

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 13, 2017; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – (Continued from February 27, 2017) Andy Chamberlain
 - a. Conditional Use Permit No. 2017-05: A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-08
 - b. Variance No. 2017-03: A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-08
6. PUBLIC HEARING – Paul Bernal

San Sebastian III Tentative Subdivision Map No. 5560 is a request by John D. Manuele to subdivide 1.56 acres into a nine (9) lot single-family residential subdivision in the R-1-6 (Single-family Residential 6,000 square feet minimum lot area) zone. The site is located on the south side of West Walnut Avenue between South Encina and South Johnson Streets (APN: 122-132-015 & 016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-15.

7. PUBLIC HEARING – Paul Bernal

Tentative Parcel Map No. 2016-01 is a request by Sierra Village and Iwik Farms LLC, to subdivide approximately 39-acres into five parcels and ten non-buildable lots in the County of Tulare (City of Visalia jurisdiction pending). The 39-acre project site is located north of the existing Sierra Village Retirement Community and is bounded by State Route 198 to the north, the Village West Shopping Center to the east, and Roeben Street to the west (APNs: 087-450-001, 002, 003, 004 & 005). A Mitigated Negative Declaration (MND No. 2016-01) has been prepared for the project.

8. PUBLIC HEARING – Paul Scheibel

a. Tentative Subdivision Map No. 5558: A request to subdivide 8.76 acres into 51 lots for residential development. The project is zoned R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and is located on the south side of Ferguson Ave., approximately 650 feet west of Dinuba Blvd. (APN 090-280-004) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-010 was adopted.

b. Conditional Use Permit No. 2017-02: A request by Joe Gong for a Planned Development to allow 51 single-family residential units with modified development standards on 8.76 acres. The project site is zoned R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and is located on the south side of Ferguson Ave., approximately 650 feet west of Dinuba Blvd. (APN 090-280-004) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-010 was adopted.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 23, 2017 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 27, 2017

City of Visalia



To: Planning Commission

From: Andrew Chamberlain, Senior Planner

Date: March 13, 2017

Re: Continued Items: Conditional Use Permit No. 2017-03 & Variance No. 2017-03,
Verizon request for a Monopine cell tower.

The Planning Commission continued this item from February 27, 2017 to March 13, 2017 at the applicant's request. There are no changes to the staff report or recommendation.



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 27, 2017

PROJECT PLANNER: Andrew Chamberlain, Senior Planner (559) 713-4003

SUBJECT: **Conditional Use Permit No. 2017-05:** A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower.

Variance No. 2017-03: A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line.

The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-09 for Conditional Use Permit No. 2017-05 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

Staff recommends approval of Resolution No. 2017-10 for Variance No. 2017-03 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2017-09 for Conditional Use Permit No. 2017-05 and Resolution No. 2017-10 for Variance No. 2017-03.

PROJECT DESCRIPTION

The requested use permit and variance are to allow the placement of a 70-foot tall Monopine with a 65-foot high cell tower at the Colonial Shopping Center as shown in Exhibit "A". The Cell tower requires a use permit to be located in the Neighborhood Commercial zone, and its location adjacent to property lines and residential zoning requires a variance to setbacks.

Conditional Use Permit No. 2017-03 would allow the placement of a Monopine cell tower next to the Planet Fitness Health Club. Exhibit "B" shows the Monopine, which the applicant feels will blend the proposed cell tower with the neighborhood. There are several large pine trees near the Walnut/Demaree intersection, which would complement the proposed Monopine.

Variance No. 2017-03 is a request to have a cell tower within the required 1 to 5 vertical height to horizontal separation from a property line. This is the "Fall Zone" requirement for public safety and visual compatibility with the neighborhood. Exhibit "D" shows the property lines and adjacent properties to the south, which are multiple family along Colonial Drive, and single family along Cutler Avenue.

In the Neighborhood Commercial zone, the maximum height for buildings is 50 feet, plus an additional 25 feet for features such as a cell tower, for a total of 75 feet. The cell tower is planned at 65 feet, but the Monopine would be up to 70 feet in height to conceal the cell tower structure.

The applicant believes that the placement of a Monopine cell tower at this location would blend with the neighborhood and not present a fall risk or be visually damaging to the neighborhood to the south or general area. The applicant's findings in Exhibit "C" discuss the proposed Monopine cell tower design, and need for a variance to the setback standards. Exhibit "E" is the coverage, technical data, and alternative site review for the proposed cell tower.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Neighborhood Commercial
Zoning:	CN (Neighborhood Commercial)
Surrounding Zoning and Land Use:	North: R-1-6 / Low Density Residential South: R-M-2 (Multi-family Residential) East: R-M-2 (Multi-family Residential) West: QP / Quasi Public (Church)
Environmental Document	Categorical Exemption No. 2017-08
Site Plan:	Site Plan Review No. 2015-123
Design District:	Design District "K" (changing with new ZO Update)

RELATED PROJECTS

The Colonial Center was developed in 1968 through CUP No. 95, as a five acre neighborhood center with the 27,000 sq. ft. grocery store as the main anchor.

Conditional Use Permit No. 2016-22: A request by DK Mullin Architects to establish a Health Club in the Neighborhood Commercial (CN) zone, located at 3535 W. Walnut Avenue. This project was approved by the Planning Commission on September 26, 2016, (5-0).

PROJECT EVALUATION

Staff supports the requested conditional use permit for the Monopine cell tower, and the requested variance to setbacks and total 70-foot height for the structure, based upon the project meeting the intent of the General Plan and the Zoning Ordinance, specifically Zoning Ordinance Section 17.32.163, regulating the establishment of cell towers.

Land Use Compatibility

Staff supports the establishment of a Monopine cell tower at this location. These types of uses are considered compatible in commercial areas where potential impacts can be addressed through the CUP process. Locating cell towers in commercial shopping centers will almost always require a variance to setbacks due to how most commercial centers are parceled for financing and ownership purposes.

As an existing commercial center with adjacent residential uses, the proposed Monopine cell tower will function as a component of the shopping center. All of the shopping centers on-site parking and access drives will remain as originally established. The tower and equipment enclosure will be located in the parking area adjacent to the southwest side of the commercial

building. There will be a loss of four parking stalls, which will not adversely impact the available parking on the site.

Conditional Use Permit No. 2017-05 – Staff support of the requested use permit is based upon the project meeting the intent of the regulations for cell towers. Zoning Ordinance Section 17.32.163-C, lists the most desirable cell tower locations as collocation on existing towers, with new cell towers in cell towers in “Commercial” areas as the least desirable. Based upon the coverage information in Exhibit “E”, there are no cell towers available for collocation in the immediate area. The applicant has proposed to construct a facility which will allow co-location, and to blend it with the surrounding area through the use of a Monopine structure to reduce the visual contrast of a standard cell tower.

Variance No. 2017-03 – Staff support of the variance to allow a 65-foot high cell tower with an 70-foot high Monopine structure is based upon the project meeting the intent of the regulations for cell towers. Zoning Ordinance Section 17.32.163-G-1, provides for the use of a Monopine structure to ensure the compatibility with the surrounding physical environment. While there are no large pines on the Colonial Shopping Center site, there are large pines located in the areas north and west of the intersection at Walnut/Demaree.



View of Colonial Shopping Center from Demaree Street

The existing light poles on the site are approximately 40 feet tall. The placement of a Monopine cell tower would appear to blend with the site and surrounding neighborhoods.



View of Walnut/Demaree intersection, from south on Demaree Street

The applicant's variance findings listed in Exhibit “C”, discuss the need for height to provide for co-location, and the need for a variance to setbacks since the tower would need to be approximately 350 feet from any property line to not need a variance to setbacks. Staff concurs with applicant's findings and has included them in the findings for the variance.

Public Safety – The closest residential structure is approximately 160 feet from the proposed Monopine cell tower. This is twice the height of the tower, and does not appear to pose any public safety hazard.

Equipment Enclosure – The equipment enclosure shown in Exhibit “B” would be fenced with a barbed wire top to prevent access to the enclosure components. Staff concurs with the applicant design, it is typical of cell tower enclosures which need protection from undesirable access. The location along the drive aisle is visible from Colonial Drive and Demaree Street. The proposed location along a drive aisle tucked against the side of the existing building provides a fairly inconspicuous location for the shopping center and the neighborhood to the south.

Parking

The elimination of four parking stalls along the southwest side of the primary building should not adversely affect the available parking for the shopping center.

Correspondence

Exhibit “F” is correspondence from a resident in the neighborhood to the west across Walnut Avenue. Joe and Norma Ivy do not support the propose cell tower. Staff contacted the Ivy’s; they indicated that the proposed cell tower was not consistent with the neighborhood character.

Environmental Review

This project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for a minor alteration in land use limitations such as a conditional use permit (Categorical Exemption No. 2017-08).

Projects determined to meet this classification consist of minor alterations in land use limitations such as approving conditional use permits and variances for projects which are consistent with the land use designation and zoning.

RECOMMENDED FINDINGS

Conditional Use Permit No. 2017-05

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.
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.32.163, for the placement of cell towers:

- The proposed Monopine provides compatibility with the surrounding neighborhoods.
 - That the proposed Monopine cell tower will provide for colocation, and will be subject to all the requirements of Zoning Ordinance Section 17.32.163
3. That the project is Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2017-08).

Variance No. 2017-03

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

The height limit of 60 feet would result in less effective coverage of the target coverage area. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. Additionally, a height limit of 60 feet would reduce the possibility of this facility allowing collocation by other wireless carriers, as required by the City of Visalia wireless ordinance. A 70 foot height allows a rad center of 35 feet for collocation. The facility is setback approximately 100 feet to the southern property line (W. Colonial Avenue), 250 feet to the western property line (S. Demaree street), and 375 feet to the northern property line (W. Walnut street). There is not a location on the parcel where the setback requirements of 1:5 could be met, thereby complying with the setback requirement would make this site impossible.

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;

In order to provide effective coverage and to make the tower collectable, a variance to the maximum height is required. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. The size of the parcel makes the setback of 1:5 ratio not possible. The size of this parcel makes meeting the setback requirements possible. Additionally, there are 13 towers within 4 miles of this location. 12 of them are taller than 70 feet. A 70 foot tower is less than most existing facilities.

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;

Wireless facilities are permitted in neighborhood commercial zones. A variance to the height requirements and setback requirement is necessary to ensure that the facility is able to perform effectively. A Setback of 1:5 would result in a 350 setback, which is not possible in this location. Limiting the tower to 60 feet would lead to the tower being less effective and would limit collocation opportunities.

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;

There are 13 wireless towers within a 4 mile radius of this search ring. The closest tower is approximately .7 miles away. That tower is in a residential zone and is 204 feet. Of the 13 towers, 12 of them are above 75 feet tall. 8 of them are over 100 feet tall. There is only one tower shorter than 70 feet, and that tower is 66 feet. Therefore, a 70 foot tower is not out of the ordinary for the City of Visalia, and is in fact shorter than the majority of existing towers.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.

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

The wireless facility will be on the side of a vacant market. There is no foot traffic nearby. The tower has been designed as a slim line monopole. The antenna array will be close to the pole and the visual impact will be limited. The difference in a 60 foot slim line monopole and a 70 foot monopole will have no visual impact. There is a 204 foot tower in a residential neighborhood approximately 0.7 miles to the east, and there are 11 other towers all taller within 4 miles. This tower has been designed to minimize the visual impact and to blend in with the existing facility. The equipment area is enclosed within an 8 foot tall fence with barbed wire, thereby acting as a deterrent to anyone attempting to enter the equipment area.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-08).

RECOMMENDED CONDITIONS OF APPROVAL

Conditional Use Permit No. 2017-05

1. That the project be developed in substantial compliance Site Plan Review No. 2015-123.
2. That the site be developed in substantial compliance with the Site Plan in Exhibit "A", and the Elevations in Exhibit "B".
3. That the Monopine cell tower be developed and constructed to specifically allow co-location of other providers on the tower.
4. That all other conditions and requirements contained in Zoning Ordinance Section 17.32.163 shall apply and be met for this facility.
5. That Conditional Use Permit No. 2017-05 shall be null and void unless Variance No. 2017-03 is approved.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-05, prior to the issuance of any building permits for this project.
7. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

Variance No. 2017-03

1. That the proposed Monopine cell tower be developed consistent with the site plan in Exhibit "A", and Elevations in Exhibit "B".
2. That Variance No. 2017-03 shall be null and void unless Conditional Use Permit No. 2017-05 is approved.
3. That all other conditions and requirements contained in Zoning Ordinance Section 17.32.163 shall apply and be met for this facility.
4. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-08, 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 with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolutions
- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Exhibit "C" – Variance Findings
- Exhibit "D" – Zoning and Property Lines
- Exhibit "E" – Coverage Maps and Information
- Exhibit "F" – Correspondence
- General Land Use Plan Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits (Chapter 17.38 of Visalia Municipal Code)

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)

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- 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 § 7526)

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.

17.38.070 Temporary uses or structures

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)

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)

17.32.163 Regulation of wireless telecommunication facilities.

A. Purpose and Intent.

The purpose and intent of this section is to promote quality, clarity and consistency in applying the requirements and guidelines for the acceptance, processing and approval of new wireless telecommunication facilities and modifications to existing wireless telecommunication facilities. The purpose and intent of this section is also protect the benefits derived by the city, its residents, and the general public from access to personal wireless telecommunication services while minimizing, to the greatest extent feasible, the redundancy of wireless telecommunication facilities. The city desires to balance these goals, by permitting the installation and operation of wireless telecommunication facilities where they are needed, while reducing, to the greatest extent feasible, adverse economic, safety and/or aesthetic impacts on nearby properties and the community as a whole.

B. Definitions. The definitions set for in this section shall apply to this title.

"Ancillary structure" means any development associated with a wireless telecommunications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment cabinet.

"Antenna" means any apparatus designed for transmitting and/or receiving electromagnetic waves that includes but is not limited to, telephonic, radio or television communications. Types of antenna include, but are not limited to, omnidirectional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

"Antenna array" means a single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

"Attached wireless telecommunications facility" means a wireless telecommunication facility and ancillary structures that are secured to an existing structure, as defined in Section 17.04.030, with any accompanying equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless telecommunications facility is considered to be an accessory use to the existing principal use on a site.

"Collocate or Collocation" means location or placement of wireless telecommunications facilities by two (2) or more wireless personal service providers on an antenna or antennas and feed lines on a

common antenna support structure or other structure on which there is an existing antenna array. The term "Collocation" shall not be applied to a situation where two (2) or more wireless personal service providers independently place attached wireless telecommunication facilities on an existing building or structure.

"Combined antenna" means an antenna or antenna array designed and utilized to provide services for more than one (1) wireless provider for the same or similar type of services.

"Conceal or Concealed" means a wireless telecommunication facility in which the antenna, monopole, and/or tower, and sometimes the support equipment, are hidden from view, or effectively disguised as may reasonably be determined by the city planner or planning commission as applicable, such as in a false tree, monument, cupola, or other concealing structure which either mimics, or which also serves as, a natural or architectural feature in a compatible environment concealed wireless telecommunication facilities that do not mimic or appear as a natural or architectural feature to the average observer are not within the meaning of this definition.

"Coverage" means the geographic area served by an individual wireless telecommunications facility installation.

"Digital Antenna System (DAS)" means a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure.

"Eligible facilities request" means a request that involves collocation, removal, or replacement of wireless telecommunication facilities.

"Equipment cabinet" means a structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless telecommunication signals. An equipment cabinet cannot be used for storage and/or habitable space.

"Existing structures and facilities" means any wireless telecommunications facility for which a permit has been properly issued pursuant to this Section or prior to its adoption.

"Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account environmental, physical, legal, cost and technological factors.

"Lattice structure" means a tapered style of antenna support structure that typically consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

"Location" means the area where a wireless telecommunications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second, with bearing or orientation referenced to true north.

"Modification" means the change, or proposed change, of any portion of a wireless telecommunication facility from its description in a previously approved wireless telecommunication facility permit. Modification includes structural reinforcement, change in antenna type, and changes that alter the appearance, size or height of a wireless telecommunication facility.

"Monopole" means a style of freestanding antenna support structure that consists of a single shaft usually composed of two (2) or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These components are mounted to a foundation that rests on or in the ground or on the roof of a building.

"Mount" means the surface upon which antennas are mounted. Mounts include, but are not limited to roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

"Non-residential use" means uses such as churches, schools, and residential care facilities that are not a residential use but may be allowed in a residential zone typically with a conditional use permit.

"Personal wireless telecommunications services" means commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.

"Siting" means the method and form of placement of a wireless telecommunications facility on a specific area of a property,

"Support equipment" means the physical, electrical and/or electronic equipment included within a wireless telecommunication facility used to house, power, and/or process signals from or to the facility's antenna or antennas.

"Utility tower" means an open framework structure or steel pole used to support electric transmission facilities.

"Wireless telecommunications facility" means a staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of any combination of the following for that purpose: a mount, an antenna support structure, a monopole, a lattice structure, an ancillary structure, an antenna or antenna array or combined antenna, transmission cables, support equipment, and/or equipment cabinet.

C. Preferred Zones and Locations.

When doing so would not conflict with the standards set forth in this Section or with federal law, wireless telecommunication facilities shall be located in the most appropriate location as described in this subsection (C), which range from the most appropriate to the least appropriate.

1. Collocation on existing facilities and structures located on city owned property;
2. Collocation on existing structures and facilities in the public or quasi-public zone;
3. Collocation on existing facilities and structures or attached wireless telecommunication facilities in the allowed Commercial, Office or Industrial Zones;
4. Location of new wireless telecommunication facilities on city owned property;
5. Location of new wireless telecommunication facilities in the Public or Quasi-Public Zone;
6. Location of new wireless telecommunication facilities in the allowed Commercial, Office and Industrial Zones.

D. Setbacks.

1. **Fail Zone Setback.** In order to ensure public safety, all new wireless telecommunication facilities shall maintain a setback at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any antenna or antenna array attached thereto. All new wireless telecommunication facilities shall also meet the minimum setback requirements of the underlying design district.

2. **Variance.** Setbacks for wireless telecommunication facilities may be modified if the requirements of Chapter 17.42 can be satisfied and the applicant can demonstrate that the siting for the proposed wireless telecommunication facility will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which it is proposed to be located, and will not cause a public safety issue.

E. Height limits for new wireless telecommunication facilities.

Maximum Height

Type of Facility	Maximum Height
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Concealed and attached to building	Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.
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Non-concealed attached to building	Shall not exceed the height of the structure on which the attached wireless telecommunication facility is attached by more than twenty-five (25) feet.
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Freestanding tower Shall not exceed the height of the design district in which the wireless telecommunication facility is located by more than twenty-five (25) feet.

Collocation on existing buildings and structures (legal nonconforming) An attached wireless telecommunication facility may locate on a building or structure that is legally non-conforming with respect to height, provided that the facility does not project above the existing height by more than twenty-five (25) feet.

Height Limit Exception. The planning commission may approve additional height beyond the maximum allowed subject to the provisions Chapter 17.42 (Variance and Exceptions) of the Visalia Zoning Ordinance.

F. Concealed Wireless Telecommunications Facilities Required.

All new wireless telecommunication facilities are required to be concealed. A wireless telecommunication facility that is not concealed may be permitted so long as the following findings can be met:

1. The siting of the proposed wireless telecommunication facility will not adversely impact the use of the property, other buildings and structures on the property, or the surrounding area or neighborhood.

2. The siting of the proposed wireless telecommunication facility will result in the least intrusive visual impact to the area.

3. To the maximum extent reasonably feasible, the proposed wireless telecommunications facility has been designed to blend with the surrounding area and is appropriately designed for the specific site.

G. Concealed Wireless Telecommunication Facility Options.

1. The use of so-called "monopines, monopalms and other mono-trees" to conceal wireless telecommunication facilities shall be evaluated during the planned development permit process. The applicant shall demonstrate that these structures will blend in with the surrounding neighborhood in order to be considered. Photo simulations are required for a proposed mono-tree. The city planner may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a wireless telecommunication facility to ensure compatibility with the surrounding physical environment. Due to environmental factors such as wind, rain and sun, the owner/applicant shall conduct an annual inspection on all mono-trees to ensure that the faux foliage continues to resemble a tree, and fully screens all antennas, antenna arrays, mounts, ancillary structures and/or support equipment. All mono-tree designs shall incorporate appropriate three-dimensional bark cladding, and shall provide for screening foliage to extend beyond all antennas by no less than twenty-four (24) inches. The design, number and placement of any branch-like structures affixed to the tower shall insure adequate camouflaging of the antennas, antenna arrays, mounts, ancillary structures and/or support equipment.

2. The use of alternative structures, including but not limited to such structures as a church cross, statue, light pole, flagpole, architectural feature such as a clock tower, shall be subject to the planned development permit process as described in subsection (1) above. Consideration as to when a wireless telecommunication facility may be concealed using an "alternative structure" will be based upon the extent to which it is designed to internally house antennas, antenna arrays, mounts, ancillary structures, and/or support equipment.

H. Collocation Required.

1. To limit the adverse visual effects of a proliferation of wireless telecommunication facilities in the city, the proposed construction of new wireless telecommunication facilities shall be designed to accommodate collocation of two (2) or more service providers. Any new wireless telecommunication facility may be required to collocate with another existing or new facility, unless it can be demonstrated to be technically or economically infeasible.

2. Collocation on existing large towers. Collocation of the wireless telecommunication facilities of more than three (3) telecom providers on existing towers greater than seventy (70) feet in height is permitted pursuant to the planned development permit review process.

I. Substantial Change to the Physical Dimensions of Existing Structure or Facility.

1. Modifications to an existing structure or facility are permitted and do not require discretionary review where such modifications will not result in a "substantial change," as set forth in subsection (I)(2) below. Modifications resulting in a "substantial change" to an existing structure or facility shall be submitted for review under the planned development permit process as described in this section.

2. A "substantial change" to an existing structure or facility shall constitute the following:

a. The modification increases the height of the existing structure or facility by more than ten (10) percent, or the height of one (1) additional antenna array with separation from the nearest existing antenna or antenna array not to exceed twenty (20) feet, whichever is greater.

b. The modification would add an antenna, antenna array, mount, ancillary structure or support equipment that would protrude from the edge of the existing structure or facility more than twenty (20) feet or more than the width of the tower structure at the level of the antenna, antenna array, mount, ancillary structure or support equipment, whichever is greater.

c. The modification involves installing more than the standard number of equipment cabinets for the technology involved, and would add greater than four (4) equipment cabinets.

d. The modification would defeat the existing concealment elements.

e. The modification would result in the excavation or deployment outside the current boundaries of the leased or owned property and into any access, utility easements or required setbacks.

f. The modification would not comply with other conditions imposed upon the existing structure or facility unless non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation or deployment that does not exceed the substantial change thresholds of this subsection.

3. All modifications remain subject to building codes and other non-discretionary structural and safety codes.

J. Other Requirements for all Wireless Telecommunication Facilities.

1. Any attached wireless telecommunication facility or wireless telecommunication facility on or adjacent to a historic building or site shall be designed to ensure consistency with the National Historic Preservation Act or 1966, and shall be referred to the city's historic preservation advisory committee for review and approval pursuant to Chapter 17.56.

2. There shall be a seven (7) foot high screen fence or solid wall or approved architecturally-designed solid fence installed surrounding the equipment cabinet. Slatted chain-link fencing will only be considered when the equipment cabinet is substantially masked from public view or the wireless telecommunication facility is located in an industrial zone or public park.

3. New wireless telecommunication facilities shall not be permitted within one hundred (100) yards of an existing structures and facilities unless the applicant can demonstrate with substantial evidence that there are no other location alternatives to providing service to the area.

4. Wireless telecommunication facilities shall not be permitted in locations where they will interfere with the operation of the Visalia Municipal Airport. Wireless telecommunication facilities proposed for location within the airport planning area shall be referred to the airport manager or the airport land use commission for a determination of consistency with airport area standards.

5. All wireless telecommunication facilities must meet or exceed current standards and regulations of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other agency of the state or federal government with the authority to regulate wireless telecommunication facilities. If such standards and regulations are changed, the owners of the wireless

telecommunication facilities governed by this section shall bring such wireless telecommunication facilities into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency.

6. All appropriate building permits are required. Compliance with applicable federal, state, and local laws, codes, and regulations are required, and are continuing obligations on applicants and permit holders hereunder.

7. A wireless telecommunication facility shall be maintained in good condition. Maintenance shall include, but not be limited to maintaining the structural and aesthetic integrity of the wireless telecommunication facility, including painting and upkeep of structures used to conceal wireless telecommunication facilities, and irrigation and upkeep of buffer areas and landscaping. If maintenance of will result in a substantial change as described in Section 17.32.163.H, the requirements shall apply.

8. Drawings and Photos Required. A plan or drawing depicting the size and configuration of the property where the wireless facility is proposed, and the size and location of existing improvements or features (buildings, driveways, sidewalks) depicting what currently exists and what physical changes are proposed. Elevation drawings shall depict all mast dimensions, placement and design features, and provide dimension to the apex of the pole from the finish grade. Accurate and reliable photos of the project site prior to the project installation or modification, and accurate and reliable photo simulations of all elements of proposed wireless telecommunication facility installation shall be provided.

K. Abandonment or Discontinuation of Use.

1. At such time that a wireless telecommunication facility owner or wireless provider plans to abandon or discontinue operation of that facility, said owner shall notify the community development department director by certified U.S. Mail of the proposed date of abandonment or discontinuation of operations.

2. In the event all legally approved use of any wireless telecommunication facility has been discontinued for a period of six (6) months (one hundred eighty (180) days) and the owner or wireless provider has not notified the community development department director, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the community development department director who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the wireless telecommunication facility is imminent.

3. At such time as the community development department director determines that a wireless telecommunication facility is abandoned, the community development department director shall provide written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city and to the owner of the property at the address on file with the city, the property address, if applicable, and at the address to which tax notices are sent. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within sixty (60) days of the receipt of the certified letter, shall constitute prima facie evidence that the wireless telecommunication facility has been abandoned.

4. If the owner of a wireless telecommunication facility fails to respond or fails to demonstrate that the facility is not abandoned, the wireless telecommunication facility shall be considered abandoned and the owner of the facility shall apply for a new permits consistent with the requirements of this section or dismantle and physically remove the entire wireless telecommunication facility. "Physically remove" shall include restoration of the location of the wireless telecommunication facility to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

5. Upon a determination of abandonment by the community development department director pursuant to this section, and the failure of the wireless telecommunication facility owner or other co-applicant to remove the facility in accordance with this section, the wireless telecommunication facility shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the wireless telecommunication facility owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this section shall result in the city taking all actions consistent with Chapter 8.40 and Chapter 1.13. (Ord. 2015-01 § 5, 2015)

RESOLUTION NO. 2017-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-05: A REQUEST BY VERIZON WIRELESS TO INSTALL A NEW 70-FOOT HIGH MONOPINE WITH A 65-FOOT HIGH TELECOMMUNICATIONS TOWER, AND OUTDOOR EQUIPMENT ENCLOSURE AT THE BASE OF THE TOWER. THE SITE IS IN THE COLONIAL SHOPPING CENTER, ZONED NC (NEIGHBORHOOD COMMERCIAL), LOCATED AT 3535 W. WALNUT AVENUE. (APN: 121-181-002, 003, 004, AND 005)

WHEREAS, Conditional Use Permit No. 2017-05 is a request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005); and

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

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-05, 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 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-08).

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.
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.32.163, for the placement of cell towers:

- The proposed Monopine provides compatibility with the surrounding neighborhoods.

- That the proposed Monopine cell tower will provide for colocation, and will be subject to all the requirements of Zoning Ordinance Section 17.32.163
3. That the project is Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2017-08).

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 project be developed in substantial compliance Site Plan Review No. 2015-123.
2. That the site be developed in substantial compliance with the Site Plan in Exhibit "A", and the Elevations in Exhibit "B".
3. That the Monopine cell tower be developed and constructed to specifically allow colocation of other providers on the tower.
4. That all other conditions and requirements contained in Zoning Ordinance Section 17.32.163 shall apply and be met for this facility.
5. That Conditional Use Permit No. 2017-05 shall be null and void unless Variance No. 2017-03 is approved.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-05, prior to the issuance of any building permits for this project.
7. That all other City codes and ordinances shall be met, and that the applicant and all successors in interest shall comply with all applicable federal, state and city codes and ordinances.

RESOLUTION NO. 2017-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2017-03: A REQUEST BY VERIZON WIRELESS TO INSTALL A NEW 70-FOOT HIGH MONOPINE WITH A 65-FOOT HIGH TELECOMMUNICATIONS TOWER WHICH IS LESS THAN THE REQUIRED 1 TO 5 VERTICAL HEIGHT TO HORIZONTAL SEPARATION FROM A PROPERTY LINE. THE SITE IS IN THE COLONIAL SHOPPING CENTER, ZONED NC (NEIGHBORHOOD COMMERCIAL), LOCATED AT 3535 W. WALNUT AVENUE. (APN: 121-181-002, 003, 004, AND 005)

WHEREAS, Variance No. 2017-03 is a request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on February 27, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2017-03, 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;

The height limit of 60 feet would result in less effective coverage of the target coverage area. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. Additionally, a height limit of 60 feet would reduce the possibility of this facility allowing collocation by other wireless carriers, as required by the City of Visalia wireless ordinance. A 70 foot height allows a rad center of 35 feet for collocation. The facility is setback approximately 100 feet to the southern property line (W. Colonial Avenue), 250 feet to the western property line (S. Demaree street),

and 375 feet to the northern property line (W. Walnut street). There is not a location on the parcel where the setback requirements of 1:5 could be met, thereby complying with the setback requirement would make this site impossible.

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;

In order to provide effective coverage and to make the tower collectable, a variance to the maximum height is required. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. The size of the parcel makes the setback of 1:5 ratio not possible. The size of this parcel makes meeting the setback requirements possible. Additionally, there are 13 towers within 4 miles of this location. 12 of them are taller than 70 feet. A 70 foot tower is less than most existing facilities.

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;

Wireless facilities are permitted in neighborhood commercial zones. A variance to the height requirements and setback requirement is necessary to ensure that the facility is able to perform effectively. A Setback of 1:5 would result in a 350 setback, which is not possible in this location. Limiting the tower to 60 feet would lead to the tower being less effective and would limit collocation opportunities.

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;

There are 13 wireless towers within a 4 mile radius of this search ring. The closest tower is approximately .7 miles away. That tower is in a residential zone and is 204 feet. Of the 13 towers, 12 of them are above 75 feet tall. 8 of them are over 100 feet tall. There is only one tower shorter than 70 feet, and that tower is 66 feet. Therefore, a 70 foot tower is not out of the ordinary for the City of Visalia, and is in fact shorter than the majority of existing towers.

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

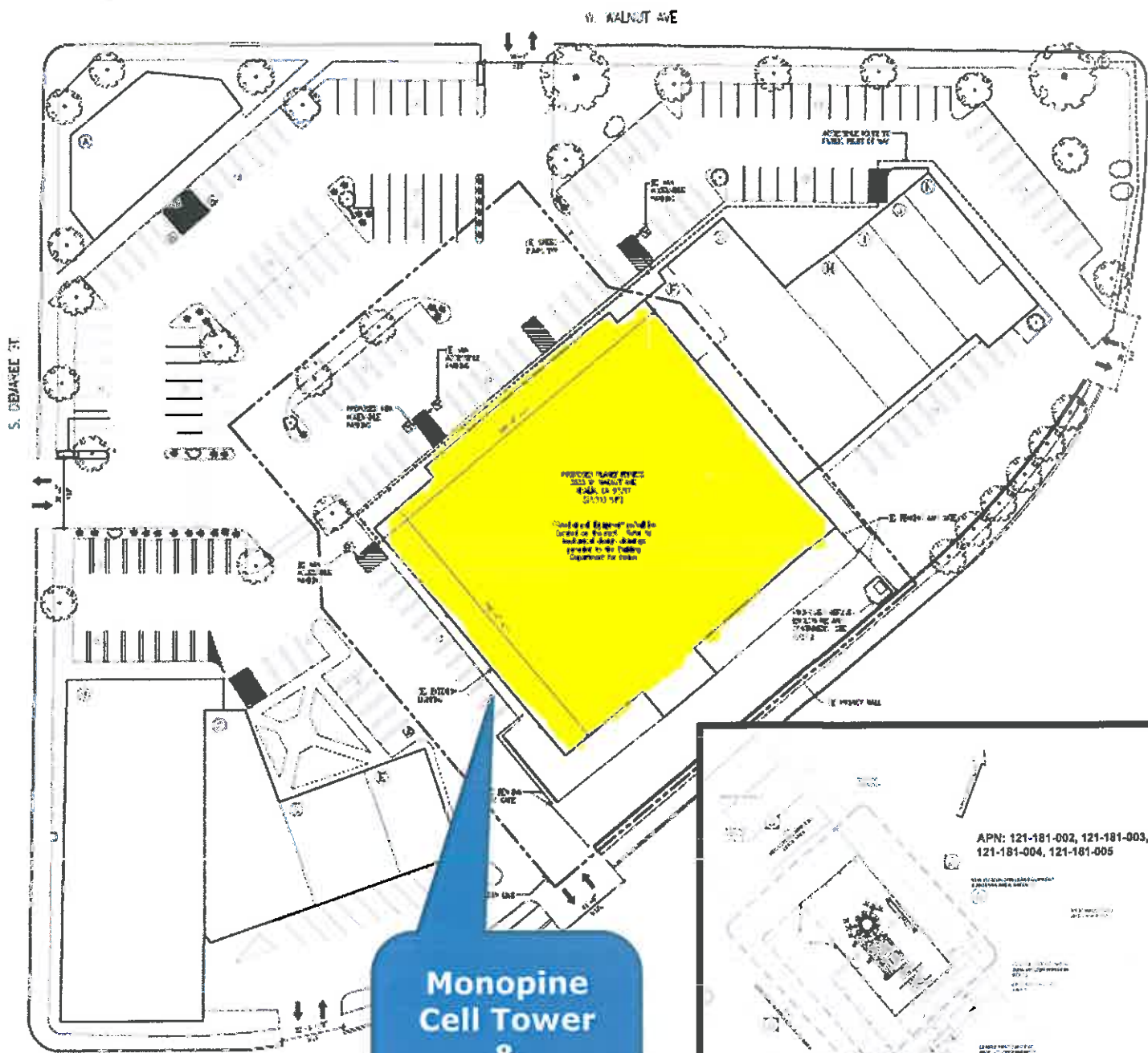
The wireless facility will be on the side of a vacant market. There is no foot traffic nearby. The tower has been designed as a slim line monopole. The antenna array will be close to the pole and the visual impact will be limited. The difference in a 60 foot slim line monopole and a 70 foot monopole will have no visual impact. There is a 204 foot tower in a residential neighborhood approximately 0.7 miles to the east, and there are 11 other towers all taller within 4 miles. This tower has been designed to minimize the visual impact and to blend in with the existing facility. The equipment area is enclosed within an 8 foot tall fence with barbed wire, thereby acting as a deterrent to anyone attempting to enter the equipment area.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-08).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2017-03, 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 the proposed Monopine cell tower be developed consistent with the site plan in Exhibit "A", and Elevations in Exhibit "B".
2. That Variance No. 2017-03 shall be null and void unless Conditional Use Permit No. 2017-05 is approved.
3. That all other conditions and requirements contained in Zoning Ordinance Section 17.32.163 shall apply and be met for this facility.
4. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Variance No. 2016-08, prior to the issuance of a building permit.

Exhibit - A



**Monopine
Cell Tower
&
Equipment
Enclosure**

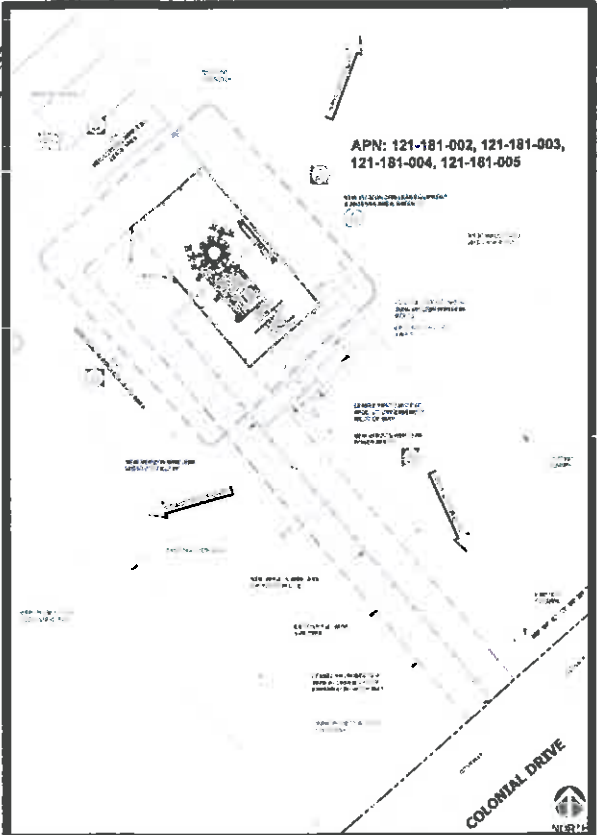


Exhibit - B

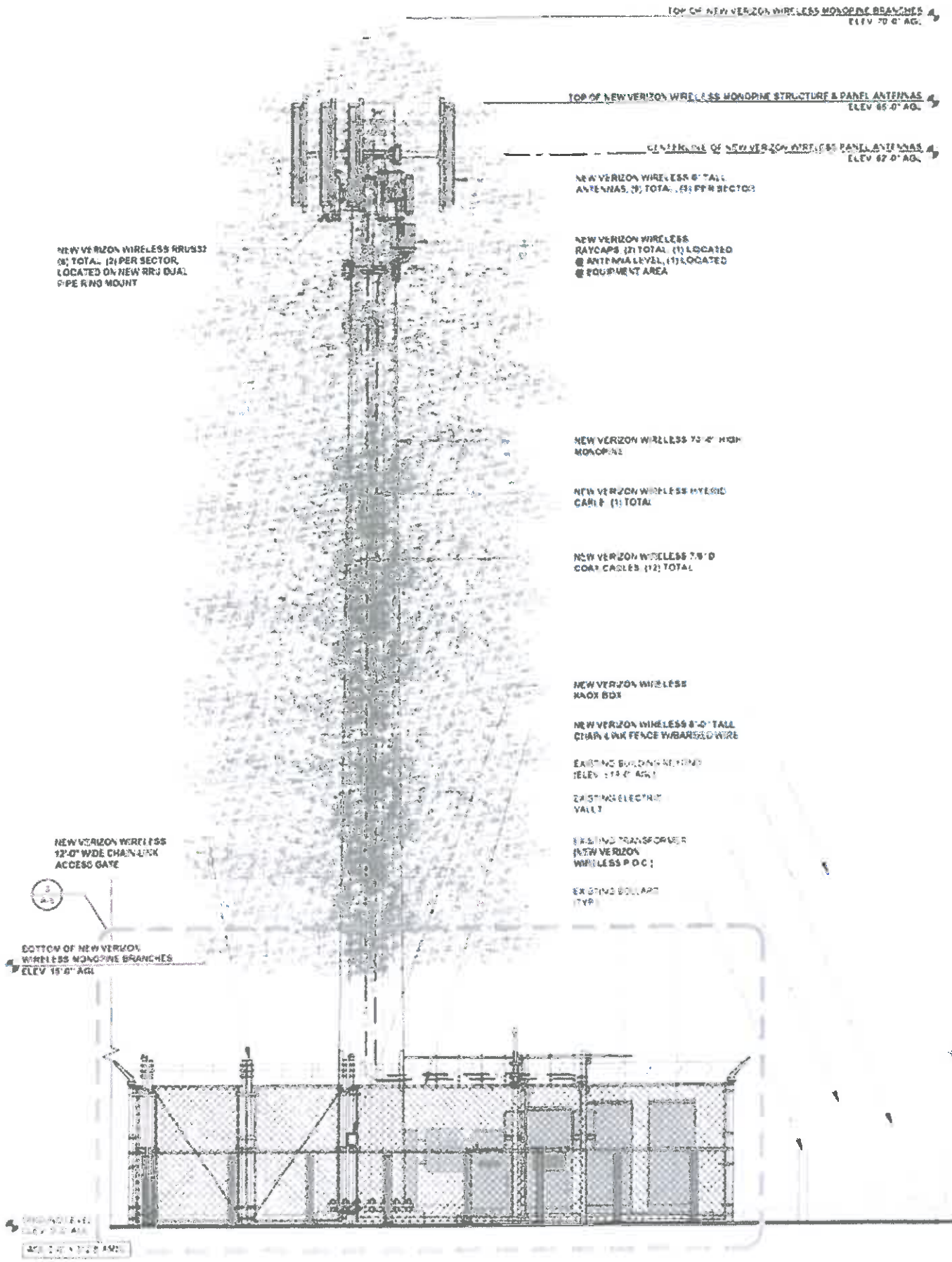


Exhibit – C Variance Findings

Variance/Exception supplemental application

A Variance to the height and setbacks requirement pursuant to Section 17.32.1630 & E is requested. The height limit for the colonial shopping center has been established at 60 feet. The Setback requirements for cell towers is established at a 1:5 ratio. Below is a response to the five variance findings required.

1. The Strict or literal interpretation and enforcement of the height and setback requirement would result in practical difficulty inconsistent with the objectives of the zoning ordinance.

The height limit of 60 feet would result in less effective coverage of the target coverage area. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. Additionally, a height limit of 60 feet would reduce the possibility of this facility allowing collocation by other wireless carriers, as required by the City of Visalia wireless ordinance. A 70 foot height allows a rad center of 35 feet for collocation. The facility is setback approximately 100 feet to the southern property line (W. Colonial Avenue), 250 feet to the western property line (S. Demaree street), and 375 feet to the northern property line (W. Walnut street). There is not a location on the parcel where the setback requirements of 1:5 could be met, thereby complying with the setback requirement would make this site impossible.

2. There are exceptional circumstances applicable to the property which don't apply generally to other properties within this same zone.

In order to provide effective coverage and to make the tower collectable, a variance to the maximum height is required. The slim line design requires that Verizon place antennas at two centerlines, 66 feet and 59 feet. RRU's will have to also be placed at below these centerlines. The size of the parcel makes the setback of 1:5 ratio not possible. The size of this parcel makes meeting the setback requirements possible. Additionally, there are 13 towers within 4 miles of this location. 12 of them are taller than 70 feet. A 70 foot tower is less than most existing facilities.

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

Wireless facilities are permitted in neighborhood commercial zones. A variance to the height requirements and setback requirement is necessary to ensure that the facility is able to perform effectively. A Setback of 1:5 would result in a 350 setback, which is not possible in this location. Limiting the tower to 60 feet would lead to the tower being less effective and would limit collocation opportunities.

4. 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.

There are 13 wireless towers within a 4 mile radius of this search ring. The closest tower is approximately .7 miles away. That tower is in a residential zone and is 204 feet. Of the 13 towers, 12 of them are above 75 feet tall. 8 of them are over 100 feet tall. There is only one tower shorter than 70 feet, and that tower is 66 feet. Therefore, a 70 foot tower is not out of the ordinary for the City of Visalia, and is in fact shorter than the majority of existing towers.

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

The wireless facility will be on the side of a vacant market. There is no foot traffic nearby. The tower has been designed as a slim line monopole. The antenna array will be close to the pole and the visual impact will be limited. The difference in a 60 foot slim line monopole and a 70 foot monopole will have no visual impact. There is a 204 foot tower in a residential neighborhood approximately 0.7 miles to the east, and there are 11 other towers all taller within 4 miles. This tower has been designed to minimize the visual impact and to blend in with the existing facility. The equipment area is enclosed within an 8 foot tall fence with barbed wire, thereby acting as a deterrent to anyone attempting to enter the equipment area.

Exhibit "D" Zoning and Property Lines

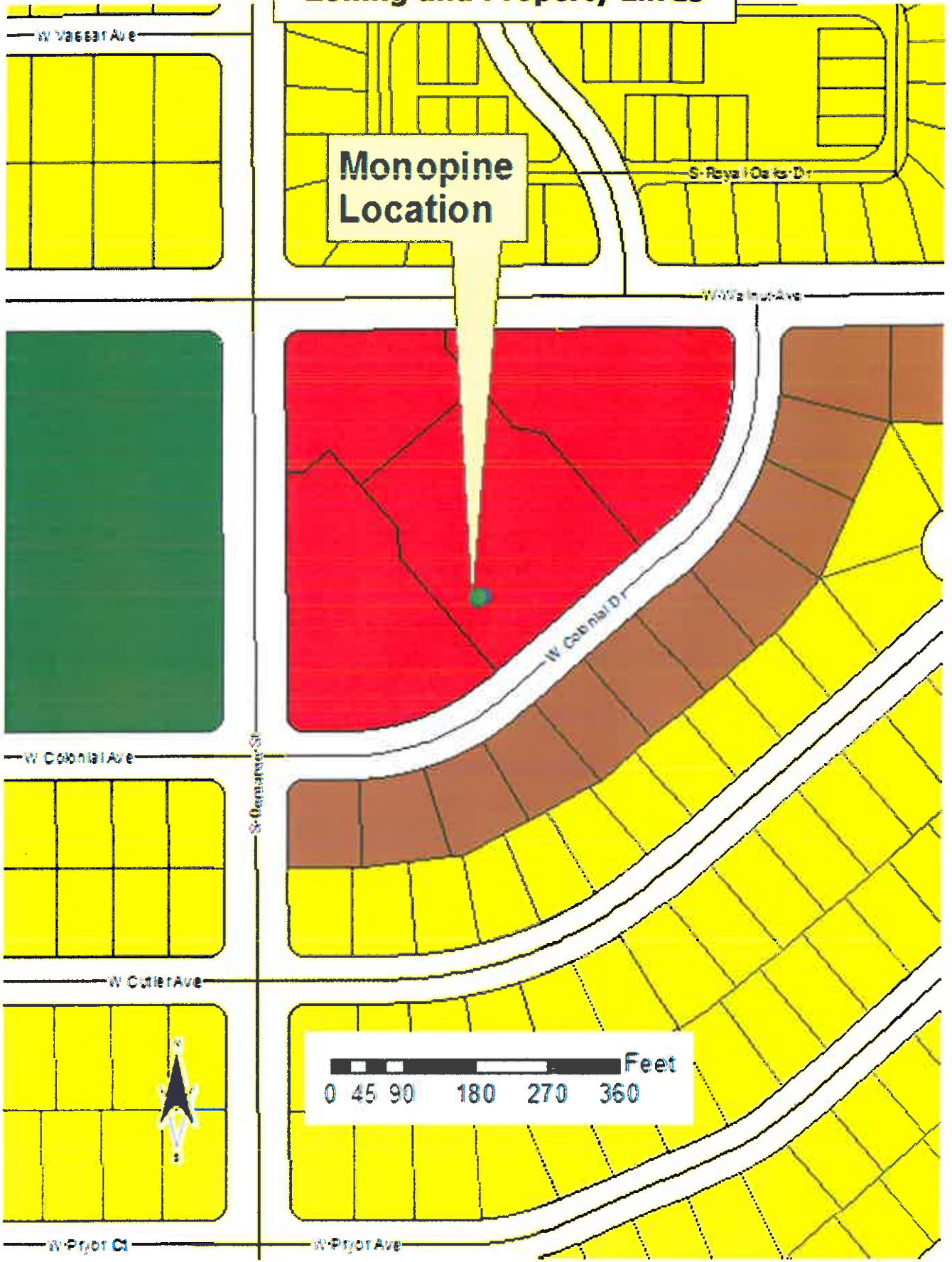


Exhibit - D

CONCLUSION

The selected location would satisfy the needs of Verizon, while having minimal impact on the surrounding area. This search ring is right in the middle of a residential neighborhood. There are limited locations where this much needed facility could be placed. Of the sites considered, this location satisfies all necessary criteria for building a Verizon Wireless facility. This is in a commercial shopping center and will be shielded from the street by trees. Of the potential locations, this site will provide the least impact to the surrounding area and will interfere the least with the use of the facility. All of the other locations would impact the current use of the facility. This location will not.

This tower is a monopine. This location at the colonial shopping center will have the least visually obstructive profile, will not detract from the beauty of character of the area, and will not cause a public safety issue. The tower has been proposed as a monopine. The location of the tower is in the side of the building. There will be limited foot traffic. This tower is in the back of the complex and is not next to the main entrance of the shopping center.

This location and tower design will meet all of the requirements of Wireless Telecommunication Ordinance. The tower will be concealed as a monopine. The location of the facility is in a commercial shopping center. This location will not impact the use of the property. It is in the back of the shopping center next to a vacant supermarket. There is no foot traffic nearby and access to the property will not be effected. The location will also result in the least intrusive visual impact to the area as it will be hundreds of feet from nearby roads. L



Whitendale & Demaree Best Server Plot – Before

Dominant server in circled area will be met.

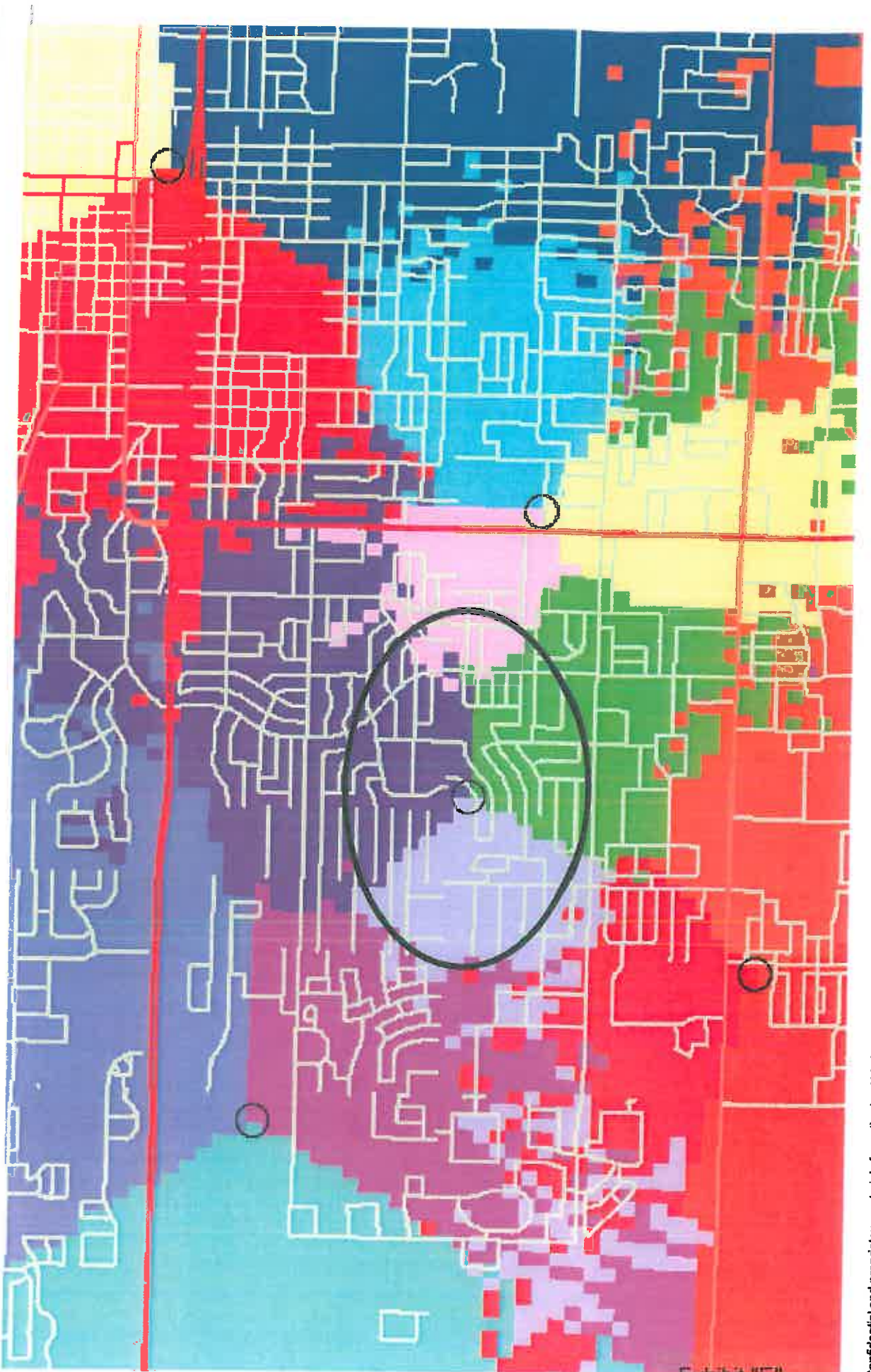


Exhibit "E"

On Behalf of



**DESCRIPTION AND ANALYSIS ALTERNATIVE LOCATIONS AND
OTHER CONSIDERATIONS RELATING TO A NEW WIRELESS
TELECOMMUNICATION FACILITY PURSUANT**

Verizon Wireless Communications Facility

Verizon Site Name "Whitendale & Demaree "

Verizon Location Number: 269256

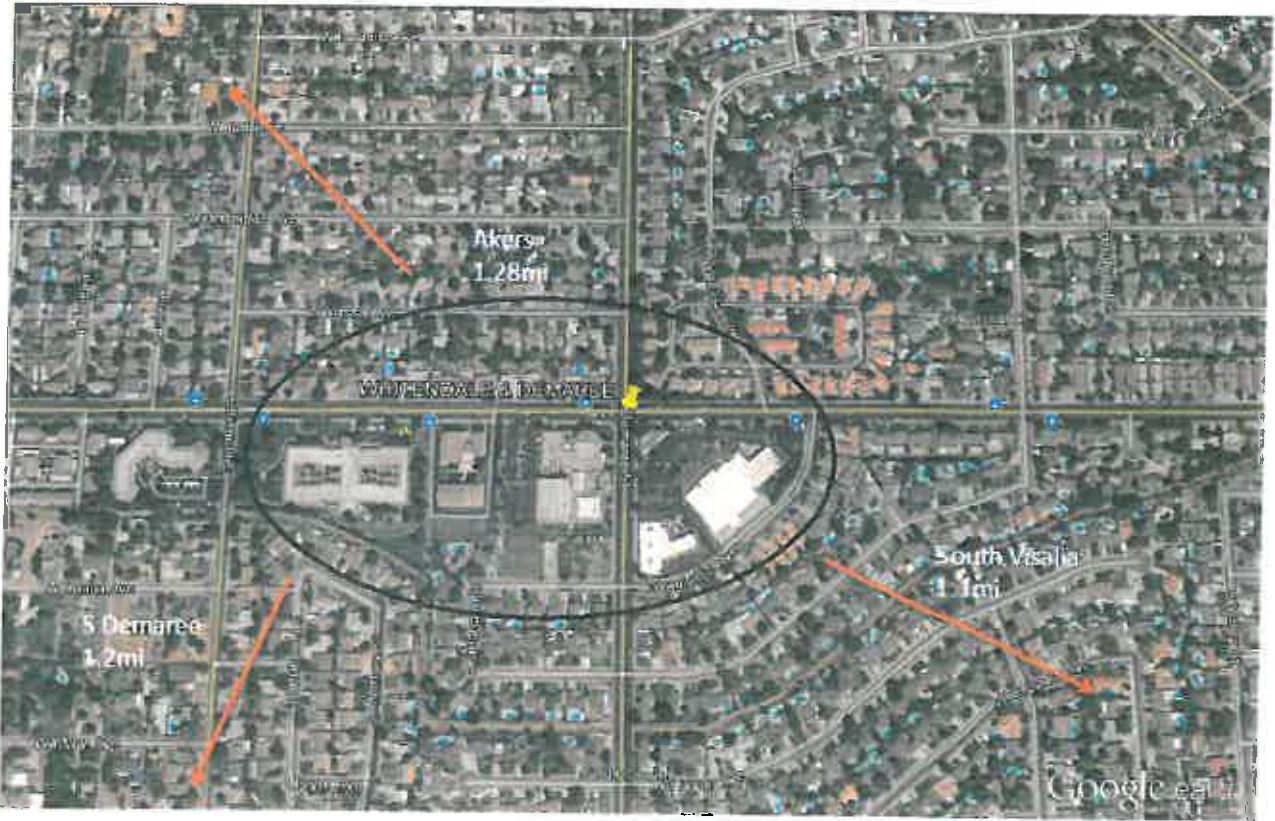
"Candidate Colonial Shopping Center "

3535 W. Walnut Avenue

Visalia , CA 93277

PROJECT NARRATIVE

SEARCH AREA



Verizon Wireless is proposing to build and maintain an unmanned wireless telecommunication facility (cell-site), consisting of an 18'x 35' square foot lease area, which will include a 70' foot monopine tower and outdoor equipment. This facility will be located in the Colonial Shopping center, off of S. Demaree St, within the City of Visalia's planning jurisdiction. The subject property, on which the telecommunication facility will be located, is on a 1.45 acre parcel and is a commercial shopping center. The proposed location is approximately 150 feet north of the nearest residence, 370 feet from W. Walnut Avenue, and approximately 250 feet from S. Demaree Street. This wireless facility will be constructed in the southern part of the shopping center, next to the vacant young's market. Maintenance consumes no more than several hours per month unless a system failure requires additional time.

Verizon's coverage objective for this search ring is to offload capacity at Verizon's existing sites, S. Demaree. The closest existing wireless facility is approximately 0.7 miles away. Therefore, this facility will enhance and expand the Verizon network in order to improve wireless communications service for its existing and prospective customers. After assessing its coverage needs, and surveying the area for existing towers on which to collocate, Verizon's radio frequency engineers determined that a new telecommunications facility—as opposed to collocating on an existing site—is necessary to fulfill their objectives. Based on their coverage objectives, Verizon's engineers formulated a search ring, centered on

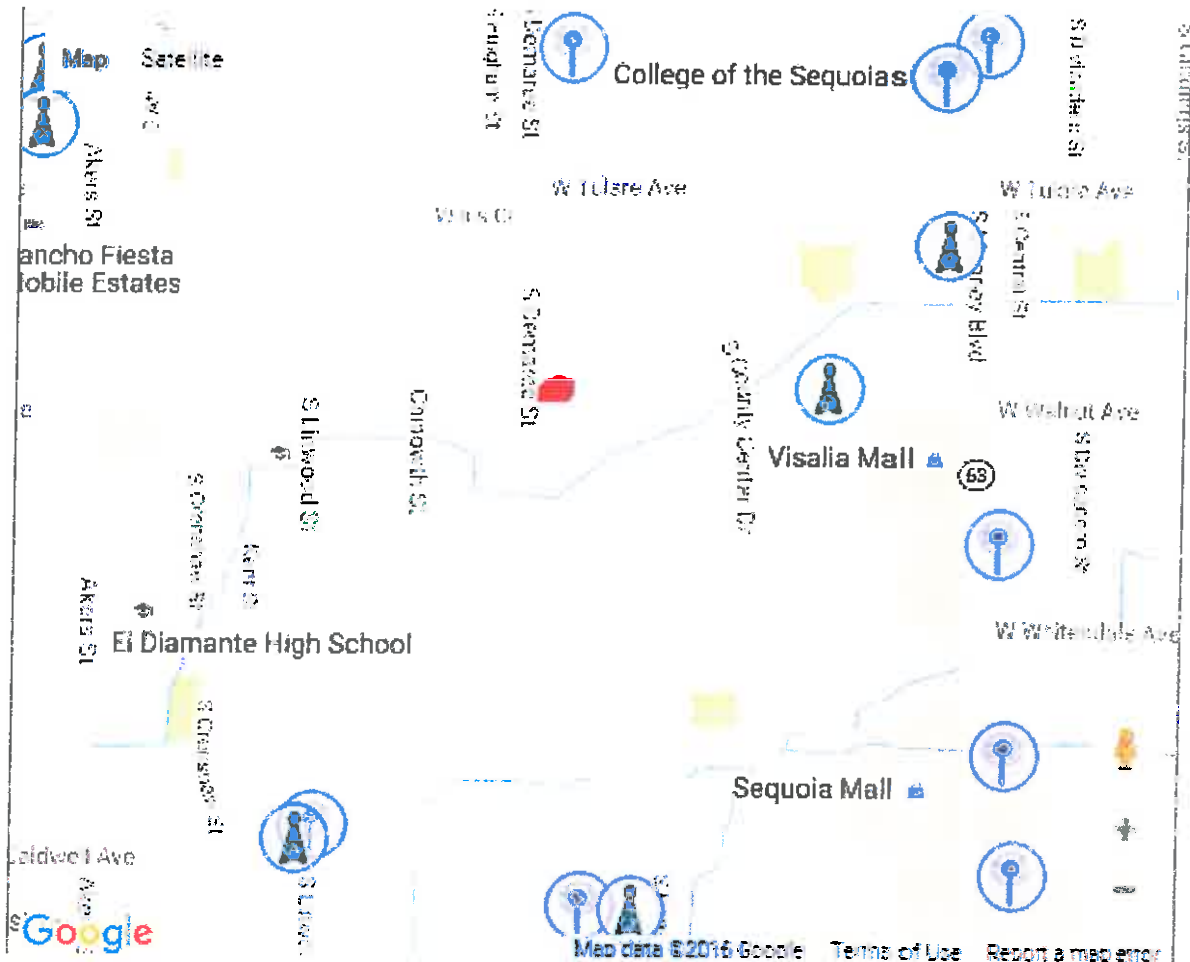
the W.Walnut Avenue and S. Demarree Street, identifying an area where a new-cell site will effectively fulfill their objectives.

This search ring is center on a heavily residential part of Visalia. There are only four potential locations within the search ring for this much needed wireless facility. Two the properties are churches, one is a senior residential facility and the other is a commercial shopping center. The Colonial Shopping center was chosen because it is the only commercial location and will cause the least amount of visual impact to the surrounding community.

This project was submitted to the Site Plan Review committee. Originally, a monopine was proposed. The city requested a slim line monopole, but a slim line will not allow the tower to be collocatable. Only a monopine will allow collocation which will provide space for a number of carriers without building more towers.

This location at the colonial shopping center will be the least visually obstructive profile, will not detract from the beauty of character of the area, and will not cause a public safety issue. The location of the tower is in the side of the building. There will be limited foot traffic.

DESCRIPTION OF POSSIBLE CO-LOCATIONS WITHIN A FOUR MILE RADIUS



The red house in the map identifies the search ring, with the subject property to the north of the search ring. Based on Verizon's coverage needs, a new cell-site within this area will effectively cover an underserved area along W.Walnut and N.Demaree. There are approximately 13 towers within 4 miles of this existing tower, however the closest existing tower is 0.7 miles away from the search ring. There is also a slimline monopine approximately 1 mile to the south. Each of these towers are too far from the search ring to provide adequate coverage. Therefore, to effectively meet its objectives Verizon wireless is proposing a new telecommunication facility in this particular location. Please see Verizon's radio engineer's coverage map below for further details on Verizon coverage and capacity requirements and objectives.

ALTERNATIVE SITE ANALYSIS



Above is a map showing the proposed site and the two (2) alternative sites (Yellow markers) that were considered for placing the telecommunications facility. Each Alternative Site is discussed below:

ALTERNATIVE B

"Park Visalia Senior Living"- 3939 W. Walnut Ave Visalia, CA 93277

Latitude/Longitude: 36 18 41.61N 119 20 02.79W

Proposal- New Monopine



Considerations: This is a senior residential facility and is owned by Park Visalia Senior Living LLC, the property is zoned Quasi-public . The identified lease space is located in the back of the property next

the parking lot. The proposed lease area would be approximately 180 feet from the residential facility and 98 feet to the closet residence. There is a residential neighborhood immediately to the south of the proposed lease area. This Candidate was ranked 2nd in preference by Verizon's engineers due to its location, which would not provide as effective coverage as the chosen location. Additionally, this location was close to residential and the visual impact would be greater than the other locations.

ALTERNATIVE C- Faith Baptist Church

3833 W. Walnut Ave, Visalia, CA 93277

Latitude/Longitude: 36 18 42.25N 119 19 59.39W

Proposal-New monopine tower



Considerations: The proposed tower would be located in the parking lot of Faith Baptist Church of Visalia. The proposed lease area would be in the southwest corner of the parking lot. The proposed lease area would be only 68 feet from the nearest residence, and next to a basketball court. It is also close to a preschool facility. Like the Park Visalia candidate, this tower would be visible to the nearby residential. This location would have been next to a basketball court and would also be visible to the nearby preschool. This candidate is more likely to impact the use of the property as it is next to a basketball court and is in the parking lot of a church.

Exhibit - F

To the Planning Commission Board,

We have received notice of a public hearing regarding the installation of a Verizon Cell Tower in our neighborhood. We would like to register our complaint and wish to vote against this project.

Thank you for your help in this matter.

Joe and Norma Ivey





MEETING DATE August 5, 2015
SITE PLAN NO. 15-123
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with
 Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION *C.U.P.*

PARK/RECREATION

HISTORIC PRESERVATION

OTHER _____

ADDITIONAL COMMENTS _____

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

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 5, 2015

SITE PLAN NO: 2015-123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY WHICH WILL
CONSIST OF A 70' TALL MONOPINE IN A 18' X 35' LEASE AREA (CN)
(AE) (H)
APPLICANT: BEAUMONT RYAN-SAC WIRELESS
PROP. OWNER: COLONIAL SHOPPING CENTER LP
LOCATION TITLE: 3535 W WALNUT AVE
APN TITLE: 121-181-004
GENERAL PLAN: Neighborhood Commercial
EXISTING ZONING: N-C -- Neighborhood Commercial

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit for the cell tower
- A Variance to height (height established at 60-ft)
- Comply with the Wireless Telecommunication Ordinance
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 07/29/2015

1. Staff has reviewed the new cell tower request against the Wireless Telecommunication Ordinance. Prior to filing the CUP application, staff is requesting photo-simulations for both the proposed monopine cell tower and a slimline cell tower.
2. As required by the Wireless Telecommunication Ordinance, concealed cell towers are required unless specific findings pursuant to Section 17.32.163.E can be made (see below). Staff's initial concern is the proposed monopine cell tower design does not appear to reduce the visual impact of the cell tower due to commercial shopping centers lack of large trees. Staff is requesting the applicant demonstrate that these structures will blend in with the surrounding neighborhood prior to filing the CUP application.
3. Staff is also requesting that the applicant provide photosimulations of a cell tower design using a slimline pole and antenna array that are closer to the pole reducing their visual impact. Staff will compare this design with monopine design to determine if this slimline is visually less intrusive.
4. Staff will review both photosimulations to determine which design reduces the visual impact to the surrounding area.
5. Provide the following documentation with the CUP application submittal: Gap Coverage Analysis (i.e., service network coverage area maps), Photo simulations of compatible tower for the area, alternative site analysis, elevations of cell tower and site plan.
6. A Variance to height and setbacks is required pursuant to Section 17.32.163.D & E. (see below). The applicant shall provide responses to the five variance findings to address the request for additional height and reduced setbacks.
7. The height limit for this shopping center has been established at 60-ft. The setback requirements for cell towers is established at a 1:5 ratio.

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

Design District: "K" [17.30.270]

The following development standards shall apply to property located in district K.

New development of property within this district shall comply with the conditions of approval of the applicable planned unit development permit. New development of property not situated within a planned unit development shall conform with development standards as determined by the site plan review committee as provided in Section 17.18.020.

C. Setbacks.

1. *Full Zone Setback. In order to ensure public safety, all new Wireless Telecommunication Facilities shall maintain a setback at a 1:5 ratio, measured from property lines, based on the height of the cell tower, including any Antenna or Antenna Array attached thereto. All new Wireless Telecommunication Facilities shall also meet the minimum setback requirements of the underlying design district.*
2. *Variance. Setbacks for Wireless Telecommunication Facilities may be modified if the requirements of Chapter 17.42 can be satisfied and the applicant can demonstrate that the Siting for the proposed Wireless Telecommunication Facility will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which it is proposed to be located, and will not cause a public safety issue.*

D. Height Limits for New Wireless Telecommunication Facilities.

Maximum Height	
Type of Facility	Maximum Height
Concealed & Attached to Building	<i>Shall not exceed the height of the structure on which the Attached Wireless Telecommunication Facility is attached by more than 25 feet.</i>
Non-concealed Attached to Building	<i>Shall not exceed the height of the structure on which the Attached Wireless Telecommunication Facility is attached by more than 25 feet.</i>
Freestanding Tower	<i>Shall not exceed the height of the Design District in which the Wireless Telecommunication Facility is located by more than 25 feet</i>
Collocation on Existing Buildings and Structures (Legal Nonconforming)	<i>An Attached Wireless Telecommunication Facility may locate on a building or structure that is legally non-conforming with respect to height, provided that the facility does not project above the existing height by more than 25 feet.</i>

Height Limit Exception. The Planning Commission may approve additional height beyond the maximum allowed subject to the provisions Chapter 17.42 (Variance and Exceptions) of the Visalia Zoning Ordinance.

- E. Concealed Wireless Telecommunications Facilities Required.** All new Wireless Telecommunication Facilities are required to be Concealed. A Wireless Telecommunication Facility that is not Concealed may be permitted so long as the following findings can be met:
1. The Siting of the proposed Wireless Telecommunication Facility will not adversely impact the use of the property, other buildings and structures on the property, or the surrounding area or neighborhood.
 2. The Siting of the proposed Wireless Telecommunication Facility will result in the least intrusive visual impact to the area.
 3. To the maximum extent reasonably feasible, the proposed Wireless Telecommunications Facility has been designed to blend with the surrounding area and is appropriately designed for the specific site.

G. Concealed Wireless Telecommunication Facility Options.

1. The use of so-called "monopines, monopalms and other mono-trees" to Conceal Wireless Telecommunication Facilities shall be evaluated during the Planned Development Permit process. The applicant shall demonstrate that these structures will blend in with the surrounding neighborhood in order to be considered. Photo simulations are required for a proposed mono-tree. The City Planner may condition additional architectural features (monopine, monopalm, horizontal installation, application of color) to a Wireless Telecommunication Facility to ensure compatibility with the surrounding physical environment. Due to environmental factors such as wind, rain and sun, the owner/applicant shall conduct an annual inspection on all mono-trees to ensure that the faux foliage continues to resemble a tree, and fully screens all Antennas, Antenna Arrays, Mounts, Ancillary Structures and/or Support Equipment. All mono-tree designs shall incorporate appropriate three-dimensional bark cladding, and shall provide for screening foliage to extend beyond all Antennas by no less than 24 inches. The design, number and placement of any branch-like structures affixed to the tower shall insure adequate camouflaging of the Antennas, Antenna Arrays, Mounts, Ancillary Structures and/or Support Equipment.
 2. The use of alternative structures, including but not limited to such structures as a church cross, statue, light pole, flagpole, architectural feature such as a clock tower, shall be subject to the Planned Development Permit process as described in subsection (1) above. Consideration as to when a Wireless Telecommunication Facility may be Concealed using an "alternative structure" will be based upon the extent to which it is designed to internally house Antennas, Antenna Arrays, Mounts, Ancillary Structures, and/or Support Equipment.
8. **Drawings and Photos Required.** A plan or drawing depicting the size and configuration of the property where the Wireless facility is proposed, and the size and location of existing improvements or features (buildings, driveways, sidewalks) depicting what currently exists and what physical changes are proposed. Elevation drawings shall depict all mast dimensions, placement and design features, and provide dimension to the apex of the pole from the finish grade. Accurate and reliable photos of the project site prior to the project installation or modification, and accurate and reliable photo simulations of all elements of proposed Wireless Telecommunication Facility installation shall be provided.

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: 1 DATE: August 05, 2015
SITE PLAN NO: SPR15123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY
 WHICH WILL CONSIST OF A 70' TALL MONOPINE IN
 A 18' X 35' LEASE AREA (CN) (AE) (H)
APPLICANT: BEAUMONT RYAN-SAC WIRELESS
PROP OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3535 W WALNUT AVE
APN(S): 121-181-004

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

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

SITE PLAN NO: SPR15123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY WHICH WILL CONSIST OF A 70' TALL MONOPINE IN A 18' X 35' LEASE AREA (CN) (AE) (H) BEAUMONT RYAN-SAC WIRELESS
APPLICANT: COLONIAL SHOPPING CENTER LP
PROP OWNER:
LOCATION: 3535 W WALNUT AVE
APN(S): 121-181-004

COMMERCIAL BIN SERVICE

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

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

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

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

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1 DATE: August 05, 2015
SITE PLAN NO: SPR15123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY
 WHICH WILL CONSIST OF A 70' TALL MONOPINE IN
 A 18' X 35' LEASE AREA (CN) (AE) (H)
APPLICANT: BEAUMONT RYAN-SAC WIRELESS
PROP OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3535 W WALNUT AVE
APN(S): 121-181-004

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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

[Signature]
AUTHORIZED SIGNATURE

8-5-15
DATE

PERM NO: 1

DATE: August 05, 2015

SITE PLAN NO:

SPR15123

PROJECT TITLE:

SAC WIRELESS/VERIZON WIRELESS

DESCRIPTION:

UNMANNED TELECOMMUNICATIONS FACILITY WHICH WILL CONSIST OF A 70' TALL MONOPINE IN A 18' X 35' LEASE AREA (CN) (AE) (H)

APPLICANT:

BEAUMONT RYAN-SAC WIRELESS

PROP OWNER:

COLONIAL SHOPPING CENTER LP

LOCATION:

3535 W WALNUT AVE

APN(S):

121-181-004

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:

B WINTER L98



Site Plan Review Comments For
City of Visalia
Fire Department
707 W Acequia
Visalia, CA 93291
559-713-4261 office
559-713-4808 fax

ITEM NO: 1
DATE: August 05, 2015
SITE PLAN NO: SPR15123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY WHICH WILL CONSIST OF A 70' TALL MONOPINE IN A 18' X 35' LEASE AREA (CN) (AE) (H) BEAUMONT RYAN-SAC WIRELESS
APPLICANT:
PROP OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3535 W WALNUT AVE
APN(S): 121-181-004

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

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

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*

- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*

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

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

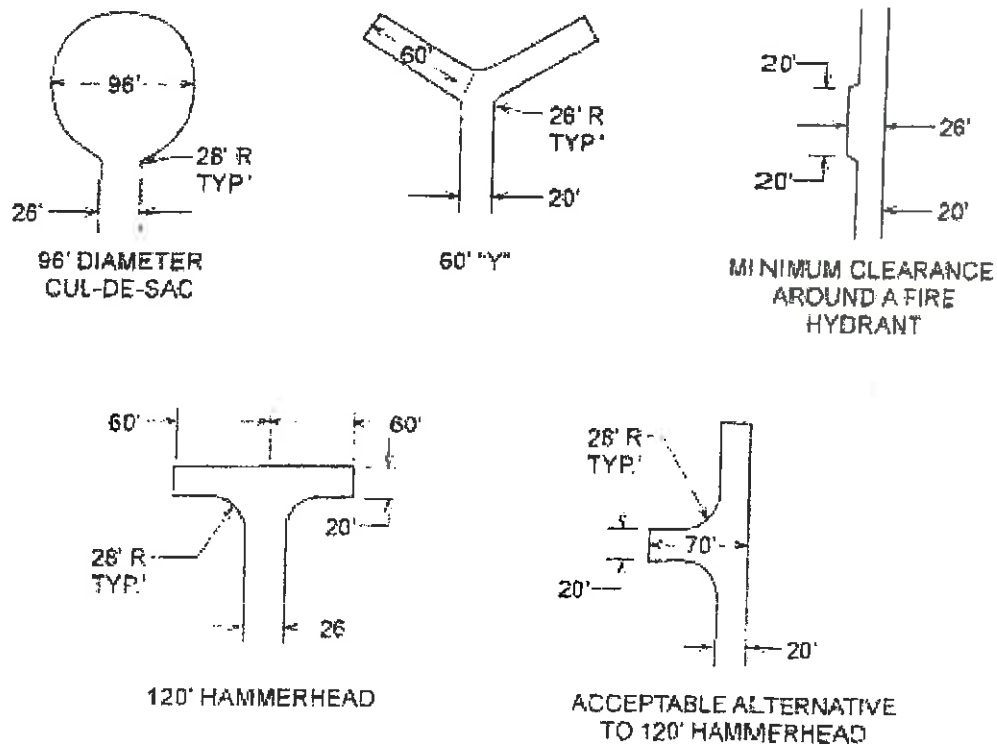


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

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

Fire Protection Systems:

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

Special Comments:



Maribel Vasquez
Fire Inspector

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: AUGUST 5, 2015

SITE PLAN NO.: 15-123
PROJECT TITLE: SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION: UNMANNED TELECOMMUNICATIONS FACILITY
WHICH WILL CONSIST OF A 70' TALL
MONOPINE IN A 18' X 35' LEASE AREA (CN) (AE)
(H)
APPLICANT: BEAUMONT RYAN-SAC WIRELESS
PROP OWNER: COLONIAL SHOPPING CENTER LP
LOCATION: 3535 W WALNUT AVE
APN: 121-181-004

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return;
- Sidewalk: **MAINTAIN EXISTING** width; parkway width at
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

Additional Comments:

- 1. Comply with City and ADA standards.**
- 2. Maintain min. 25' drive aisle width from existing curb on west end to new chain link fence.**
- 3. Building permit plan check and inspection fees apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-123
Date: 8/5/2015

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

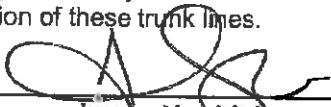
(Fee Schedule Date:7/7/2015)
(Project type for fee rates:)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



 Jason Huckloberry
 ADRIAN RUBALCABA

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 5, 2015

ITEM NO: 1	
SITE PLAN NO:	SPR15123
PROJECT TITLE:	SAC WIRELESS/VERIZON WIRELESS
DESCRIPTION:	UNMANNED TELECOMMUNICATIONS FACILITY WHICH WILL CONSIST OF A 70' TALL MONOPINE IN A 18' X 35' LEASE AREA (CN) (AE) (H)
APPLICANT:	BEAUMONT RYAN-SAC WIRELESS
PROP. OWNER:	COLONIAL SHOPPING CENTER LP
LOCATION:	3535 W WALNUT AVE
APN(S):	121-181-004

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

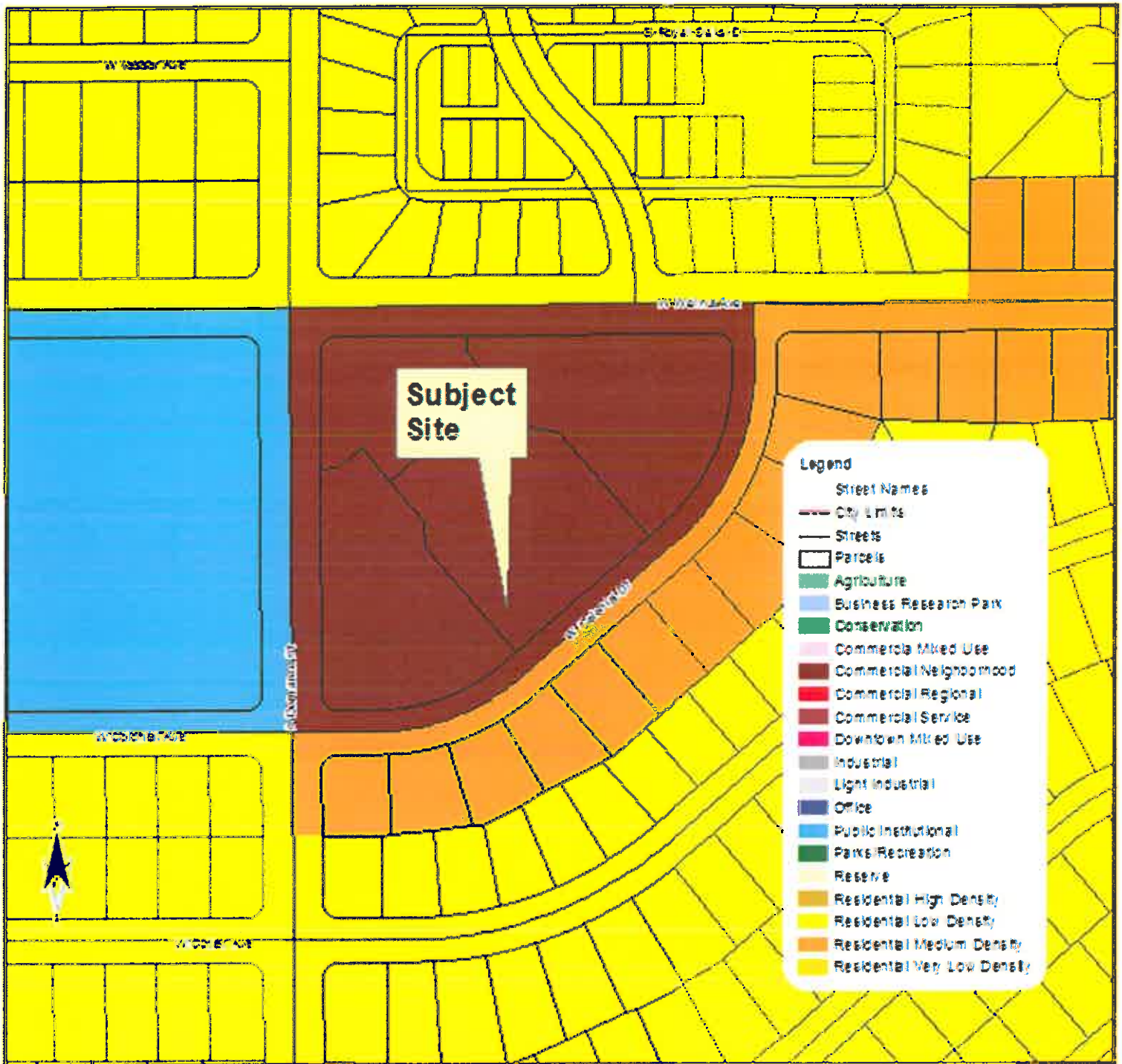
- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis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

Additional Comments:



Leslie Blair

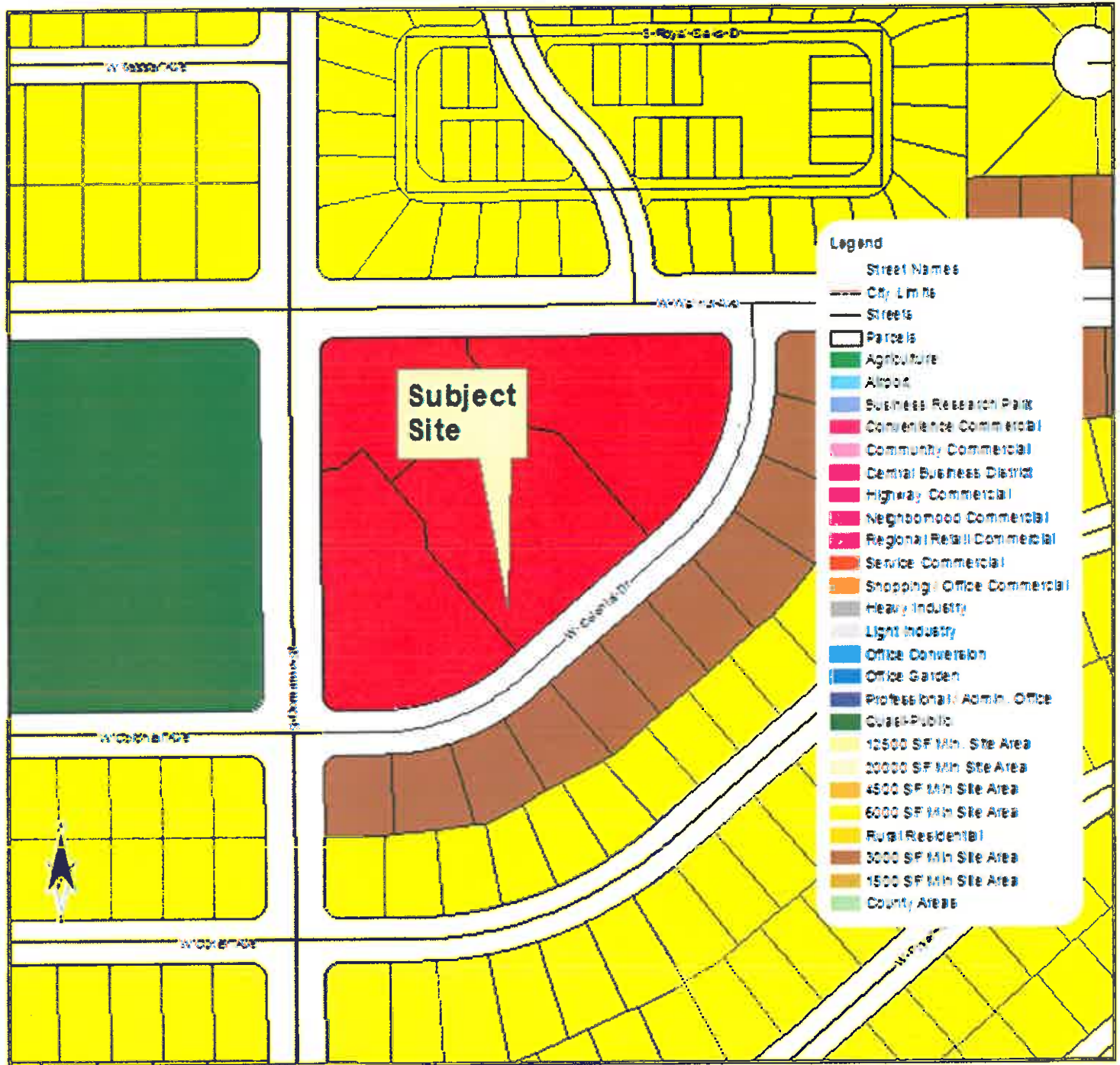
City of Visalia



Land Use Designations



City of Visalia



Zoning Designations



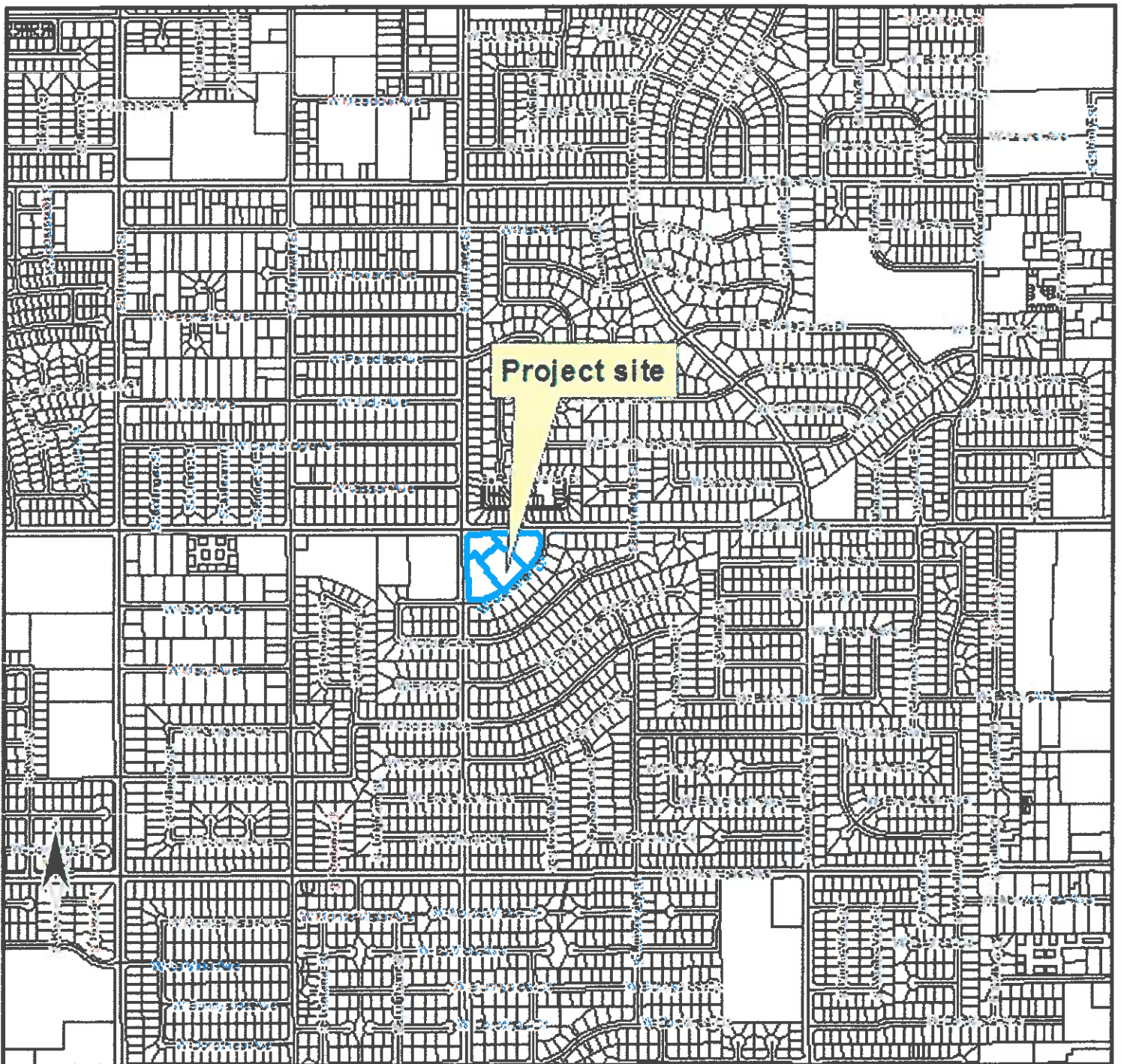
City of Visalia



Aerial Photo

0 40 80 160 240 320 Feet

City of Visalia



Location Map

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: March 13, 2017

PROJECT PLANNER: Paul Bernal, Principal Planner
paul.bernal@visalia.city
(559) 713-4025

SUBJECT: **San Sebastian III Tentative Subdivision Map No. 5560** is a request by John D. Manuele to subdivide 1.56 acres into a nine (9) lot single-family residential subdivision in the R-1-6 (Single-family Residential 6,000 square feet minimum lot area) zone. The site is located on the south side of West Walnut Avenue between South Encina and South Johnson Streets (APN: 122-132-015 & 016).

STAFF RECOMMENDATION

San Sebastian III Tentative Subdivision Map No. 5560

Staff recommends approval of San Sebastian III Tentative Subdivision Map No. 5560, as conditioned, based on the findings and conditions in Resolution No. 2017-13. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to adopt Resolution No. 2017-13, approving San Sebastian III Tentative Subdivision Map No. 5560.

PROJECT DESCRIPTION

San Sebastian III Tentative Subdivision Map No. 5560 is a request by John Manuele to subdivide 1.56-acres into a nine lot single-family residential subdivision (see Exhibit "A"). One single-family home exists on-site and is retained on Lot 7 of the tentative subdivision map. The remaining balance of the project site is vacant. The proposed subdivision abuts residential subdivisions to the east and west and the proposed lot pattern is consistent with existing adjacent residential development.

The lots meet R-1-6 standards including minimum setbacks and site area. The average lot sizes range from 6,000 to 8,224 square feet. The subdivision will be completed in one phase shown in Exhibit "A".

The nine lot single-family subdivision includes installation of streetlights, sidewalks along the west of Columbus Street and both sides of Harter Avenue within the boundaries of the subdivision. In addition, the subdivision will be required to extend the sewer main in Harter Avenue and all lots shall connect to existing infrastructure as noted in the Engineering Division's Site Plan Review comments. Furthermore, there is one Valley Oak tree onsite. The Valley Oak tree shall be protected during construction activities and preserved/incorporated into the overall design of the subdivision.

BACKGROUND INFORMATION

General Plan Land Use Designation: Residential Low Density

City Zoning: R-1-6 – (Single-family Residential, 6,000 square foot minimum lot size)

Surrounding Zoning and Land Use: North: West Walnut Ave – Arterial street

South: Whitendale Park & Community Center
East: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) / – San Sebastian II Residential Subdivision
West: R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) – San Sebastian II Residential Subdivision

Environmental Review: Categorical Exemption No. 2017-15
Special Districts: None
Site Plan Review: SPR No. 2016-174

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

N/A

PROJECT EVALUATION

Staff recommends approval of the San Sebastian III Tentative Subdivision Map No. 5560 based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map. The following potential issue areas have been identified for the proposed project.

General Plan and Zoning/Subdivision Ordinance Consistency

The proposed nine lot single-family residential subdivision on 1.56-acres is compatible with the surrounding development. The proposed tentative subdivision map qualifies as is an infill project surrounded by R-1-6 development to the east and west. The project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The subdivision site is bounded by existing residential development to the east and west, an arterial roadway (i.e., Walnut Ave.) to the north and community park (i.e., Whitendale Park) to the south. Additionally, the subdivision will complete the local street connection of Harter Avenue, which provides additional access to Walnut Avenue. Staff finds the proposed tentative subdivision map compatible with the surrounding area and the Low Density Residential land use designation.

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.

GC Section 66474 Finding	Analysis
(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 Subdivision 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 Subdivision 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. This is included as recommended Finding No. 3 of the Tentative Subdivision 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. This is included as recommended Finding No. 4 of the Tentative Subdivision 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. 6 of the Tentative Subdivision 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 Subdivision 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. 5 of the Tentative Subdivision Map.

Street Improvements

The San Sebastian III Tentative Subdivision map (see Exhibit "A"), abuts an arterial street (Walnut Ave.) and two existing local streets (Harter Ave. and Columbus St.). Seven of the nine lots proposed within the subdivision take access from either Harter Avenue or Columbus Street while the remaining two lots (i.e., Lots 7 & 8) will take access from Walnut Avenue. Lot 7 of the subdivision map is developed with one single-family dwelling, and as noted on the map this house is to remain. A 600 square foot home was located on Lot 8 of the subdivision map but was demolished in 2015 due to fire damage.

Construction of curb, gutter, and sidewalks along Columbus Street and Harter Avenue is required. Curb, gutter, sidewalks and drive approaches exist along Walnut Avenue. Although there is an existing drive approach on Lot 8, this drive approach will need to be removed and a new drive approach constructed when Lot 8 is developed to comply with the City standards for ADA accessibility on City sidewalks.

Staff has included Condition No. 5 requiring the completion of Harter Avenue with the initial phase of residential development. Completing the local street connection complies with City's Engineering Improvement Standard "P-15 – Super Block Connectivity". The local street connection within the subdivision provides connection to existing neighborhoods. Development of the site will result in increased traffic in the area, but will not cause a substantial increase in traffic on the city's existing circulation pattern. This site was evaluated in the Visalia General Plan Update Environmental Impact Report (EIR) for urban use.

Proposed Lots

The proposed subdivision will consist of nine residential lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will all be required to meet R-1-6 zone setback standards including 15-feet to habitable space, 22-feet the garage, 5-foot interior side yard, 10-foot street side (Lot 5) and 25-foot rear yards.

Landscape and Lighting Assessment District

There are no Landscaping and Lighting Act lots as a part of this infill subdivision. The formation of a Landscape and Lighting Assessment District will be required for the long-term maintenance of the local streets, streetlights, and related common infrastructure.

Valley Oak Trees

The City has a municipal ordinance in place to protect valley oak trees. The existing valley oak tree on the project site will be under the jurisdiction of this ordinance. Per Section 12.24 of the Visalia Oak Tree ordinance, trees determined to be dead or in poor health, may be removed if they are deemed detrimental to the public's safety and welfare. The removal of dead or unhealthy valley oak trees is a less than significant impact and reduces the exposure of unhealthy and unstable trees that can be a deterrent to the public's safety and welfare. Healthy valley oak trees shall be protected at all times.

California Water Service Letter

As of the preparation of this staff report, the City had not received a "Will Serve" letter from California Water Service. A condition has been included requiring that a valid will serve letter be provided to the City prior to the recordation of this map.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-15).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

RECOMMENDED FINDINGS

San Sebastian Tentative Subdivision Map No. 5560

1. That the proposed location and layout of the San Sebastian III Tentative Subdivision Map No. 5560, 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. The 1.56-acre project site, which is the site of the proposed nine lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed San Sebastian III Tentative Subdivision Map No. 5560, 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. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development, an arterial street and community park.
3. That the site is physically suitable for the proposed tentative subdivision map. The San Sebastian III Tentative Subdivision Map No. 5560 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The nine-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The completion of the local street connection proposed within the nine lot subdivision provides connection to existing neighborhoods. The construction of this local street connection provides an improved path of travel for vehicles and pedestrians of the surrounding area.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the San Sebastian III Tentative Subdivision Map No. 5560, 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. The 1.56-acre project site, which is the site of the proposed nine lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

5. That the proposed San Sebastian III Tentative Subdivision Map No. 5560, 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. The nine-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The completion of the local street connection proposed within the nine lot subdivision provides connection to existing neighborhoods. The construction of this local street connection provides an improved path of travel for vehicles and pedestrians of the surrounding area.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-15). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

RECOMMENDED CONDITIONS

San Sebastian III Tentative Subdivision Map No. 5560

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-174.
2. That the San Sebastian III Tentative Subdivision Map No. 5560 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
4. 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.
5. That the completion of Harter Avenue shall be constructed with the initial phase of the residential development of the San Sebastian III subdivision development.
6. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
7. That all applicable federal, state, regional, and city policies and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the San Sebastian III Tentative Subdivision Map No. 5560.

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

Attachments:

- Related Plans and Policies
- Resolution No. 2017-13 – San Sebastian III Tentative Subdivision Map No. 5560
- Exhibit "A" – San Sebastian III Tentative Subdivision Map No. 5560
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

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

General Plan Land Use Policy:

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.
- LU-P-34:** Work with Tulare County and other state and regional agencies, neighboring cities, and private land trust entities to prevent urban development of agricultural land outside of the current growth boundaries and to promote the use of agricultural preserves, where they will promote orderly development and preservation of farming operations within Tulare County. Conduct additional investigation of the efficacy of agricultural conservation easements by engaging local, regional, and state agencies and stakeholders in order to further analyze their ongoing efforts and programs that attempt to mitigate impacts from the conversion of agricultural lands through the use of agricultural conservation easements. Support regional efforts to prevent urban development of agricultural lands, specifically at the county level. Tulare County's General Plan 2030 Update Policy contains two policies (AG-1.6 Conservation Easements and AG-1.18 Farmland Trust and Funding Sources) that discuss establishing and implementing an Agricultural Conservation Easement Program (ACEP). The City supports the implementation of these measures by the County, in which the City may then participate. Such a regional program could include a fee to assist and support agricultural uses, and would be most feasibly and strategically developed on a countywide or other regional basis.

In addition to supporting regional efforts to prevent urban development of agricultural lands, the City shall create and adopt a mitigation program to address conversion of Prime Farmland and Farmland of Statewide Importance in Tiers II and III. This mitigation program shall require a 1:1 ratio of agricultural land preserved to agricultural land converted and require agricultural land preserved to be equivalent to agricultural land converted. The mitigation program shall also require that the agricultural land preserved demonstrate adequate water supply and agricultural zoning, and shall be located outside the City UDB, and within the southern San Joaquin Valley. The mitigation program shall, to the extent feasible and practicable, be integrated with the agricultural easement programs adopted by the County and nearby cities. The City's mitigation program shall allow mitigation to be provided by purchase of conservation easement or payment of fee, but shall indicate a preference for purchase of easements. The mitigation program shall require easements to be held by a qualifying entity, such as a local land trust, and require the submission of annual monitoring reports to the City. The mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I, or conversion of agricultural lands for agricultural processing uses, agricultural buffers, public facilities, and roadways.

Zoning Ordinance Section for R-1-6 Zone

Chapter 17.12

R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

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

17.12.020 Permitted uses.

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

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48,
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Second dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Single-family residential subdivisions with mixed lot size, subject to the provisions of Sections 17.12.210 through 17.12.240;
- N. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070. (Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7271)

17.12.030 Accessory uses.

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

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100B. (Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7272)

17.12.040 Conditional uses.

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

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

ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. Developments with modified residential standards in the R-1-6 zone in conformance with Chapter 17.30, Article 6;
- M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner. (Ord. 2001-13 § 4 (part), 2001: Ord. 2000-02 § 1 (part), 2000: amended during 10/97 supplement; Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7273)

17.12.050 Site area.

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

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

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

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

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

17.12.060 One dwelling unit per site.

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

17.12.070 Replacement and expansion of legally existing multiple family units.

In the R-1 single-family residential zone, in accordance with Sections 17.10.020, 17.12.020 and 17.14.030, legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

- A. A planned development permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.32, Article 5.

- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.10.020, 17.12.020, 17.12.070 and 17.14.030 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a planned development permit does not constitute compliance with this requirement. (Ord. 9717 § 2 (part), 1997: prior code § 7276)

17.12.080 Front yard.

In the R-1 single-family residential zone:

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

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

- B. On a be no less than twenty (20) feet, with an average of twenty-five (25) foot setback. (Ord. 2001-13 site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

17.12.090 Side yards.

In the R-1 single-family residential zone:

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

17.12.100 Rear yard.

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

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

may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

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

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

RESOLUTION NO 2017-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING SAN SEBASTIAN III TENTATIVE SUBDIVISION MAP NO. 5560 A REQUEST BY JOHN D. MANUELE TO SUBDIVIDE 1.56 ACRES INTO A NINE (9) LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN THE R-1-6 (SINGLE-FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM LOT AREA) ZONE. THE SITE IS LOCATED ON THE SOUTH SIDE OF WEST WALNUT AVENUE BETWEEN SOUTH ENCINA AND SOUTH JOHNSON STREETS
(APN: 122-132-015 & 016)

WHEREAS, San Sebastian III Tentative Subdivision Map No. 5560 is a request by John D. Manuele to subdivide 1.56 acres into a nine (9) lot single-family residential subdivision in the R-1-6 (Single-family Residential 6,000 square feet minimum lot area) zone. The site is located on the south side of West Walnut Avenue between South Encina and South Johnson Streets (APN: 122-132-015 & 016); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on March 13, 2017; and

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

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

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

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

1. That the proposed location and layout of the San Sebastian III Tentative Subdivision Map No. 5560, 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. The 1.56-acre project site, which is the site of the proposed nine lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth

occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed San Sebastian III Tentative Subdivision Map No. 5560, 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. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development, an arterial street and community park.
3. That the site is physically suitable for the proposed tentative subdivision map. The San Sebastian III Tentative Subdivision Map No. 5560 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The nine-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The completion of the local street connection proposed within the nine lot subdivision provides connection to existing neighborhoods. The construction of this local street connection provides an improved path of travel for vehicles and pedestrians of the surrounding area.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the San Sebastian III Tentative Subdivision Map No. 5560, 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. The 1.56-acre project site, which is the site of the proposed nine lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

5. That the proposed San Sebastian III Tentative Subdivision Map No. 5560, 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. The nine-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The completion of the local street connection proposed within the nine lot subdivision provides connection to existing neighborhoods. The construction of this local street connection provides an improved path of travel for vehicles and pedestrians of the surrounding area.
6. 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. 2017-15). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-174.
2. That the San Sebastian III Tentative Subdivision Map No. 5560 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
4. 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.
5. That the completion of Harter Avenue shall be constructed with the initial phase of the residential development of the San Sebastian III subdivision development.
6. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.

7. That all applicable federal, state, regional, and city policies and ordinances be met.
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the San Sebastian III Tentative Subdivision Map No. 5560.

**TENTATIVE SUBDIVISION
SAN SEBASTIAN III**

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE QUARTER OF SECTION 16, TOWNSHIP 12N, RANGE 12E, S. 17 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. 2-5-17

OWNER:

JOHN D. MANUELE
1808 S. COURT ST.
VISALIA, CA. 93277

DEVELOPER:

JOHN D. MANUELE
1808 S. COURT ST.
VISALIA, CA. 93277
(559) 732-5656

A.P.N. #123-130-015, 047

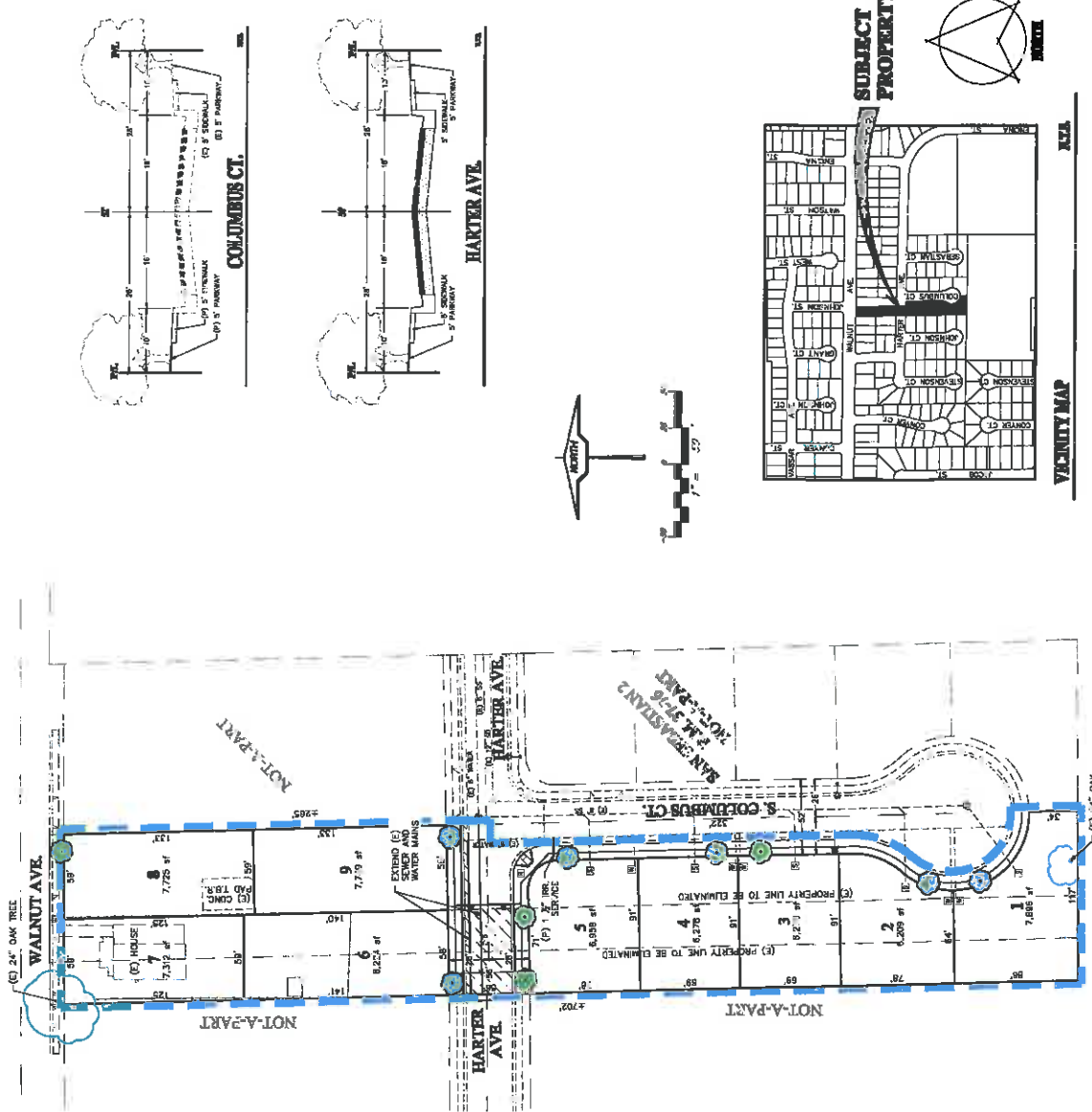
PREPARED BY:

A.W. ENGINEERING
724 N. BEN MADDOX WAY SUITE C
VISALIA, CA. 93292
PH. 559-987-8089

LEGEND/NOTES

- (E) EXISTING GRADE
 - (F) FIRE HYDRANT
 - (S) STREET LIGHT
 - (U) UTILITY POLE
 - (SS) SANITARY SEWER
 - (S) STORM DRAIN
 - (C) CULVERT
 - (P) PROPOSED
 - (ST) CONSTRUCT CITY ST. ACCESS 5' AMP
 - (ES) EXISTING SEWER LATERAL
 - (EW) EXISTING WATER LATERAL
- NOTE: U.S. METRIC
PROPOSED LOTS: RESIDENTIAL
SEWER: D. LOCAL CITY OF VISALIA
WATER: S. LOCAL CITY OF VISALIA
WATER SUPPLY: CAL. WATER CO.
FLOOD ZONE: "X"
LOT AREA: 6,203 MIN/ 7,889 MAX
ZONING: RT-6
TOTAL AC: 1.56 AC.

A) ALL EXISTING ON-SITE IRRIGATION SYSTEMS SHALL BE
ABANDONED & REMOVED PER CITY ORD.





MEETING DATE December 14, 2016
SITE PLAN NO. 16-174
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- Tentative Subdivision Map
- HISTORIC PRESERVATION OTHER -

ADDITIONAL COMMENTS:

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.2
Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: DECEMBER 14, 2016

SITE PLAN NO.: 16-174 RESUBMITTAL
PROJECT TITLE: SAN SEBASTIAN 3 TENTATIVE SUBDIVISION
MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP (R16) (X)
APPLICANT: MANUELE JOHN
PROP. OWNER: MERRILL CHRISTINE (TR)
LOCATION: 619 W WALNUT AVE
APN: 122-132-047

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

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

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

Additional Comments:

- 1. Harter Ave. street improvements will be required to completed with first phase of development. Refer to City standards for local streets.**
- 2. An existing stubbed sanitary sewer main will need to be extended (east) across property frontage on Harter Ave. and manhole installed at its terminus. Install/extend other utilities.**
- 3. New 5' sidewalk can be installed adjacent to curb. Refer to City standard C-25 for drive approach details.**
- 4. The sidewalk along Harter Ave. and new City standard corner ramp return on Lot 5 will be required to be installed with first phase of development.**
- 5. Additional striping and signage may be required by Traffic Engineer.**
- 6. Development impact fees will apply at time of final map and building permits. Refer to page 3 for fee summary.**
- 7. The empty lot fronting Walnut will require additional sidewalk & utility relocation improvements to comply with accessibility.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **16-174 RESUBMITTAL**

Date: **12/14/2016**

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: **10/1/2016**)

(Project type for fee rates: **SINGLE FAMILY SUBDIVISION**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$751/UNIT X 8 = \$6,008
<input checked="" type="checkbox"/> Sewer Front Foot Fee	(\$41/LF X 60 = \$2,460)/UNIT X 6 = \$14,760
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$2,984/AC X 1.39 = \$4,148
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1.477/UNIT X 8 = \$11,816
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,435/AC X 1.39 = \$3,385

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

December 14, 2016

ITEM NO: 6	RESUBMTL
SITE PLAN NO: SPR16-174	
PROJECT TITLE: SAN SEBASTIAN 3 TENTATIVE SUBDIVISION MAP	
DESCRIPTION: TENTATIVE SUBDIVISION MAP (R-1-EX)	
APPLICANT: MANUELE JOHN	
PROP. OWNER: MERRILL CHRISTINE (TR)	
LOCATION: 819 W WALNUT AVE	
APN(S): 122-132-047	

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.
 - Provide more traffic information such as _____ Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:

•



Leslie Blair



Site Plan Review Comments For:

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

ITEM NO: 6

DATE: December 14, 2016

SITE PLAN NO:

SPR16174

RESUBMIT

PROJECT TITLE:

SAN SEBASTIAN 3 TENTATIVE SUBDIVISION MAP

DESCRIPTION:

TENTATIVE SUBDIVISION MAP (R-1-6)(X)

APPLICANT:

MANUELE JOHN

PROP OWNER:

MERRILL CHRISTINE (TR)

LOCATION:

619 W WALNUT AVE

APN(S):

122-132-047

The following comments are applicable when checked:

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

General:

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide Illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

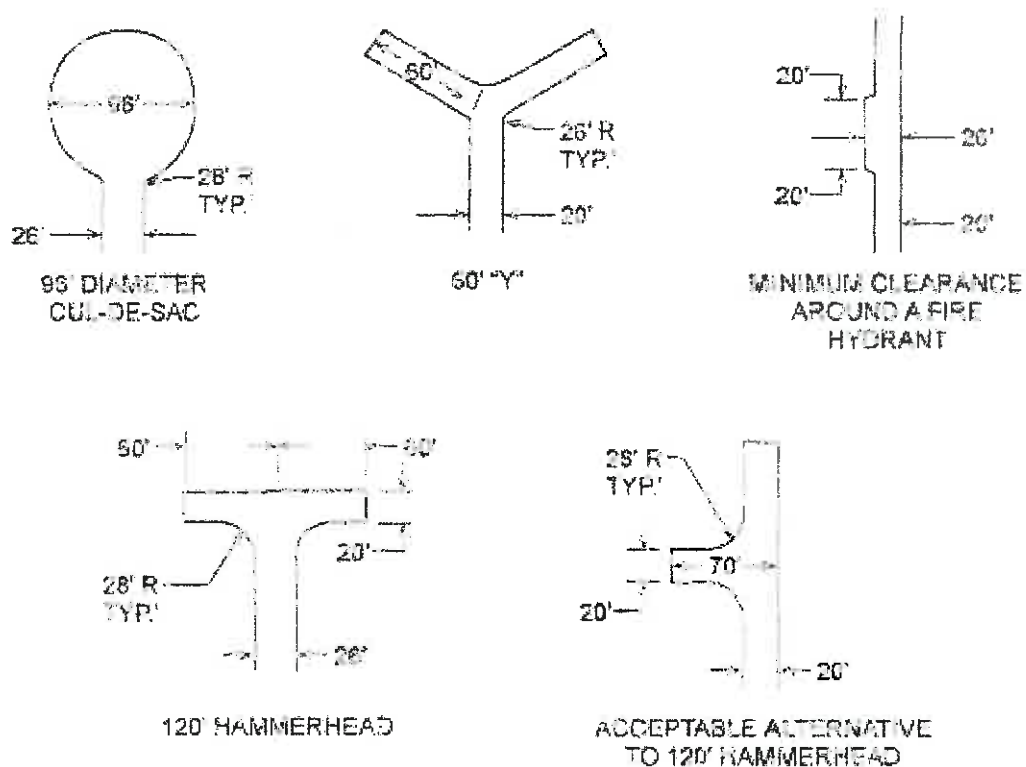
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line **except** when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

Water Supply:

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

Emergency Access:

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead. 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



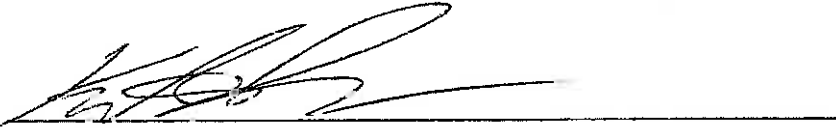
*FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:


Kurtis A. Brown
Fire Marshal

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: December 14, 2016

SITE PLAN NO: 2016-174 RESUBMITTAL
PROJECT TITLE: SAN SEBASTIAN 3 TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP (R-1-6)(X)
APPLICANT: MANUELE JOHN
PROP. OWNER: MERRILL CHRISTINE (TR)
LOCATION TITLE: 619 W WALNUT AVE
APN TITLE: 122-132-047 & 015
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-6 – Single-Family Residential 6,000 sq. ft. min. site area

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Completion of Harter Ave. with Phase 1
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (12/14/2016):

1. A tentative subdivision map is required.
2. Staff will recommend as a condition of project approval the completion of Harter Ave with Phase 1 of the subdivision map.
3. All lots shall comply with the R-1-6 development standards.

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

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 6,000 square feet

Accessory Structures:

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

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

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


Fencing and Screening:

1. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

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

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: 6
SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:
APPLICANT:
PROP OWNER:
LOCATION:
APN(S):

DATE: December 14, 2016
RESUBMIT
SPR16174
SAN SEBASTIAN 3 TENTATIVE SUBDIVISION MAP
TENTATIVE SUBDIVISION MAP (R-1-6)(X)
MANUELE JOHN
MERRILL CHRISTINE (TR)
619 W WALNUT AVE
122-132-047

Site Plan Review Comments



No Comment at this time.



Request opportunity to comment or make recommendations as to safety issues as plans are developed.



Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



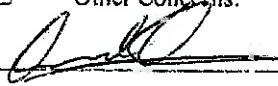
Surveillance Issues:



Line of Sight Issues:



Other Concerns:



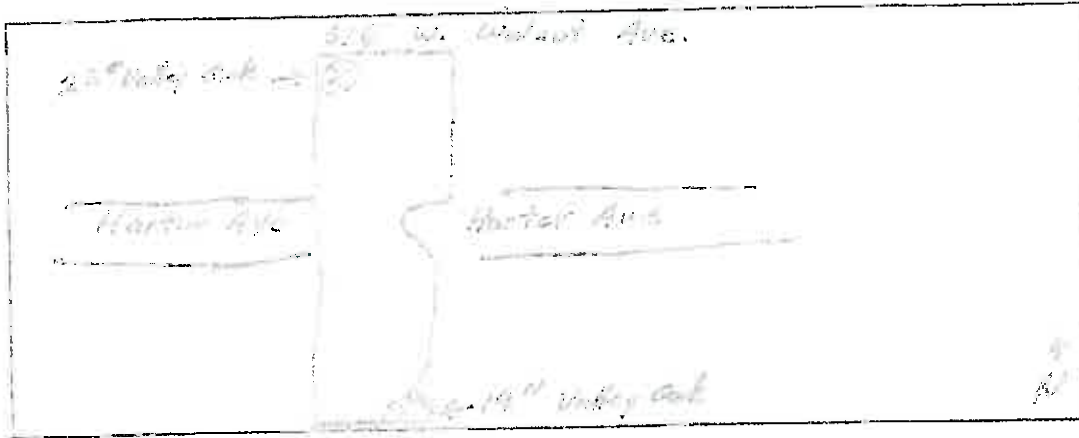
Visalia Police Department

City of Visalia
Parks and Urban Forestry
336 N. Han Modder Way
Visalia, CA 93292

Date: 11-23-16

Site Plan Review # 16-174

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:

Two Valley Oak trees on property
- 27" DBH valley oak on North side of property
- 19" DBH valley oak on South side of property
* Need to protect all oak trees on this site.

Jocel Hoyer

Jocel Hoyer
Parks and Urban Forestry Supervisor
559 713-4295 Fax: 559 713-4818

Email: jhooyer@ci.visalia.ca.us

QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS

ITEM NO: 6 DATE: December 14, 2016
SITE PLAN NO: SPR16174 RESUBMIT
PROJECT TITLE: SAN SEBASTIAN 3 TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP (R-1-6)(X)
APPLICANT: MANUELE JOHN
PROP OWNER: MERRILL CHRISTINE (TR)
LOCATION: 619 W WALNUT AVE
APN(S): 122-132-047

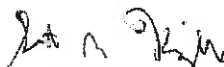
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



AUTHORIZED SIGNATURE

12-14-16

DATE

City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 6 DATE: December 14, 2016
SITE PLAN NO: SPR16174 RESUBMIT
PROJECT TITLE: SAN SEBASTIAN 2 TENTATIVE SUBDIVISION MAP
DESCRIPTION: TENTATIVE SUBDIVISION MAP (R-T-6)(X)
APPLICANT: MANUELE JOHN
PROP OWNER: MERRILL CHRISTINE (TR)
LOCATION: 619 W WALNUT AVE
APN(S): 122-132-047

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

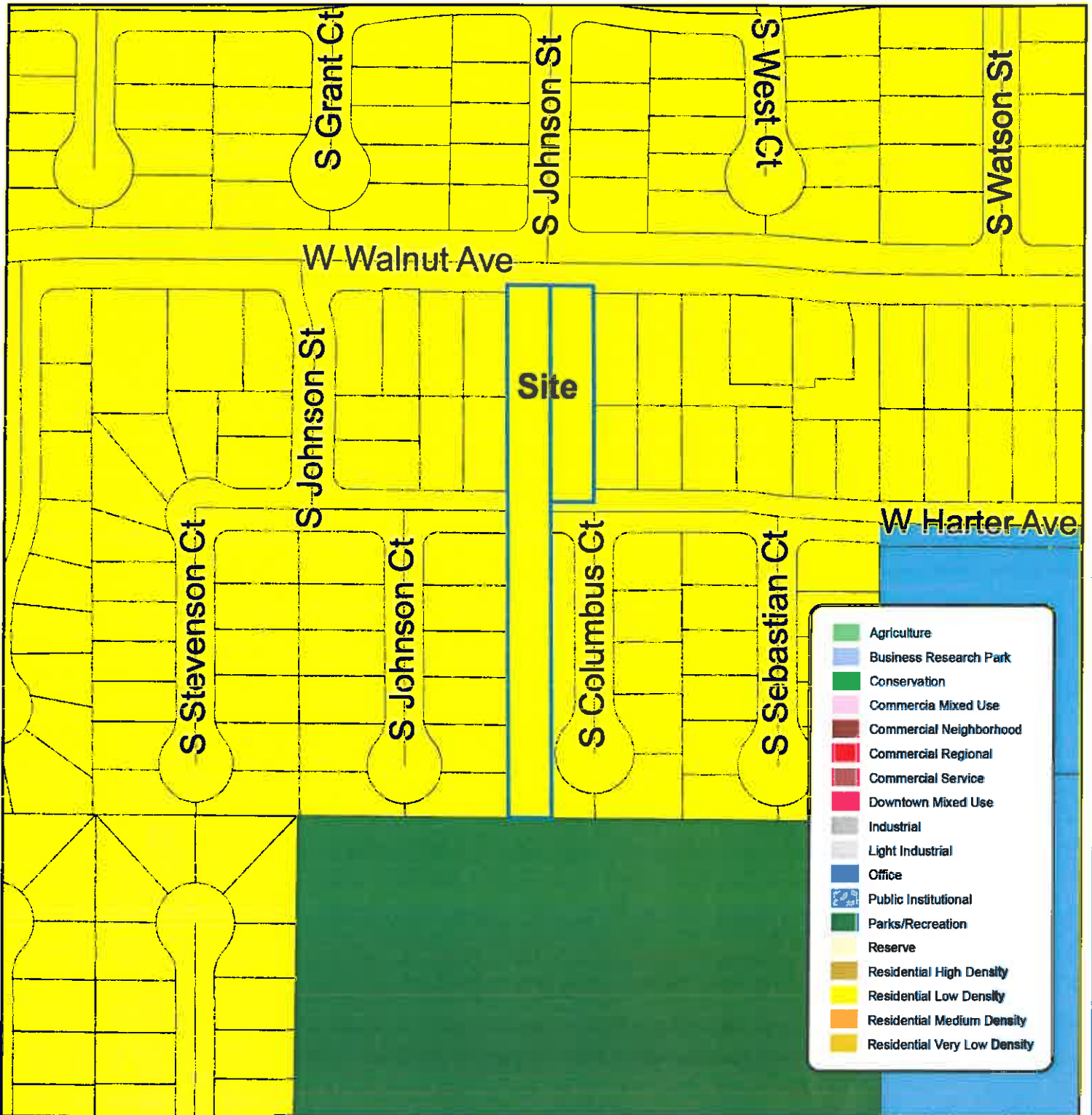
- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work.
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 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: 12/14/16

San Sebastian III Tent. Subdivion Map No. 5560

APN: 122-132-015 & 016



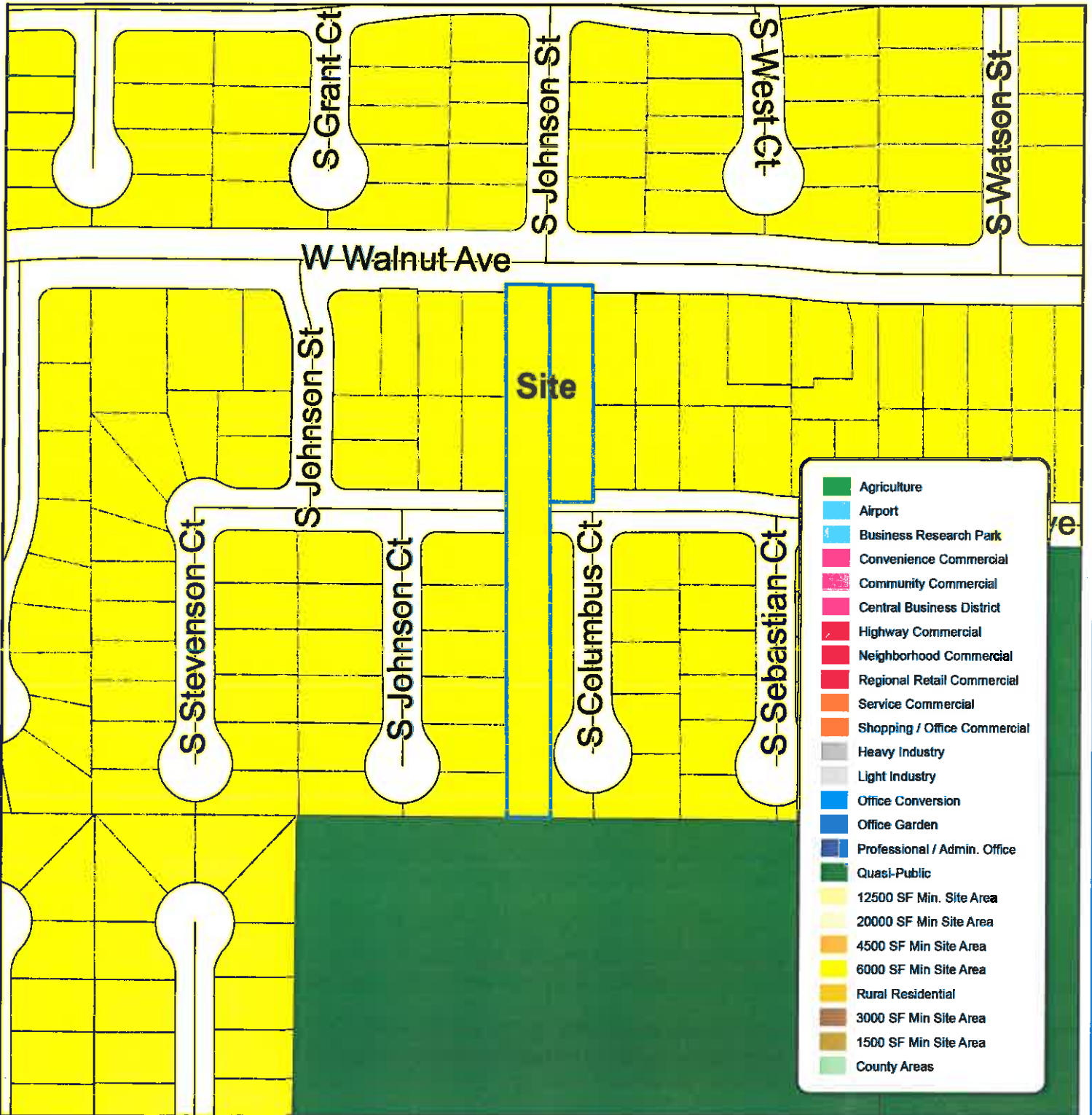
General Plan Land Use Map

200 100 0 200 400 Feet



San Sebastian III Tent. Subdivion Map No. 5560

APN: 122-132-015 & 016



- Agriculture
- Airport
- Business Research Park
- Convenience Commercial
- Community Commercial
- Central Business District
- Highway Commercial
- Neighborhood Commercial
- Regional Retail Commercial
- Service Commercial
- Shopping / Office Commercial
- Heavy Industry
- Light Industry
- Office Conversion
- Office Garden
- Professional / Admin. Office
- Quasi-Public
- 12500 SF Min. Site Area
- 20000 SF Min Site Area
- 4500 SF Min Site Area
- 6000 SF Min Site Area
- Rural Residential
- 3000 SF Min Site Area
- 1500 SF Min Site Area
- County Areas



Zoning Map



San Sebastian III Tent. Subdivion Map No. 5560

APN: 122-132-015 & 016

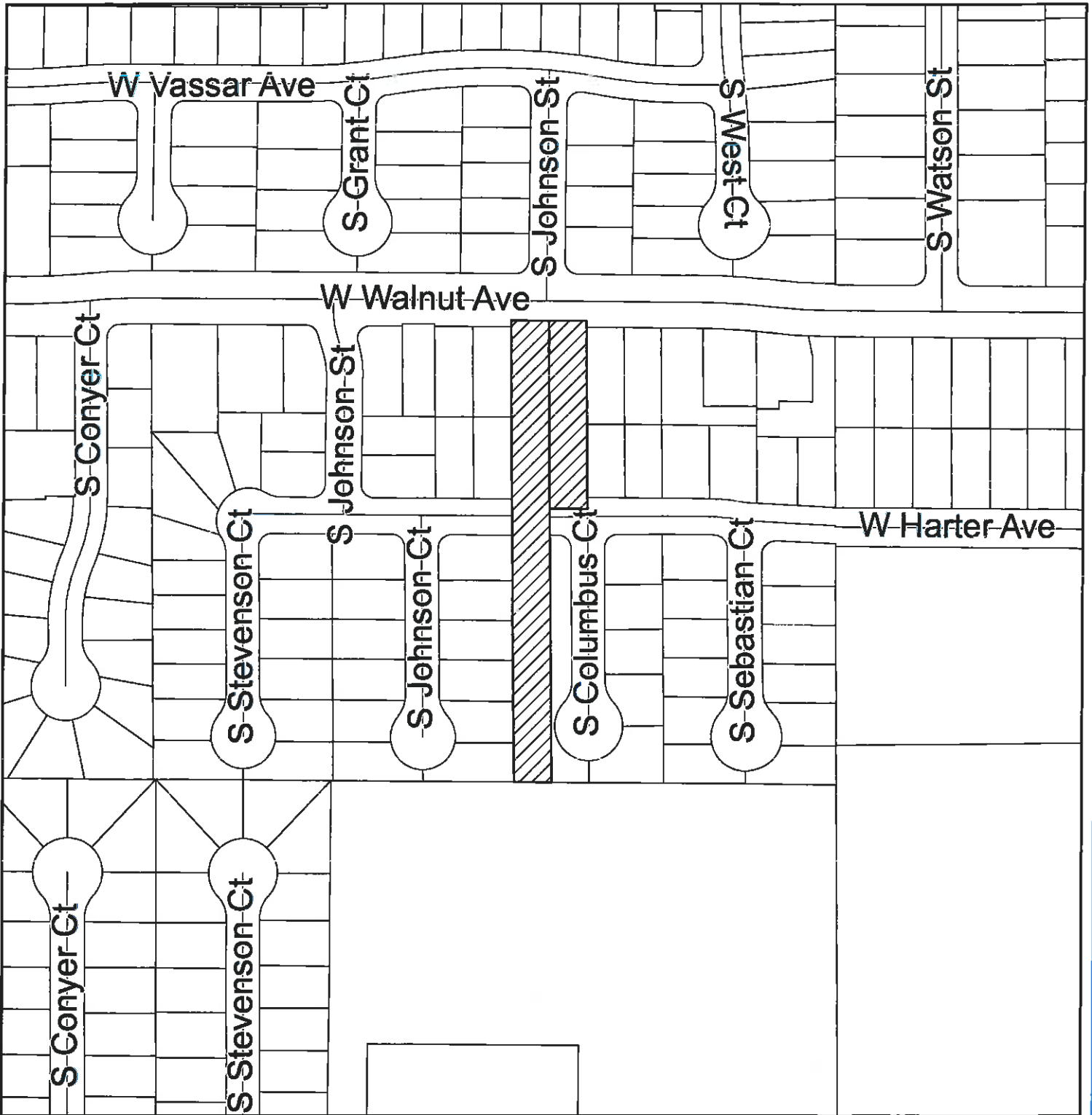


Aerial Photo



San Sebastian III Tent. Subdivion Map No. 5560

APN: 122-132-015 & 016



Vicinity Map

200 100 0 200 400 Feet

