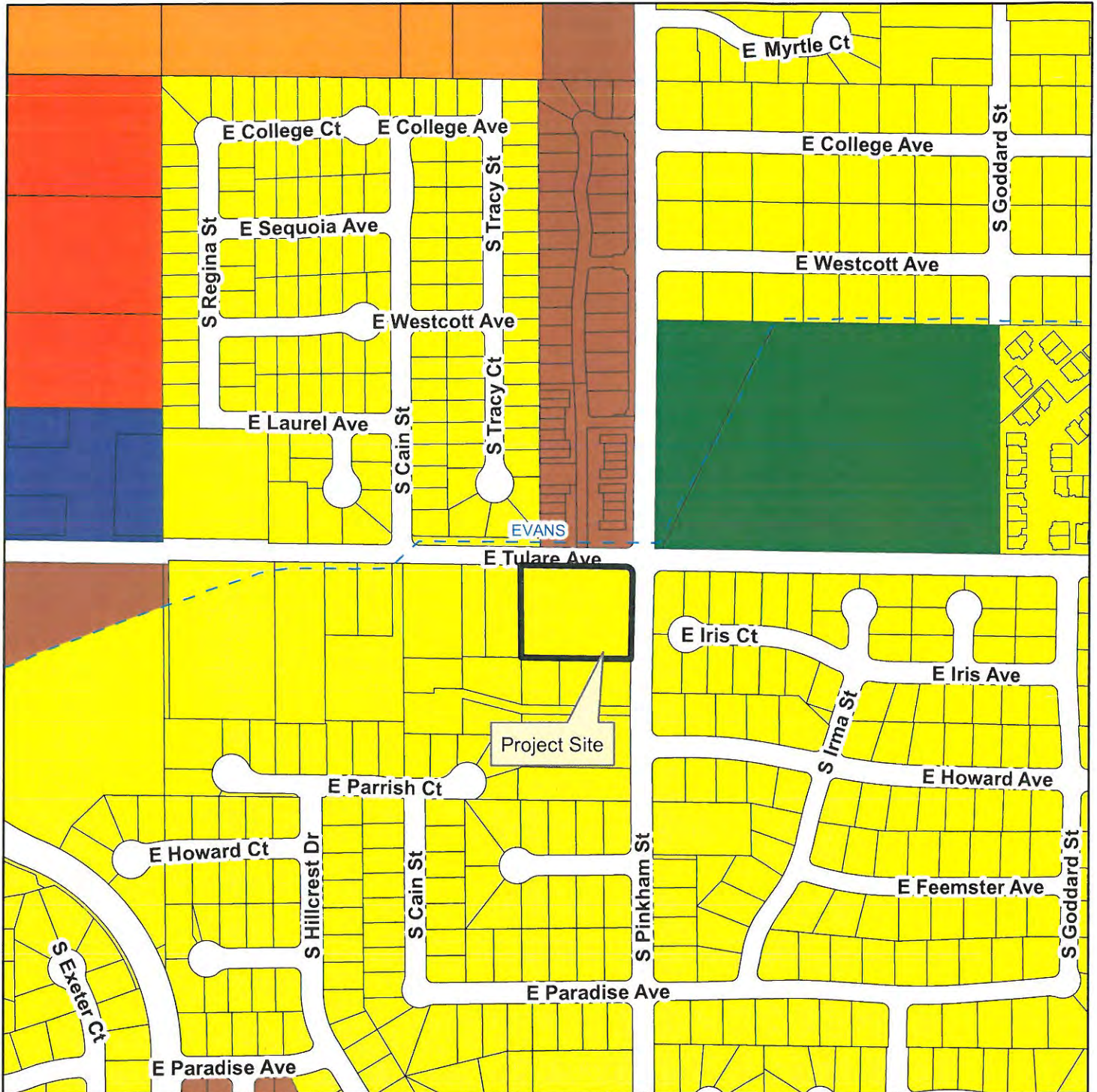


- Commercial Mixed Use
- Commercial Service
- Public Institutional
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density



**Change of Zone No. 2016-04, Conditional Use Permit No. 2016-13,
Tentative Parcel Map No. 2016-05**

The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030)



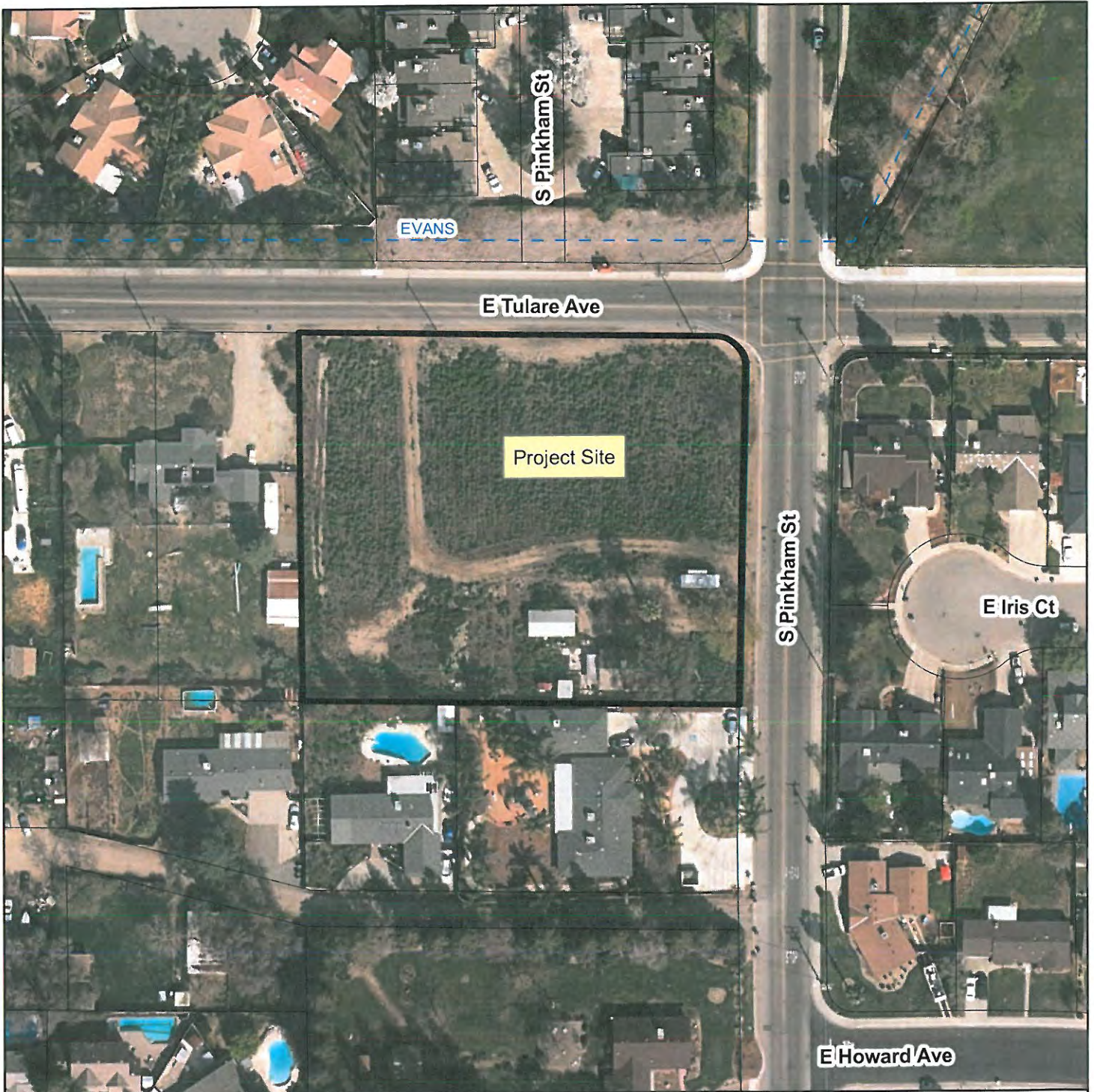
Zoning Map



- Service Commercial
- Shopping / Office Commercial
- Professional / Admin. Office
- Quasi-Public
- Residential Single-family R-1-6
- Residential Multi-family R-M-2

**Change of Zone No. 2016-04, Conditional Use Permit No. 2016-13,
Tentative Parcel Map No. 2016-05**

The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030)



Aerial Photo

Photo Taken March 2016

