

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 24, 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 – Andy Chamberlain
Conditional Use Permit No. 2017-08: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001). Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2015. The Environmental Impact Report adequately analyzed and addressed the proposed project.
6. PUBLIC HEARING – Brandon Smith *Continued from 03/27/2017*
Variance No. 2017-06: A request by Yesco Signs, LLC (DBO Development No. 33, property owner), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 1650 W. Visalia Parkway, on the north side of Visalia Parkway one-quarter mile east of Mooney Boulevard. (APN: 126-730-026, 027) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-14.
7. PUBLIC HEARING – Paul Scheibel
Appeal of the Revocation of Home Occupation Permit (HOC) No. 2016-79 for a Limousine Service with two limousines located at the HOC residence, 640 W. Kimball Avenue (APN: 126-570-007).

8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2017-09: A request by Noble Chicken LLC (RREF II-WPG Visalia, LLC, property owner), to allow development of a new fast food restaurant with drive-thru lane in the C-MU (Commercial Mixed Use) zone. The project site is located on the south side of Noble Avenue approximately 400 feet east of Demaree Street. (APN: 095-010-059) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-18.
9. PUBLIC HEARING – Andy Chamberlain
Tentative Parcel Map No. 2016-03: A request by the TC Investments Visalia, LLC, applicant (Alfred Chang, property owner) to divide a 3.68 acre parcel into a 1.97 acre, and 1.71 acre parcel, in the C-MU (Commercial Mixed Use) zone. The project is located at 5625 W. Cypress Avenue (APN: 087-450-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-25.
10. PUBLIC HEARING – Paul Scheibel
 - a. Reimer Tentative Subdivision Map No. 5559: A request to subdivide 15.2 acres into 65 lots and a remainder parcel for residential development. The project is zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size), and is located on the south side of K Road, approximately 230 feet east of Burke Road. (APNs 123-090-008, -014, and 123-100-004) 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. 2017-17 was adopted.
 - b. Annexation No. 2017-01: A request to annex three parcels totaling 15.2 acres into the City limits of Visalia, and to detach from Tulare County Service Area No.1. Upon annexation, the site would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The site is located on the south side of K Road, approximately 230 feet east of Burke Road. (APNs 123-090-008, -014, and 123-100-004) 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. 2017-17 was adopted.

11. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Economic Update - Business Boom

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, MAY 4, 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, MAY 8, 2017



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 24, 2017

PROJECT PLANNER: Andrew Chamberlain
(559) 713-4003; andrew.chamberlain@visalia.city

SUBJECT: Conditional Use Permit No. 2017-08: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone.

Location: The project site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001)

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2017-08, as conditioned, based upon the findings and conditions in Resolution No. 2017-15. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-08 based on the findings and conditions in Resolution No. 2017-15.

PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 200-unit apartment multi-family complex in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of Shirk Street and Doe Avenue. The proposed density at 11.4 units per net acre is within the density range of Residential Medium Density (10 to 15 units per acre).

The proposed site plan shows that the complex will consist of 21 two-story buildings, the elevations are provided in Exhibits "B", "C", and "D". The applicant has indicated that there will be three types of units, consisting of 88-one bedroom units and 112-two bedroom units. The complex will include nine enclosed garage structures and carports spread throughout the project, with a total of 433 parking stalls, for an average of 2.2 stalls per unit. The complex will also include a club house building with an arbor, park area, open space, swimming pool, and spa.

The complex will have a six-foot high wrought iron fence with stucco pilasters along the Shirk Street and Doe Avenue frontage. The stucco pilasters will be matched to the on-site buildings. Along the east and north property lines shared with the single family residential areas, there will be a seven-foot high block wall.

There are two primary access points to the site, one on Shirk Street, and one on Doe Avenue, along with a limited access point on Roeben Street for solid waste trucks and emergency service vehicles. The Roeben access point will not be for general use by the residents. All the entrances are gated, with the entrances on Shirk and Doe having a gate access pad for visitors, the Roeben access point will not have a gate access pad.

This project includes sidewalk, curbing and landscaping frontage improvements along Shirk Street and Doe Avenue. The right-of-way paving on Shirk would not occur with the construction of the complex, it will be done as an arterial roadway improvement project by the City of Visalia. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

The project site is vacant with the exception of a temporary storm water retention basin on the northwest corner of Doe and Roeben, which will be filled in prior to development.

BACKGROUND INFORMATION

General Plan Land Use Des:	Medium Density Residential
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit)
Zoning and Land Use:	North: QP - Quasi Public – Fire Station South: I – Industrial - Vacant East: R-1-5 Low Density Residential – Single Family Houses West: IL – Light Industrial – Tulare County Educational and Administrative Classrooms and Offices
Environmental Review:	Initial Study No. 2017-13
Special Districts:	N/A
Site Plan:	2016-020

RELATED PLANS & POLICIES

See attachment pertaining to General Plan Policies and Municipal Code pertaining to Conditional Use Permits.

RELATED PROJECTS

Conditional Use Permit No. 2008-16 was approved by the Planning Commission on August 25, 2008, allowing the development of a self-storage facility with a caretakers' unit within a proposed service commercial development on seven acres in the CS (Service Commercial) zone. The site is located at the northeast corner of Shirk Street and Doe Avenue. This use permit lapsed due to no permitting action on the site.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit based on project consistency with the General Plan and the Zoning Ordinance. Staff finds that the project is consistent with multiple objectives in the Land Use Element.

Background on General Plan Land Use and Zoning Designations

The 2014 General Plan Update adopted on October 14, 2017, changed the land use designation on the site from Service Commercial (CS) to Residential Medium Density (R-M-2). The Zoning Ordinance Update became effective in April of 2017, changing the zoning on the site from CS to R-M-2.

General Plan and Zoning Ordinance Consistency

Project compatibility with the City's General Plan must be made as a finding for the conditional use permit entitlement.

Staff finds that the proposed conditional use permit for the proposed development is consistent with the City's General Plan as it pertains to development in the Residential Medium Density land use designation.

The proposed Residential Medium Density land use designation provides for a density range of 10 to 15 dwelling units per acre (reference General Plan Policy LU-P-56). Development of the site with 200 units will yield an overall density of approximately 11.4 units per net acre.

This site is one of four multiple family designated sites in this northwest area of the city. The next closest multiple family site is approximately five acres at the northeast corner of Sunnyview and Shirk.

Multiple General Plan policies (LU-P-52, LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The size of the property combined with the allotted number of units requires a conditional use permit for future development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties. The land use compatibility analysis below discusses the project's compatibility among adjacent uses.

Land Use Compatibility / Density

The proposed project will result in the creation of a multi-family residential development consisting of 21 two-story apartment structures. The area east of the subject site is zoned R-1-5 and has been developed with single-family residences over the past several years. There is a Fire Station to the north of the project, and Industrial uses to the south and west of the project.

The project has been designed with consideration given to the adjacent single-family residences to the east. The apartment buildings incorporate limited visibility of the second story units to the adjacent R-1 property to the east/north. All building faces adjacent to the R-1-5 properties will have only high ventilation bathroom windows and shielded balconies. The site plan shows that the row of apartment buildings along the east side of the development will be a minimum of 35 feet from the adjacent R-1 single family units. The apartment buildings along the Doe Avenue portion will be approximately 70 to 120 feet from the R-1 single family units to the north. There are four (one-story) garage structures along the Doe Avenue portion adjacent to the R-1 area, with setbacks of approximately 30 feet.

The setback areas are proposed to be improved with landscaping, and shade trees, along with a walking path along a portion of the open space. A seven-foot block wall will be located along the adjoining property lines with the R-1 area

The circulation pattern within the proposed development is self-contained and will be accessed from access drives internal to the development. All residential vehicular access to the development will occur directly from Shirk Street and Doe Avenue. The project supports expanding circulation connectivity by providing pedestrian connections to adjacent streets, generally alongside the vehicle entry points on Shirk Street and Doe Avenue.

The City's Housing Element supports efforts to establish higher-density, well-designed multi-family development. The quality of life in a community is closely tied to the quality of its neighborhoods in both established and developing areas. The importance of housing and neighborhood quality is illustrated in numerous planning efforts where multi-family housing has been developed near single-family and commercial developments. Examples of this include

Cameron Crossing Apartments (Court & Cameron) and Park Grove Apartments (Lovers Lane & Sunnyside). By encouraging “quality” multi-family developments that create a sense of place and include safe, well maintained communities, structures with a high degree of architectural appearance and on-site amenities for residents, the City will continue to encourage development of a wide range of housing that fits the needs of this community.

Good Neighbor Policies and Management and Maintenance Standards

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

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project; staff recommends that management and maintenance conditions be included as a part of the conditional use permit. Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

Access and Street Improvements

Ingress and egress to the site will be from Shirk Street, and Doe Avenue, along with a limited access point on Roeben Street for solid waste trucks and emergency service vehicles. The Roeben access point will not be for general use by the residents. All the entrances are gated, with the entrances on Shirk and Doe having a gate access pad for visitors, the Roeben access point gate access pad will not be for residents or guests.

Sidewalk, curbing and landscaping frontage improvements along Shirk Street and Doe Avenue will be installed with this project. The complete right-of-way paving on Shirk would not occur with the construction of the complex, it will be completed as a future arterial roadway improvement project by the City of Visalia. Short term, the Shirk Street access point will have paved transition lanes to the existing Shirk Street roadway. Other utility services (electricity, gas, phone/cable, and water) will be extended on-site from existing services available in the project vicinity.

Setbacks

The project represents a comprehensively planned multi-family residential complex with extra detail given toward the interface with the adjacent single-family residential property.

The proposed site plan illustrates that setbacks around the perimeter of the project meet or exceed the minimum required for the R-M-2 zone as follows:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project)	25 feet	35 to 120 feet
Side (Fire Station)	5 feet per story	15 feet

The project meets the required setbacks along the street frontages, and exceeds the 25-foot minimum rear setback by providing 35 to 120 feet of setback to the apartment buildings.

Building Elevations

Exhibits "B", "C" and "D" display the proposed typical building elevations for the multi-family development. The elevations depict cement plaster finish on the walls, stone veneer trim, arched entryways, and pitched tile roofs. In addition, the apartment buildings incorporate limited visibility of the second story units to adjacent single family properties. Floor plans have been included for the apartment buildings as shown in Exhibit "E". These floor plans illustrate the designs which limit visibility towards the single family areas.

Staff has included Condition of Approval No. 2, requiring that the building elevations and floor plans be developed consistent with those provided in Exhibits "B", "C", "D", and "E".

Walls

The project will construct a six-foot high wrought iron fence with stucco pilasters along the Shirk Street and Doe Avenue frontages. A seven-foot high block wall will be installed along the north and east portions of the site adjacent to the R-1 single family residential area. Staff has included a condition requiring that the block wall height shall be a minimum of 7 feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall. This is to assure that any grade difference (elevation of the ground) does not result in a wall less than seven feet on either side.

Due to the potential for future noise as Shirk Street is developed to its full width, staff is recommending that the use permit include the option to allow the wrought iron sections to be replaced with a six-foot high stucco wall. In addition staff recommends extending this option to the wrought iron fence sections on Doe Avenue adjacent to the pool for privacy purposes. Staff has included these recommendations in Condition No. 4.

Whereas a block wall exceeding three feet in height is not permitted inside the required setback areas, the Zoning Ordinance allows a wrought iron fence up to seven feet in height along the front or side property lines or within the front or street side setback areas of multi-family uses per Section 17.36.040.B. In the case of the staff recommended option for solid wall sections along Shirk Street and the pool area on Doe Avenue, the Planning Commission has the ability to consider and approved minor variations in development standards as a part of the conditional use permit process.

Housing Element

Sites designated by the City's Land Use Element for Medium or High Density Residential use are included as part of the City's 2015 Housing Element Sites Inventory and are available to contribute towards meeting the City's Regional Housing Needs Allocation (RHNA). This site is identified as an eligible multi-family site in the City's State-certified Housing Element.

Open Space and Recreation

The project includes a community building, pool with spa, and park area, with additional open space spread throughout the complex. Staff has included a condition that these amenities be installed as a part of the development and maintained in good working/accessible order.

Schools

The Visalia Unified School District has stated that they have school capacity for this and other residential projects in the area. They indicated that the school site at the southwest corner of

Denton Street and Ferguson Avenue is fully entitled, designed and ready to for construction to commence in the near future.

Storm Drainage

The property currently contains a storm water retention basin at the corner of Doe and Roeben. This basin will be filled in prior to construction of the project. Storm water runoff generated by this development would drain to the regional basin located south of the site, on the north side of the rail-road tracks along Goshen Avenue.

Environmental Review

An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2015. Staff concludes that the Environmental Impact Report adequately analyzed and addressed the proposed project.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant, whereby the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, will be used for this project. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C" and "D" and corresponding floor plans shown in Exhibit "E".
3. That a seven-foot high block wall shall be installed along the north and east portions of the site adjacent to the R-1 single family residential area. The block wall height shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.

4. That a wrought iron fence with stucco platters matching the buildings be provided along the Shirk Street and Doe Avenue frontages. The wrought iron sections along Shirk Street may be replaced with matching six-foot high stucco walls as an option. In addition, the wrought iron fence sections next to the swimming pool may be replaced with matching six-foot high stucco walls for privacy.
5. That the setbacks illustrated in Exhibit "A" between the apartment buildings and adjacent single family residential areas, which meet or exceed the minimum requirements in the R-M-2 zone, be maintained, as also described below:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project)	25 feet	35 to 120 feet
Side (Fire Station)	5 feet per story	15 feet

6. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 200 units on the subject site.
7. That the community building and garages be developed as shown in Exhibits "F" and "G".
8. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
9. That the Roeben Street access point shall only be used for solid waste, emergency services and related vehicles and purposes. The residents and guests shall not use the access point for ingress/egress to the site.
10. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
11. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
12. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
13. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

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

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

B. Landscape Care and Maintenance

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

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

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

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.

14. Provide street trees per the City's Street Tree Ordinance.

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

16. 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. 2017-08, prior to the issuance of any building permit for this project.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Exterior Elevation Plans
- Exhibit "C" – Exterior Elevation Plans
- Exhibit "D" – Exterior Elevation Plans
- Exhibit "E" – Floor Plans
- Exhibit "F" – Community Building Elevations
- Exhibit "G" – Garage Elevations
- Initial Study No. 2017-13
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies

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

General Plan Land Use & Transportation Policy:

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

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

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

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

T-P-41 Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.

Zoning Ordinance Section for R-M Zone

Chapter 17.16

R-M Multi-Family Residential Zone

17.16.010 Purpose and intent.

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere.

17.16.015 Applicability.

The requirements in this chapter shall apply to all property within R-M zone districts.

17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;

- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

17.16.030 Accessory uses.

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

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B.

17.16.040 Conditional uses.

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

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.16.050 Site area and configuration.

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

17.16.070 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.080 Side yards.

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

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

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.090 Rear yard.

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

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

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

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are

permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property.

17.16.140 Site plan review.

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28.

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

17.16.180 Landscaping.

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained.

17.16.190 Model Good Neighbor Policies.

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

17.16.200 Signs.

Signs shall be placed in conformance with Chapter 17.48.

Chapter 17.38 Conditional Use Permits

17.38.010 Purposes and powers.

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

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.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- 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.

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

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.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 7. Signing for temporary uses shall be subject to the approval of the city planner.
 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2017-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-08, A REQUEST BY CHRISTOPHER OWHADI TO CONSTRUCT A 200 UNIT APARTMENT COMPLEX WITH A COMMUNITY BUILDING IN THE R-M-2 (MEDIUM DENSITY RESIDENTIAL) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF SHIRK STREET AND DOE AVENUE (APN: 077-530-065, 077-530-066, 077-750-001, AND 077-740-001).

WHEREAS, Conditional Use Permit No. 2017-08, is a request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The project site is located on the northeast corner of Shirk Street and Doe Avenue (APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001).

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on April 24, 2017; and

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

WHEREAS, the Planning Commission finds that Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant, whereby the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, will be used for this project. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That Initial Study No. 2017-13 disclosed that environmental impacts are determined to be not significant, whereby the Environmental Impact Report prepared for the City of Visalia General Plan, certified by Resolution No. 2014-37, adopted on October 14, 2014, will be used for this project. Furthermore, the design of the project and the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and/or avoidably injure fish or wildlife or their habitat.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-020.
2. That the planned residential development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C" and "D" and corresponding floor plans shown in Exhibit "E".
3. That a seven-foot high block wall shall be installed along the north and east portions of the site adjacent to the R-1 single family residential area. The block wall height shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.
4. That a wrought iron fence with stucco platters matching the buildings be provided along the Shirk Street and Doe Avenue frontages. The wrought iron sections along Shirk Street may be replaced with matching six-foot high stucco walls as an option. In addition, the wrought iron fence sections next to the swimming pool may be replaced with matching six-foot high stucco walls for privacy.
5. That the setbacks illustrated in Exhibit "A" between the apartment buildings and adjacent single family residential areas, which meet or exceed the minimum requirements in the R-M-2 zone, be maintained, as also described below:

	<u>Required:</u>	<u>Proposed:</u>
Front (Doe)	15 feet	15 – 20 feet
Street Side (Shirk & Roeben)	10 feet	10 – 15 feet
Rear (north & south sides of project) feet	25 feet	35 to 120
Side (Fire Station)	5 feet per story	15 feet

6. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 200 units on the subject site.
7. That the community building and garages be developed as shown in Exhibits "F" and "G".
8. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.

9. That the Roeben Street access point shall only be used for solid waste, emergency services and related vehicles and purposes. The residents and guests shall not use the access point for ingress/egress to the site.
10. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
11. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
12. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
13. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

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

that typically require attention at periodic intervals but not necessarily continuously.

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

B. Landscape Care and Maintenance

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

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

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

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

14. Provide street trees per the City's Street Tree Ordinance.

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

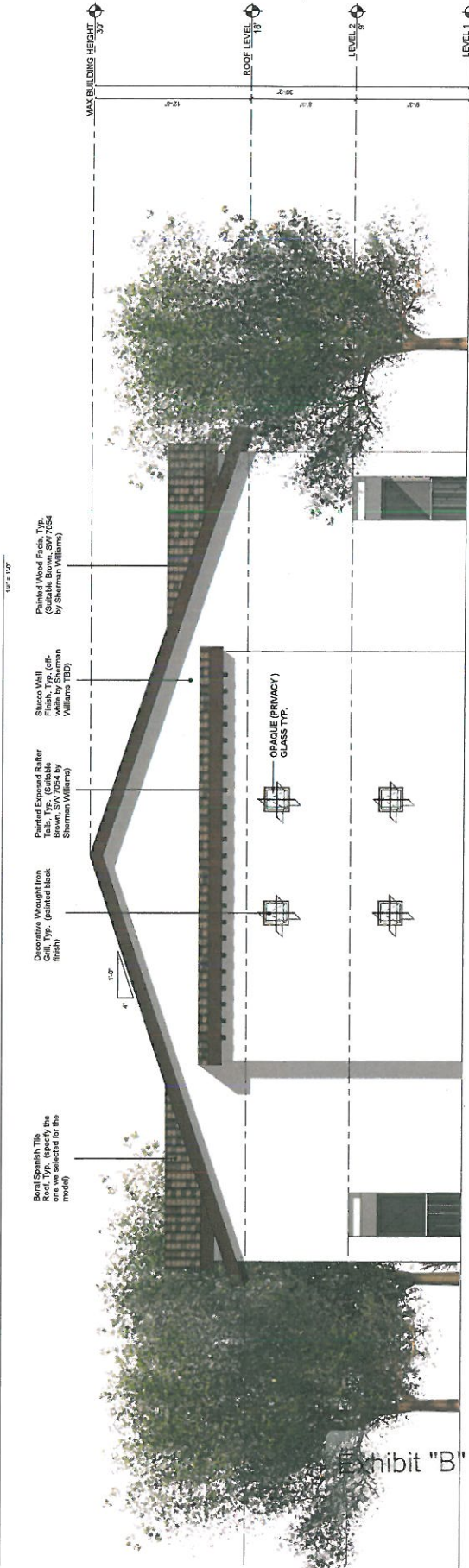
1. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-08, prior to the issuance of any building permit for this project.

 <p>OCEAN POINT DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>N 5825 ST & W DOE AVE, VISALIA, CA 93291</p>
	<p>DESIGN & DEVELOPMENT</p> <p>PHYSICIAN CENTER / ROAD 511</p> <p>MAX. BLDG. HEIGHT: 40 FT</p> <p>MAX. BLDG. AREA: 10,000 SQ. FT.</p> <p>WWW.OCEANPOINTDEVELOPMENT.COM</p>	<p>PROJECT: 20-003</p> <p>DATE: 08/20/2020</p> <p>SCALE: 1/8" = 1'-0"</p>



- Bond Spanish Tile Roof, Typ. (specify the one we selected for the model)
- El Dorado Stacked Stone, Typ. (specify the one we selected for the model)
- Painted Exposed Rafter Tails, Typ. (Suitable Brown, SW 7054 by Sherman Williams)
- Stucco Wall Finish, Typ. (off-white by Sherman Williams TBD)
- Painted Wood Fash. Tip (Suitable Brown, SW 7054 by Sherman Williams)

NORTH & SOUTH ELEVATION



- Bond Spanish Tile Roof, Typ. (specify the one we selected for the model)
- Decorative Wrought Iron Finish, Typ. (painted black finish)
- Painted Exposed Rafter Tails, Typ. (Suitable Brown, SW 7054 by Sherman Williams)
- Stucco Wall Finish, Typ. (off-white by Sherman Williams TBD)
- Painted Wood Fash. Tip (Suitable Brown, SW 7054 by Sherman Williams)

EAST & WEST ELEVATION



OCEAN POINT DEVELOPMENT
 11111 S. OCEAN BLVD., SUITE 100
 OCEAN VIEW, CA 94026
 TEL: (415) 324-1000 FAX: (415) 324-1001
 WWW.OCEANPOINTDEV.COM
 DESIGN & DEVELOPMENT
 11111 S. OCEAN BLVD., SUITE 100
 OCEAN VIEW, CA 94026
 TEL: (415) 324-1000 FAX: (415) 324-1001
 WWW.OCEANPOINTDEV.COM

NO. OF UNITS	10
NO. OF FLOORS	3
NO. OF STORIES	3
NO. OF GARAGES	10
NO. OF PARKING SPACES	10
NO. OF BICYCLE SPACES	10
NO. OF STORAGE SPACES	10
NO. OF COMMERCIAL SPACES	0
NO. OF OFFICE SPACES	0
NO. OF RETAIL SPACES	0
NO. OF RESTAURANT SPACES	0
NO. OF HOTEL SPACES	0
NO. OF SENIORS HOUSING SPACES	0
NO. OF AFFORDABLE HOUSING SPACES	0
NO. OF SPECIALTY HOUSING SPACES	0
NO. OF OTHER SPACES	0
TOTAL SPACES	30

PROPOSED VISALIA APARTMENTS
 PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
 N SHIRK ST & W DOE AVE, VISALIA, CA 93271

DATE: 07/27/18
 SHEET: 01 OF 08
 PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

TITLE: EXTERIOR VIEWS

NO. A-903



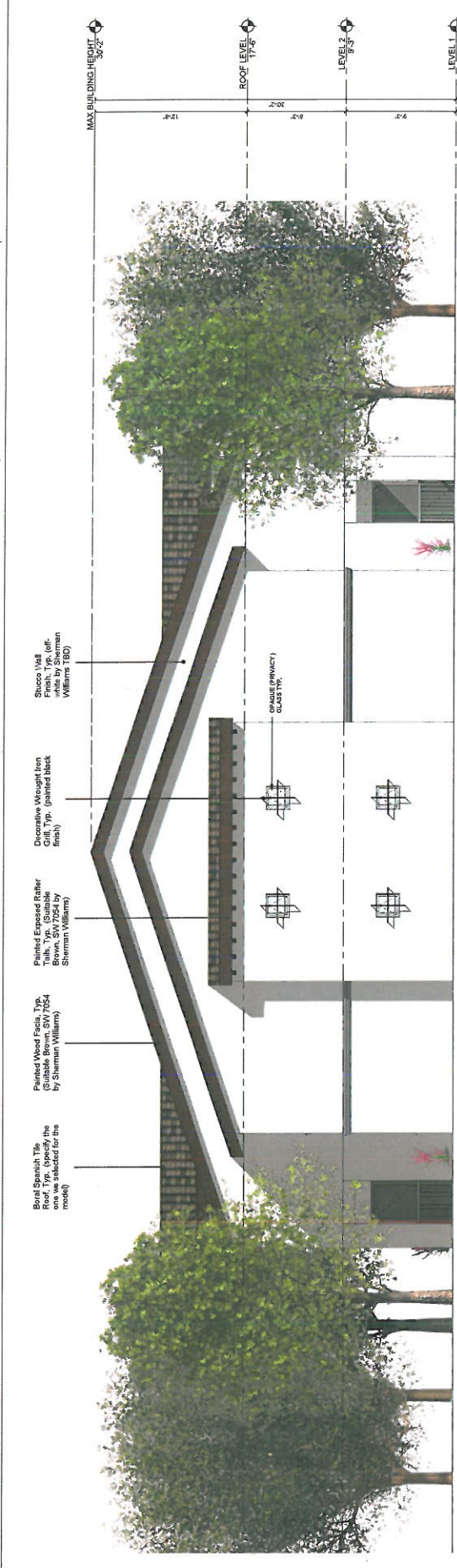
VIEW LOOKING NORTH AT BUILDING TYPE "C"



VIEW LOOKING SOUTH LOOKING AT BUILDING TYPE "C"

Exhibit "D"

 <p>OCEAN POINT DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY DEVELOPMENT</p>	<p>BLDG TYPE D ELEV.</p>	<p>A-206</p>



EAST ELEVATION

1/4" = 1'-0"



OCEAN POINT DEVELOPMENT

DESIGN & DEVELOPMENT
 10000 W. CENTRAL EXPRESSWAY, SUITE 100
 WESTLAKE, CA 91391
 (818) 708-1111
 WWW.OCEANPOINTDEV.COM

PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

N. HIRK ST & W. DOE AVE., VISALIA, CA 93271

DATE: 01/21/2014

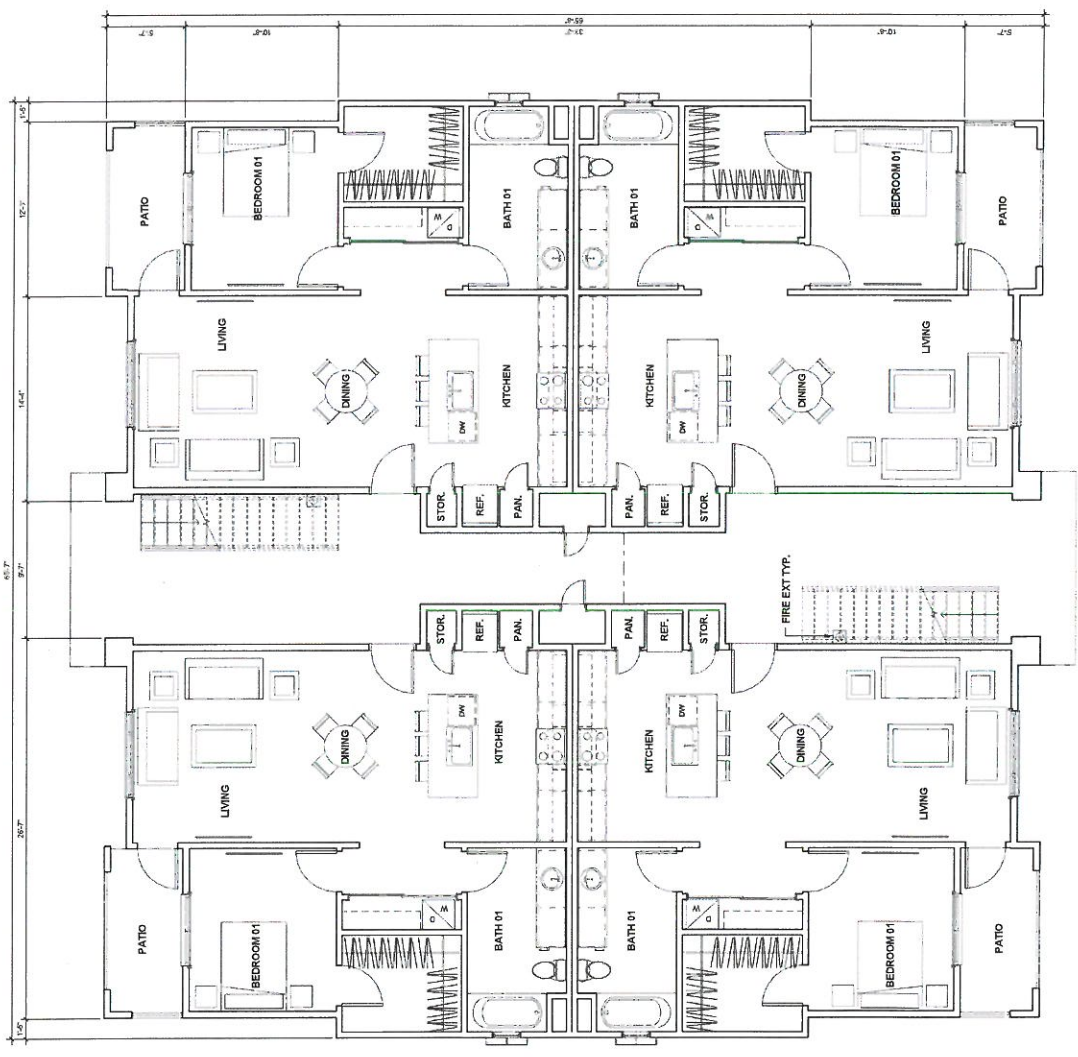
BY: [Signature]

PROJECT: [Signature]

SCALE: 1/8" = 1'-0"

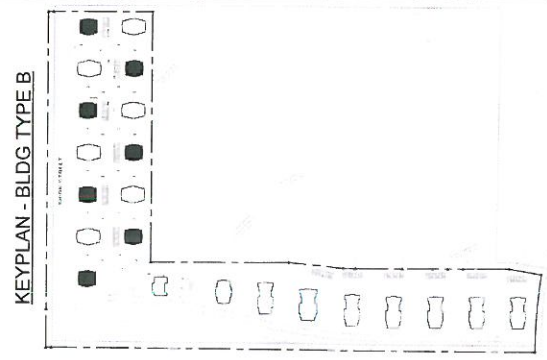
BLDG TYPE B
LEVEL 1

A-122



FLOOR AREA

LEVEL 1	3,120 SF
LEVEL 1	3,120 SF
TOTAL	6,240 SF



BUILDING TYPE B - 2 STORY APARTMENT BUILDING - LEVEL 1



OCEAN POINT DEVELOPMENT
 11111 S. HARBOR BLVD. SUITE 100
 SAN DIEGO, CA 92161
 TEL: (619) 594-1111
 WWW.OCEANPOINTDEV.COM

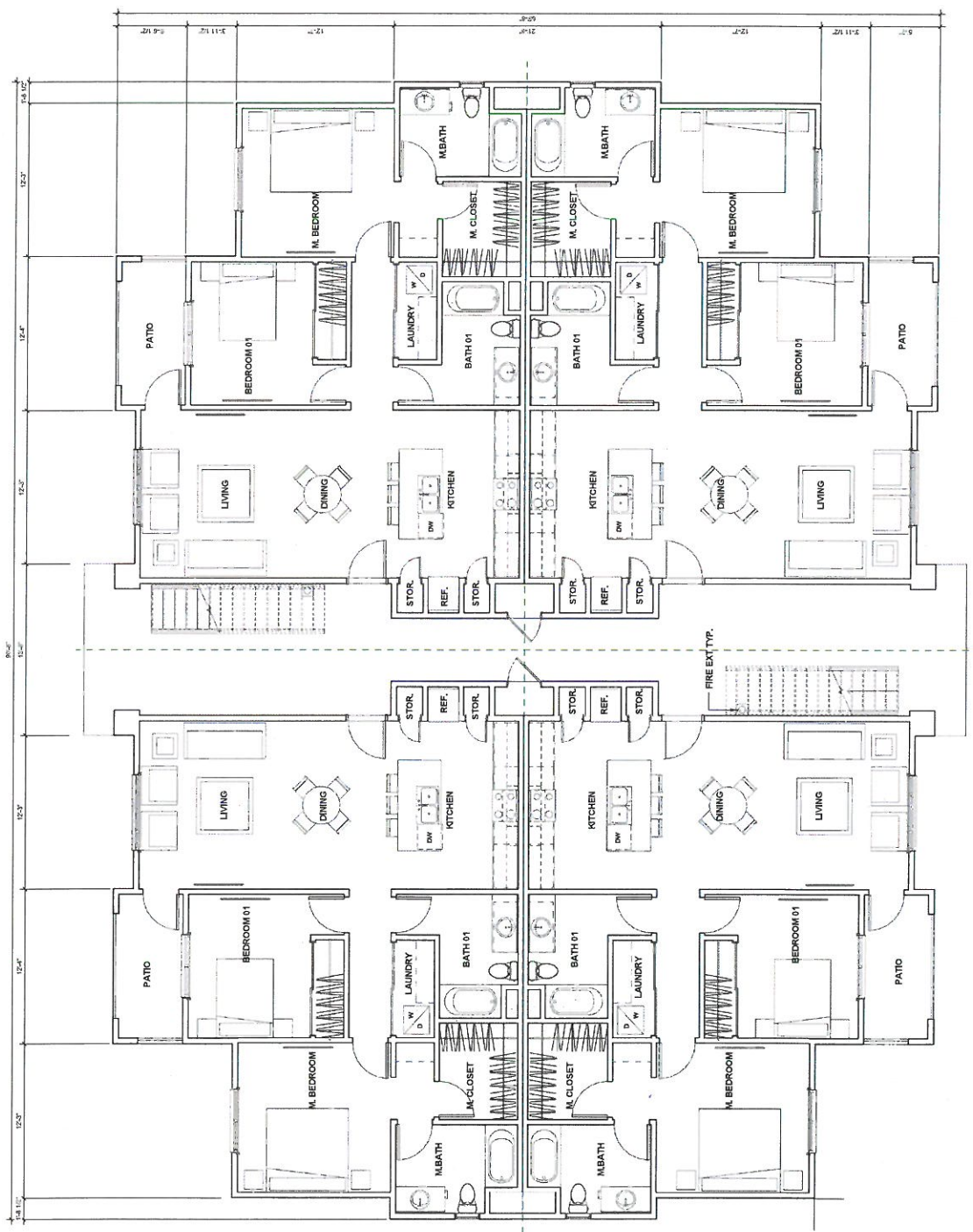
NO. UNITS	
NO. BATHS	
NO. KITCHENS	
NO. LIVING AREAS	
NO. BEDROOMS	
NO. PATIOS	
NO. LAUNDRIES	
NO. CLOSETS	
NO. STAIRS	
NO. ELEVATORS	
NO. STORAGE	
NO. OTHER	
TOTAL	

PROPOSED VISALIA APARTMENTS
 PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT
 N 3186 ST & W DOE AVE, VISALIA, CA 93271

DATE: 11/15/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: PROPOSED MULTI-FAMILY HOUSING DEVELOPMENT

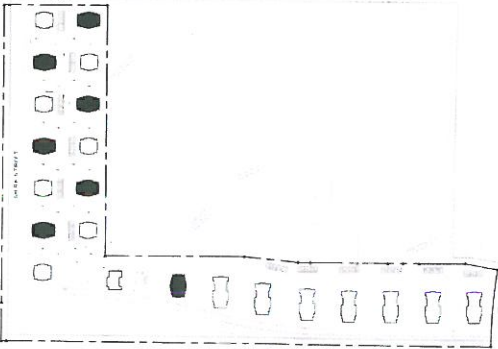
BLDG TYPE
 C LEVEL 1

A-124



FLOOR AREA
 LEVEL 1 4,200 SF
 LEVEL 1 4,200 SF
 TOTAL 8,400 SF

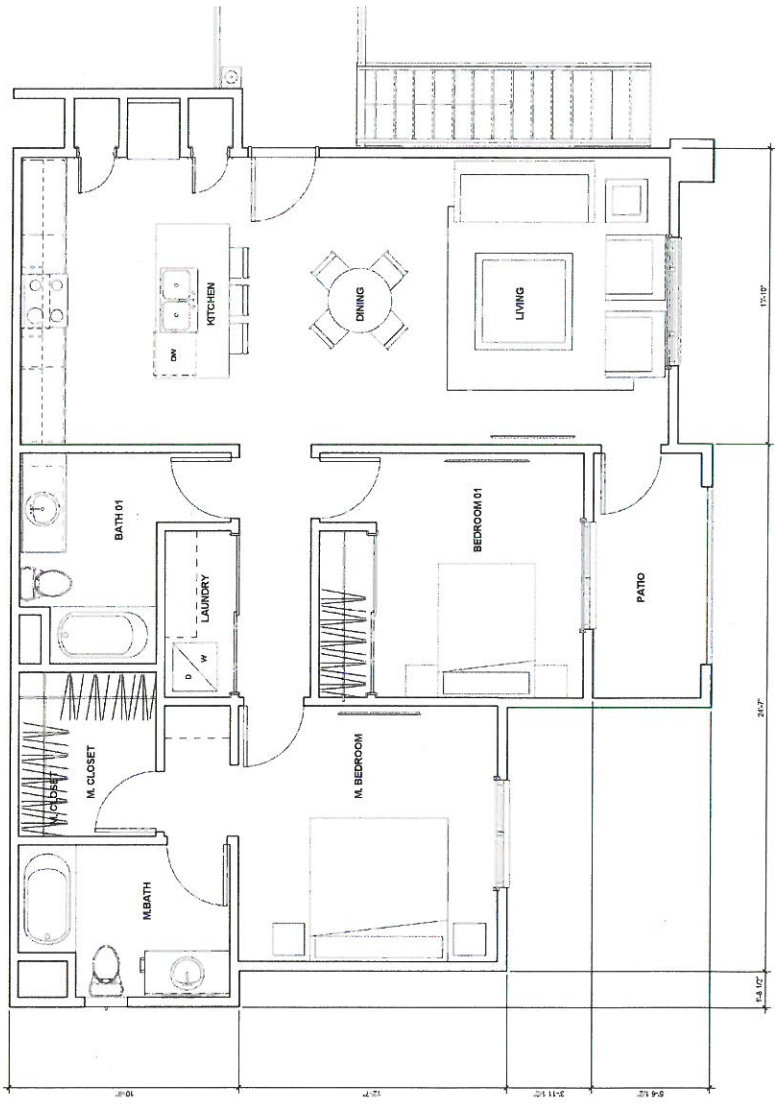
KEYPLAN - BLDG TYPE C



BUILDING TYPE C - 2 STORY APARTMENT BUILDING - LEVEL 1

Exhibit "E"

 <p>OCEAN POINT DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY HOUSING DEVELOPMENT</p>	<p>N 5182 ST & W DOE AVE, VISALIA, CA 93291</p>
	<p>DESIGN & DEVELOPMENT</p>	<p>PROPOSED MULTIFAMILY DEVELOPMENT</p>
<p>OWNER: OCEAN POINT DEVELOPMENT, INC.</p> <p>ARCHITECT: [REDACTED]</p> <p>DATE: [REDACTED]</p>	<p>TYP 2 BR UNIT PLAN</p>	<p>A-130</p>



TYPICAL 2 BEDROOM PLAN - APROX. 1,050 SF



OCEAN POINT DEVELOPMENT, INC.
 11111 W. 15TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 751-1000
 FAX: (303) 751-1001
 WWW.OCEANPOINTDEV.COM

NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
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NO. 43	
NO. 44	
NO. 45	
NO. 46	
NO. 47	
NO. 48	
NO. 49	
NO. 50	

PROPOSED MULTIFAMILY HOUSING DEVELOPMENT
 N SHIBU ST & W DCE AVE, VISALIA, CA 93271

DATE: 05/20/2018
 SHEET: 01
 PROJECT: PROPOSED MULTIFAMILY HOUSING DEVELOPMENT

VIEW: EXTERIOR VIEWS

SHEET: A-901

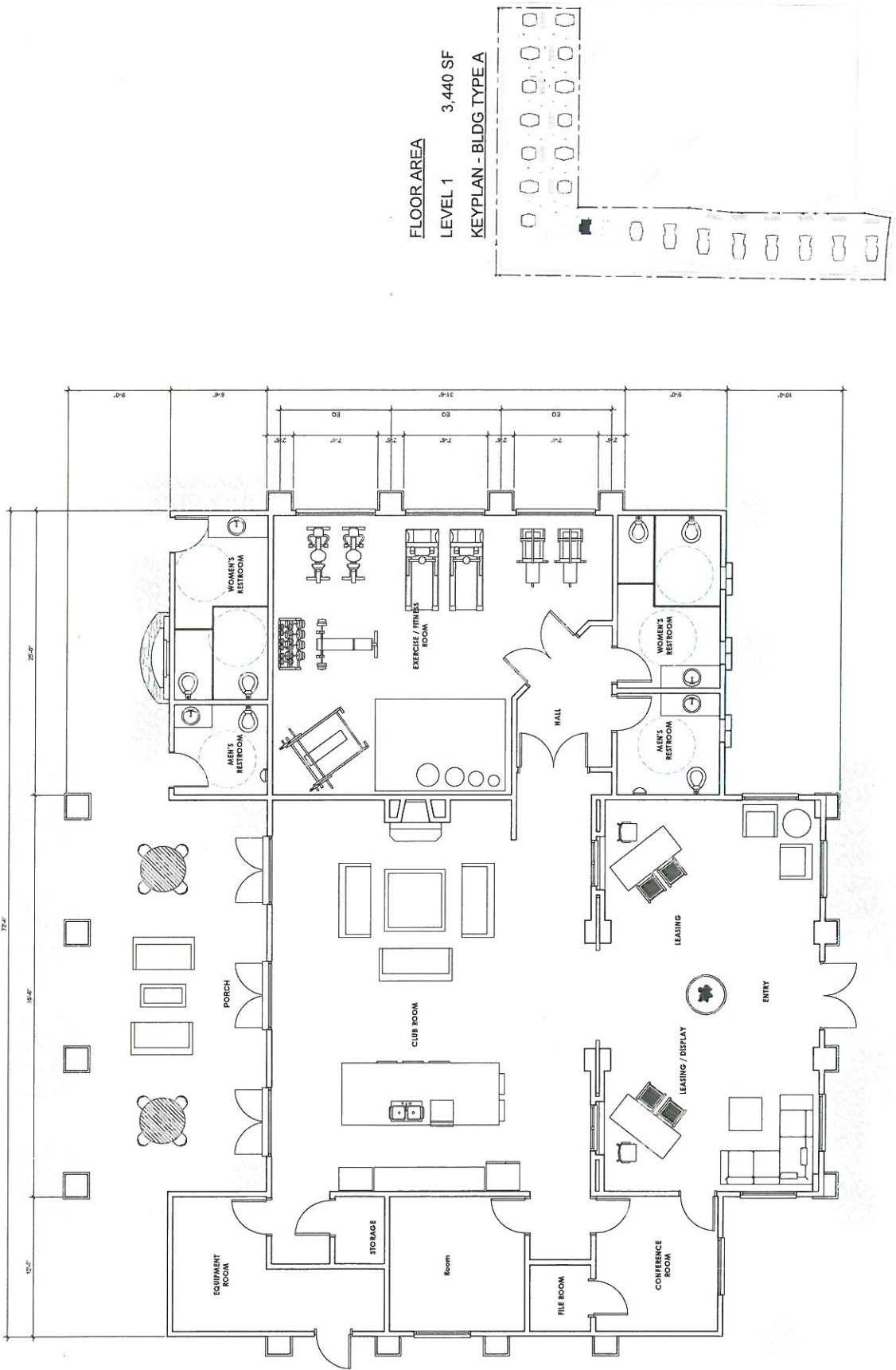


VIEW LOOKING NORTH AT COMMUNITY BUILDING ENTRY



VIEW LOOKING SOUTH AT COMMUNITY BUILDING

 <p>OCEAN POINT DEVELOPMENT</p>	1000 CALIFORNIA AVENUE, SUITE 400 OCEAN VIEW, CALIFORNIA 90281 TEL: (310) 408-1000 FAX: (310) 408-1001 WWW.OCEANVIEWDEVELOPMENT.COM	PROPOSED MULTIFAMILY HOUSING DEVELOPMENT PROPOSED VISALIA APARTMENTS N SHIRK ST & W DOE AVE, VISALIA, CA 93291	BLDG TYPE A LEVEL 1 A-121
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BUILDING TYPE A - 1 STORY COMMUNITY BUILDING - LEVEL 1

INITIAL STUDY

I. GENERAL

A. Description of the Project: A request by Christopher Owhadi to construct a 200 Unit apartment complex with a Community Building in the R-M-2 (Medium Density Residential) zone. The site is located on the northeast corner of Shirk Street and Doe Avenue APN: 077-530-065, 077-530-066, 077-750-001, and 077-740-001

B. Identification of the Environmental Setting: The site consists of disturbed land with an existing church campus and ball fields. Agricultural crops are located across Riggin Avenue to the north of the site. The site is has existing single-family residential subdivisions on the east and north sides, along with a Fire Station on the north side. An arterial roadway is along the west side (Shirk Street), and a collector roadway is along the south side (Doe Avenue). The surrounding zoning and land uses are as follows:

North: QP (Quasi Public) – Fire Station No. Five
South: R-1-6 / PA / I (Single-family / Office / Industrial) – Vacant / undeveloped
East : R-1-6 (Single-family Residential) – single family residential subdivision
West : R-1-6 (Single-family Residential) – single family residential subdivision

C. Plans and Policies: The City's General Plan Land Use Element (LUE) designates the site as Medium Density Residential. The site is zoned R-M-2 (Medium Density Residential). The proposed 200 unit multiple family residential development is an allowed use subject to discretionary approval of a Conditional Use Permit in accordance with the City's Zoning Ordinance. The proposed project includes improvements to the arterial and collector roadways adjacent to the site.

II. ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Visalia Land Use Element, Circulation Element, and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts to a level of non-significance.

III. MITIGATION MEASURES


None. The City of Visalia Land Use Element, Circulation Element, and Zoning Ordinance contain land use mitigation measures that are designed to reduce/eliminate impacts related to light/glare, visibility screening, noise, and traffic to a level of non-significance. The project will be subject to conditions of approval for compliance with these mitigation measures, and the project construction will be subject to City engineering standards and building codes that also reduce potentially significant impacts to a level of non-significance.

IV. PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is consistent with the Land Use Element of the General Plan for multiple family residential developments. The intent and goals of the Circulation Element are met by the project's inclusion of public street improvements. The proposed project is consistent with all other elements of the General Plan.

V. NAME OF PERSON WHO PREPARED INITIAL STUDY


Andrew Chamberlain
Project Planner


Paul Scheibel, AICP
Environmental Coordinator

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST**

Name of Proposal	Conditional Use Permit No. 2017-08	
NAME OF PROPONENT:	Christopher Owahdi	NAME OF AGENT: Christopher Owahdi
Address of Proponent:	29160 Heathcliff Rd, Suite 411 Malibu, CA 90265	Address of Agent: 29160 Heathcliff Rd, Suite 411 Malibu, CA 90265
Telephone Number:	(424) 234-5550	Telephone Number: (424) 234-5550
Date of Review	March 28, 2017	Lead Agency: City of Visalia

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact 2 = Less Than Significant Impact
3 = Less Than Significant Impact with Mitigation Incorporated 4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 2 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Department of Fish and Game or U.S. Fish and Wildlife Service?

- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

II. AGRICULTURAL RESOURCES

Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 1 c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use?

- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 2 e) Create objectionable odors affecting a substantial number of people?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of dedicated cemeteries?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California

- 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

VII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 1 f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1 g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

VIII. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards of waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 1 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount

of surface runoff in a manner which would result in flooding on- or off-site?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

X. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XI. NOISE

Would the project:

- 2 a) Cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 2 c) Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XII. POPULATION AND HOUSING

Would the project:

- 2 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIII. PUBLIC SERVICES

Would the project:

- 1 a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - 1 i) Fire protection?
 - 1 ii) Police protection?
 - 1 iii) Schools?
 - 1 iv) Parks?
 - 1 v) Other public facilities?

XIV. RECREATION

Would the project:

- 1 a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 1 b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XV. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- 2 b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- 1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 e) Result in inadequate emergency access?
- 1 f) Result in inadequate parking capacity?

XVI. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- 1 a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2 b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- 1 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

DISCUSSION OF ENVIRONMENTAL EVALUATION

I. AESTHETICS

- a. The Sierra Nevada mountain range is a scenic vista that can be seen from Visalia on clear days. This project will not adversely affect the view of this vista.
- b. There are no scenic resources on the site.
- c. The City has development standards related landscaping and other amenities that will ensure that the visual character of the area is not degraded.
- d. The project will create new sources of light that is typical of a multiple family development. Proposed light fixtures are subject to the City's development standards, such that while not demonstrated by current municipal code, are generalized and required through the site plan review process to apply to developments in order to promote the public's welfare by reducing harmful glare upon nearby residences. Any light fixtures that are adjacent to existing and proposed residential developments will be required by conditions of approval of the discretionary permit to be directed and/or shielded to not fall upon adjacent properties.

In addition, the mounting heights of the light fixtures are required by condition of approval to be developed to limit or eliminate direct and indirect light and glare from falling upon the adjacent residential properties. The mitigation of light and glare shall be demonstrated on building permits submitted in association with the development.

II. AGRICULTURAL RESOURCES

- a. The site has been out of agricultural production for approximately six years, with single family residential along the east and north sides of the site. The effects of conversion of prime agricultural land to urban development were examined in the City's General Plan EIR as a significant effect on the environment, for the City's entire urban growth boundary, which necessarily applies to the site-specific impacts at the project site. However, a Statement of Overriding Conditions was prepared in association with the General Plan EIR for the conversion of prime agricultural land to urban development. Therefore, this project will have less than significant impacts.
- b. The site is not under Williamson Act contract or not within an Agricultural Preserve.
- c. The project will not have an effect resulting in the change of other agricultural land. Thus, the project has no potential to create significant impacts to farmland.

III. AIR QUALITY

- a. The project in itself does not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's air quality plan. Development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- b. The project could result in short-term air quality impacts related to dust generation due to grading activities. The project is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's grading regulations.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- c. The San Joaquin Valley is a region that is already at non-attainment for air quality. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion into urban development. The City adopted urban development boundaries as mitigation measures for air quality.

The project could result in short-term air quality impacts related to dust generation due to grading activities. The Applicant is required to adhere to requirements administered by the SJVAPCD to reduce emissions to a level of compliance consistent with the District's regulations.

In addition, development of the project will be subject to the SJVAPCD Indirect Source Review (Rule 9510) procedures that became effective on March 1, 2006. The Applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD.

- d. The project location will be adjacent to existing residential subdivisions and a fire station. The project will establish 200 multiple family residential units on 17.5 acres resulting in a unit density of 11.4 units to the acre. Based on this information, staff concludes that the increase in the amount of potential traffic generated by the project will not significantly increase or cause the current level of service of the road system to change. The City's Circulation Element indicates the road segment at the intersection of Shirk Street and Doe Avenue to be at an acceptable capacity and level, which reflects operations with moderate delay resulting from a small amount of conflicting vehicular traffic. Alternate transportation in the form of sidewalks and bus stop locations are being developed as a part of the project along the public roadways. Connecting sidewalks from the project to the right-of-way will be installed as a part of the proposed project. Potential impacts to the existing road capacity serving the site will not be significant since the project will complete a portion of the Shirk Street, and Doe Avenue improvements. This will support the current level of service at or above acceptable levels, which would ultimately improve idle times and associated pollutant concentrations.

Potential increase in pollutant concentrations generated by the amount of traffic anticipated with the project would

be offset with the Applicant's compliance with the SJVAPCD Indirect Source Review (Rule 9510) procedures, or payment of mitigation fees to the SJVAPCD.

- e. The project's anticipated amount of traffic use may generate objectionable odors associated with increased emissions in the area. However, potential noxious odors generated would be offset with the Applicant's compliance with the SJVAPCD Indirect Source Review (Rule 9510) procedures, or payment of mitigation fees to the SJVAPCD.

IV. BIOLOGICAL RESOURCES

- a. The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. City-wide biological resources were evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. A site inspection conducted by Planning Division staff on March 16, 2017 confirmed this conclusion.
- b. The project is not located within or adjacent to an identified sensitive riparian habitat or other natural community.
- c. The project is not located within or adjacent to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- d. The project will develop fallow land with residential structures and parking. This development would not act as a barrier to animal movement. This site was evaluated in the General Plan EIR for the City of Visalia Land Use Element Update for conversion to urban use. Review of the site plan and an on-site inspection conducted by Planning Division staff on March 16, 2017 confirmed this conclusion.
- e. The City has a municipal ordinance in place to protect oak trees. On on-site inspection by Planning Division staff on March 16, 2017 confirmed that there are no existing oak trees on the site.
- f. There are no local or regional habitat conservation plans for the area.

V. CULTURAL RESOURCES

- a. There are no known historical resources located within the project area. If some potentially historical or cultural resource is unearthed during development all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- b. There are no known archaeological resources located within the project area. If some archaeological resource is unearthed during development all work shall cease until a qualified professional archaeologist can evaluate the finding and make necessary mitigation recommendations.
- c. There are no known unique paleontological resources or geologic features located within the project area.

- d. There are no known human remains buried in the project vicinity. If human remains are unearthed during development all work shall cease until the proper authorities are notified and a qualified professional archaeologist can evaluate the finding and make any necessary mitigation recommendations.

VI. GEOLOGY AND SOILS

- a. The State Geologist has not issued an Alquist-Priolo Earthquake Fault Map for Tulare County. The project area is not located on or near any known earthquake fault lines. Therefore, the project will not expose people or structures to potential substantial adverse impacts involving earthquakes.
- b. The development of this site will require movement of topsoil. A grading and drainage plan must be submitted for review to the City to ensure proposed improvements will be designed to city engineering standards.
- c. The project area is relatively flat and the underlying soil is not known to be unstable. Soils in the Visalia area have few limitations with regard to development. Due to low clay content and limited topographic relief, soils in the Visalia area generally have low expansion characteristics.
- d. Due to low clay content, soils in the Visalia area have an expansion index of 0-20, which is defined as very low potential expansion.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a. No hazardous materials are anticipated with the project.
- b. There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment.
- c. There is no reasonably foreseeable condition or incident involving the project that could affect existing or proposed school sites or areas within one-quarter mile of school sites.
- d. The project area does not include any sites listed as hazardous materials sites pursuant to Government Code Section 65692.5.
- e. The project area is not located within two miles of an airport. Thus, the project would not pose a significant threat to the safety of people.
- f. The project area is not within the vicinity of any private airstrip.
- g. The project will not interfere with the implementation of any adopted emergency response plan or evacuation plan.
- h. There are no wild lands within or near the project area.

VIII. HYDROLOGY AND WATER QUALITY

- a. The project will not violate any water quality standards of waste discharge requirements. Development standards applicable to the project require that storm water drainage from the site and street runoff be connected to the existing City storm water drainage system, thus the improvements

will be consistent with the adopted City Storm Drain Master Plan.

- b. The project will not substantially deplete groundwater supplies in the project vicinity. New buildings proposed with the project will be served by a water lateral for domestic, irrigation, and fire protection use.
- c. The project will not result in substantial erosion on- or off-site.
- d. The project will not substantially alter the existing drainage pattern of the site or area, alter the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- e. Planned improvements to the site, which include additions of storm drain lines along with existing small drainage ponds, will effectively contain run-off water either on or off the site. Therefore, the project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. The project is not a source which would otherwise create substantial degradation of water quality.
- g. The project area is located within Zone X02. Sites designated as being within Zone X02 are areas outside of 500-year floods and are not prone to 100-year floods.
- h. The project area is located within Zone X02. Sites designated as being within Zone X02 are areas outside of 500-year floods and are not prone to 100-year floods.
- i. The project would not expose people or structures to risks from failure of levee or dam.
- j. Seiche and tsunami impacts do not occur in the Visalia area. The site is relatively flat and already developed, which will contribute to the lack of impacts by mudflow occurrence.

IX. LAND USE AND PLANNING

- a. The project will not physically divide an established community.
- b. The site is within the current Urban Development Boundaries of the City of Visalia. The City of Visalia designates the area for urban development. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted urban development boundaries as mitigation measures for conversion to urban development.

The project is consistent with the Land Use Element of the General Plan for multiple family residential development. The intent and goals of the Circulation Element are met by the project's purpose to complete street improvements at an arterial-to-collector intersection. The proposed project is consistent with all other elements of the General Plan.

Construction of the project will be required to comply with standards established by the Noise Element and Noise Ordinance for construction near residential uses.

- c. The project does not conflict with any applicable conservation plan.

X. MINERAL RESOURCES

- a. No mineral areas of regional or statewide importance exist within the Visalia area.
- b. There are no mineral resource recovery sites delineated in the Visalia area.

XI. NOISE

- a. The project proposes a land use that is in accordance with the underlying General Plan land use and zoning designations for the site.

The Visalia Noise Element and Ordinance contain criterion for acceptable noise levels. The proposed project locates buildings at least 60 feet from the nearest arterial roadway (Shirk Street), outside of the 50' dB noise contour where the noise exposure levels are considered normally acceptable. Potential impacts by noise generation by traffic along the designated arterial streets will be reduced to a less than significant impact by City standards for setbacks along major streets, as well as standard construction methods required with building permit.

- b. The project may result in temporary ground-borne vibration or ground-borne noise levels during the course of construction which may impact existing residences adjacent to the project site. The City's Noise Ordinance already contains standards and guidelines for the use of construction equipment. Since the project's construction will be limited in hours of operation and completed in two phases, such increase in existing noise levels is considered to be less than significant in impacting the surrounding neighbors.
- c. Noise levels will increase beyond current levels as a result of the project. These levels will be typical of noise levels associated with traffic and urban uses. Therefore, the increase is considered to be less than significant.
- d. The project will result in temporary increase in ambient noise levels in the area. The City's Noise Ordinance already contains standards and guidelines for the use of construction equipment. Since the project's construction will be limited in hours of operation, such increase in existing noise levels is considered to be less than significant in impacting the surrounding neighbors.
- e. The project area is not located within 2 miles of a public airport.
- f. There is no private airstrip near the project area.

XII. POPULATION AND HOUSING

- a. This site was evaluated in the EIR for the City of Visalia Land Use Element Update for conversion to urban use of the area. The project will not directly induce substantial population growth. The residential development is consistent with the General Plan, which designates the site for Medium Density Residential development.
- b. Development of the site will not displace any housing on the site.

- c. Development of the site will not displace any people on the site.

XIII. PUBLIC SERVICES

- a.
 - i. Current fire protection facilities can adequately serve the site without a need for alteration.
 - ii. Current police protection facilities can adequately serve the site without a need for alteration.
 - iii. Current school facilities can adequately serve the site without a need for alteration.
 - iv. Current park and recreation facilities can adequately serve the site without a need for alteration.
 - v. Other public facilities can adequately serve the site without a need for alteration.

XIV. RECREATION

- a. The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b. The proposed project does include on-site recreational facilities in the form of a pool and clubhouse, and will not have an adverse physical effect on the environment.

XV. TRANSPORTATION AND TRAFFIC

- a. Both the Land Use Element Program EIR and the Circulation Element EIR identify roadways in the area as adequate to meet circulation needs. The proposed project includes improvements to the existing streets serving the site which will bring the portions of these roadways adjacent to the project site in compliance with the improvements identified in the Circulation Element for this area.

Based on the project including arterial and collector roadway improvements, public sidewalks, and access to bus stops, staff does not anticipate a significant change in the current acceptable level of service for personal and public transportation systems. The City's Circulation Element Update (2014) indicates the road segment of Shirk Street at Doe Avenue to be at an acceptable level of service and capacity, which reflects operations with moderate delay resulting from a small amount of conflicting vehicular traffic.

Potential impacts to the existing road capacity serving the site will not be significant since the project will complete the improvements along an arterial roadway and collector serving the site, which will reduce additional burden to the roadways. This would help to support the current level of service at or above acceptable levels.

The project will cause average annual daily traffic levels to increase in the vicinity, though not beyond levels identified in the City's Circulation Element Update. Implementation of the Circulation Element's policies and payment of appropriate impact fees will mitigate impacts that may occur.

- b. The project plans for the development of the site in accordance with the site's underlying zoning designation.

Average annual daily traffic levels will increase in the vicinity. With the construction of improvements identified in the City of Visalia Circulation Element and the development plan proposed for this project, the project will not cause Levels of Service of streets and intersections beyond what has been identified in the Circulation Element Update.

- c. The project will not result in nor require a need to change air traffic patterns.
- d. Upon development, roads will be improved and completed to City standards so that there will be no increased hazards.
- e. Upon development of the site, roads will be improved and completed to City standards that will provide adequate emergency access.
- f. The project will be required to meet the City's parking requirements for multiple family residential developments as required in the City's Zoning Ordinance. A parking analysis provided with the project indicated that the amount of parking proposed for the project will meet or exceed the City's minimum standards.

XVI. UTILITIES AND SERVICE SYSTEMS

- a. The site is projected for multiple family residential development by the City General Plan. The project is not proposed to exceed what has already been planned for in this area.
- b. The project will require sanitary sewer lines to connect to an existing City sewer main. Usage of this line and the extension of service from other lines from the project are consistent with the City Sewer Master Plan. Visalia's wastewater treatment plant has more than sufficient capacity to accommodate impacts associated with the proposed project. These improvements will not cause significant environmental impacts.
- c. The project development will include the connection of storm drains to an existing City storm water drainage line for both storm water and street run-off. The construction of these lines are consistent with the City Storm Drain Master Plan. These improvements will not cause significant environmental impacts.
- d. California Water Service Company currently serves the site.
- e. The City has determined that there is adequate capacity existing to serve the site's projected wastewater treatment demands at the City wastewater treatment plant.
- f. Current solid waste disposal facilities adequately serve the site without a need for alteration.
- g. The project should be able to meet the applicable regulations for solid waste. Removal of debris from construction will be subject to the City's waste disposal requirements.

XVII. TRIBAL CULTURAL RESOURCES

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural

resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) The site is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b) The site has been determined to not be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. In accordance with AB52, the local area tribes were contacted with no response indicating a known tribal resource which would require mitigation or monitoring beyond the normal practices for the identification and protection of cultural resources during the construction phase of the project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. The project will **not** affect the habitat of a fish or wildlife species or a **plant** or animal community. This site was evaluated in the **EIR** for the City of Visalia Land Use Element Update **for** conversion to urban use. The City adopted mitigation measures for conversion to urban development. **Where** effects were still determined to be significant a **statement** of overriding considerations was made.
- b. This site was **inherently** evaluated in the EIR for the City of Visalia Land Use Element Update for the area's conversion to **urban** use. The City adopted mitigation measures for conversion to urban development. **Where** effects were still **determined** to be significant a **statement** of overriding considerations was made.
- c. This site was **evaluated** in the EIR for the City of Visalia Land Use Element Update for conversion to urban use. The City adopted mitigation measures for conversion to urban development. **Where** effects were still determined to be significant a **statement** of overriding considerations was made.

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project no new effects could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 90020160). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2015. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**



Andrew Chamberlain, City of Visalia

March 28, 2017
Date

City of Visalia



CUP 2017-08
Environmental Document No. 2017-13

Andrew Chamberlain

From: Susan Currier
Sent: Monday, March 13, 2017 3:50 PM
To: Andrew Chamberlain
Subject: FW: CUP No. 2017-08

FYI

From: Kerri Vera [<mailto:tuleriverenv@yahoo.com>]
Sent: Monday, March 13, 2017 1:39 PM
To: Susan Currier
Subject: CUP No. 2017-08

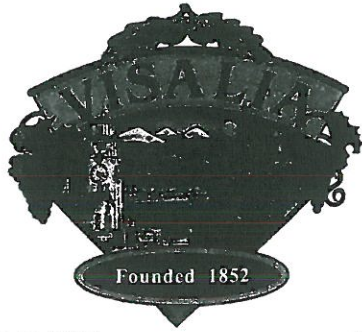
Dear Ms. Currier, thank you for your letter date February 28, 2017, regarding the planned 200 unit apartment complex project in Visalia CA. At this time, we do not have any knowledge of culturally sensitive items or sites within the proposed project area. However, if items or sites are revealed during research or project initiation, within the project site, please contact us.

Thank you again, for your correspondence efforts.

Respectfully,

Kerri Vera
Director
Department of Environmental Protection
Tule River Tribe

POB 589, Porterville CA 93257
ph(1): 559/783-8892
ph(2): 559/783-9984
fax: 559/783-8932
email(1): tuleriverenv@yahoo.com
email(2): kerri.vera@tulerivertribe-nsn.gov



MEETING DATE January 11, 2017
SITE PLAN NO. 17-004
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

- During site plan design/policy concerns were identified, schedule a meeting with
- | | | |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering | |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation | <input type="checkbox"/> Fire Dept. |

REVISE AND PROCEED (see below)

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

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

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

ADDITIONAL COMMENTS:

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

Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Monday, January 30, 2017 1:28 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for January 11, 2017

Susan and all –

Caltrans will route:
SPR 17004 (196 units Visalia Apartments)

Caltrans has "NO COMMENTS" on:
SPR 17001 (SFR for Counseling)
SPR 17002 (Lot Line Adjustment)
SPR 17003 (125K sf warehouse; Plaza Dr interchange)
SPR 17005 (6K sf bldg.)
SPR 16035 (Spine & Pain center)

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Friday, January 06, 2017 9:25 AM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for January 11, 2017

*Good morning,
Please find the attached SPR Agenda for January 11, 2017.*

*Susan Currier
Planning Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.currier@visalia.city
Website www.visalia.city*

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Susan Currier

From: Deel, David@DOT <david.deel@dot.ca.gov>
Sent: Tuesday, January 31, 2017 12:08 PM
To: Susan Currier; 'siteplan@lists.ci.visalia.ca.us'
Cc: Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal
Subject: RE: Site Plan Review Agenda for January 25, 2017

Susan & all –

Caltrans will internally route for possible comments on:
SPR 17004 (Visalia Apartments)

Caltrans has “NO COMMENT” on:
SPR 17011 (Hookah Lounge in existing bldg.)
SPR 17003 (125 k sf Warehouse)

Thanks,

DAVID DEEL | 559.488.7396 | CALTRANS D6

From: Susan Currier [mailto:Susan.Currier@visalia.city]
Sent: Thursday, January 19, 2017 4:30 PM
To: 'siteplan@lists.ci.visalia.ca.us' <siteplan@lists.ci.visalia.ca.us>
Subject: Site Plan Review Agenda for January 25, 2017

Please find the attached Site Plan Review Agenda for January 25, 2017

*Susan Currier
Planning Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.currier@visalia.city
Website www.visalia.city*

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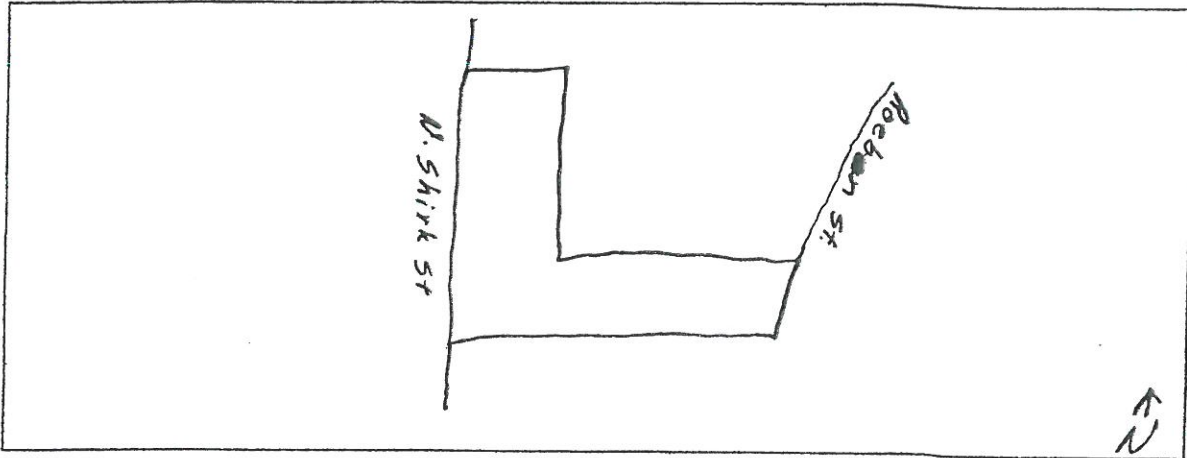
siteplan-unsubscribe@lists.ci.visalia.ca.us

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

Date: 1-10-17

Site Plan Review #17004

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: _____

Note * IF City is to take over Landscape maintenance
for Park or Landscape District (L&L) plans
will need to be provided

Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 25, 2017

ITEM NO: 3	RESUBMTL
SITE PLAN NO: SPR17004	
PROJECT TITLE: VISALIA APARTMENTS	
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1.6) (X) (B)	
APPLICANT: OWHADI CHRISTOPHER	
PROP. OWNER: TRI COUNTIES BANK	
LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001	
APN(S): 077-530-065	

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 **street intersection** Locations.
- Install Stop Signs at **driveway exits, Doe Ave at Shirk, and Doe Ave at Roeben** 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:

- Doe is a collector status roadway and Shirk is an arterial status roadway. Per COV standard, driveways are required to be a minimum of 200 ft from intersection.
- Easterly driveway needs to align with driveway on south side of Doe Ave.
- Northerly driveway needs to align with driveway on west side of Shirk St. May be restricted to right in and right out only.



Leslie Blair

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3 DATE: JANUARY 25, 2017

SITE PLAN NO.: 17-004 RESUBMITTAL
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R16) (X) (B)

APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: TRI COUNTIES BANK
LOCATION: APNS: 077-53-065, 066, 077-740-001, 077-750-001
APN: 077-530-065

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 35' radius; **SHIRK & DOE, ROEBEN & DOE**
- Install curb; gutter **SHIRK & DOE**
- Drive approach size: 36' MIN Use radius return; **REFER TO CITY COMMERCIAL STDS**
- Sidewalk: 6' MIN width; 10' parkway width at **SHIRK & DOE**
- 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; **STREET RIGHT-OF-WAY, SIDEWALK EASEMENTS**
- City Encroachment Permit Required. FOR ALL WORK WITHIN 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. **SEE ADDITIONAL COMMENTS**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards: **REFER TO CITY ARTERIAL AND COLLECTOR STANDARDS**

- Install street striping as required by the City Engineer. **SHIRK & DOE**
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: 1 each at **300' INTERVALS**
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations. Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **SHIRK & DOE**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **SHIRK**
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed project will be required to complete street frontage along Doe Ave. - to include pavement, curb & gutter, sidewalk, street lights, parkway landscaping & irrigation, street trees, and street striping. Install 35' radius curb return ramps at Shirk and Roeben.***
- 2. Project will not be required to complete full pavement improvements along Shirk St. Required improvements will be as follows: curb & gutter, street lights, median improvements, parkway landscaping & irrigation, street trees, utility pole relocation (underground), and storm and sewer main extensions. Refer to City median design specifications; further coordination with City Engineer is required.***
- 3. Proposed drive approach on Shirk will need to align with existing approach on the west side in order to properly design median openings. In the interim, project will be allowed a full opening however future widening of Shirk St. will limit access to a left-in only at median.***
- 4. Proposed drive approach on Doe Ave is adequate. Refer to City commercial standards.***
- 5. Shirk and Doe entrances shall have adequate turnaround design per City standards.***
- 6. Street cross sections shall be revised to comply with current City standards. Shirk Street is a 110' right-of-way arterial street. Doe Avenue is a 84' right-of-way collector. Parkway widths and sidewalk locations will need to be adjusted.***
- 7. Pavement transitions required at Shirk & Doe intersection and entrance/exit on Shirk are responsibility of developer. Typical pavement section for temporary pavement on arterials and collectors is 3"AC/6"AB.***

8. *City standard barricade and delineators will be required on Shirk for traffic control for unpaved area.*
9. *Developer is responsible for the installation of a minimum of 6' of pavement on Shirk and Doe street frontages. Developer will be required to submit a cash deposit for the deferred pavement improvements along Shirk St. as part of project entitlements.*
10. *Required median improvements on Shirk St. are a reimbursable item per the City's Transportation Impact Fee program. Reimbursements are given in the form of credit towards transportation impact fees due with project development. Further coordination with City Engineer is required.*
11. *Trash enclosures shall comply with City 24' refuse enclosure standards - to include concrete apron and gates. Enclosure location and positions are adequate for Solid Waste direct-stab requirements.*
12. *The Fire & Solid Waste access gate and approach on Roeben is adequate. Coordination with both Departments is required for access codes.*
13. *All landscape improvements shall comply with State MWELo regulations. Landscape designs shall be submitted with site improvement permits.*
14. *Refer to City standards for public street light specifications. Electrical plan shall be submitted with site improvements. The City shall establish a Lighting District to maintain the installed public street lights along Doe and Shirk. Refer to City landscape and lighting district application and fees.*
15. *All landscape and irrigation onsite, as well as perimeter street parkways, shall be maintained by the projects private association. Copies of the association shall be submitted to the City for review and acceptance.*
16. *A block wall will be required along the property lines abutting existing single family residences. Refer to further conditions by the Planning Dept.*
17. *There is an existing basin on the easterly parcel at Doe & Roeben. The City currently has a temporary basin easement over this parcel. The basin is no longer needed as the necessary storm drain improvements have been previously installed that direct run-off to the regional basin south of this site, adjacent to the railroad. Proposed project will be required to remove/abandon all existing storm drain structures onsite and backfill. An abandonment fee will be required for the easement quitclaim by the City.*
18. *Project will incur development impact fees for proposed acreage and building development. Refer to page 4 for applicable fees and preliminary estimate.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **17-004 RESUBMITTAL**

Date: **1/25/2017**

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: **10/1/2016**)
(Project type for fee rates: **MULTI-FAMILY**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,226/AC X 19.5 = \$23,907
<input checked="" type="checkbox"/> Transportation Impact Fee	\$3,933/UNIT X 196 = \$770,868
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$425/UNIT X 196 = \$83,300 TREATMENT PLANT FEE: \$745/UNIT X 196 = \$146,020
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41/LF X 1700 (DOE & SHIRK) = \$69,700
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,397/AC X 19.5 = \$105,242
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,058/UNIT X 196 = \$599,368
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,963/AC X 19.5 = \$77,279
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$4,148/AC X 19.5 = \$80,886
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/AC X 19.5 = \$35,081
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$482/UNIT X 196 = \$94,472
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 25, 2017

SITE PLAN NO: 201-004 **RESUBMITTAL**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP. OWNER: TRI COUNTIES BANK
LOCATION TITLE: NORTHEAST CORNER OF N. SHIRK ST. & W. DOE AVE.
APN TITLE: 077-530-065, 066; 077-740-001; 077-750-001
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: C-S – Service Commercial
UPDATE ZONING: R-M-2 – Multi-Family Residential

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION (01/25/2017):

1. CUP Required for more than 60 units.
2. Setbacks are measured from property line.
3. Block Wall – Staff will be including a condition of the CUP requiring a 7-foot high block wall along the property lines adjoining the single family residential area.
4. Provide cross-section of Shirk St. The two cross-section for Shirk St. shall depict Shirk St. at full buildout with median island.
5. Staff will be recommending additional trees along the east property line to provide additional buffer to the single family area depending upon the final configuration of the units and distance from the adjacent single family.
6. Circulation – see the Engineering comments – the realignment of the main access points (Shirk and Doe) is discussed. The on-site stubbed access drive at the east end should be considered for an exit only gate onto Roeben Street.
7. The proposed parking, 465 spaces, is 2.3 stalls per unit ratio. This exceeds the standard 1.5 stalls per unit requirement. Depending upon numbers of bedrooms and the target cliental, this would provide parking for two cars per unit renters.
8. The project will be subject to the Good Neighbor polices for multiple family developments.
9. NOTE: This review does not include the extended portion of the parcel which lies on the south side of Doe Avenue at the intersection with Shirk. Staff has discussed the remainder and determined that a Certificate of Compliance could be considered to establish it as a separate parcel.

- 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: "B" [17.30.170]

Maximum Building Height: 50 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	0 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Side abutting residential zone	15 Feet	5 Feet
➤ Rear	0 Feet	5 Feet*
➤ Rear abutting residential zone	20 Feet	5 Feet

*(Except where building is on property line)

Minimum Site Area: 5 acres

Parking: As prescribed in Chapter 17.34

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side (per story)	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide spaces 1.5 per unit minimum (see Zoning Ordinance Section 17.34.020).
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot (Zoning Ordinance Section 17.34.030.I).
3. Provide handicapped space(s)
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.
5. No repair work or vehicle servicing allowed in a parking area.
6. It is highly recommended that bicycle rack(s) be provided on site plan.
7. No parking shall be permitted in a required front/rear/side yard.
8. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
9. Parking lot to be screened from view by a 3-foot high solid wall when located across the street from residential property.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
11. Front carport area to have a 3-foot tall screening wall.
12. Provide transit facilities on site plan if required by the Transit Division.
13. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).

14. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates.
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights.
8. Provide minimum of 7-foot high concrete block wall or masonry wall along the property line adjacent to the single family residential areas.
9. **If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites**, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
10. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs.
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package.
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls.

8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

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

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 

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

ITEM NO: **3** DATE: January 25, 2017
SITE PLAN NO: SPR17004 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY
 HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: TRI COUNTIES BANK
LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
APN(S): 077-530-065

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:
192


City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 3 DATE: January 25, 2017
 SITE PLAN NO: SPR17004 **RESUBMIT**
 PROJECT TITLE: VISALIA APARTMENTS
 DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
 APPLICANT: OWHADI CHRISTOPHER
 PROP OWNER: TRI COUNTIES BANK
 LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
 APN(S): 077-530-065

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 am demolition work
For information call (661) 392-5500
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. **(FOR POOL)** *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: 1/11/17

Special comments: _____


 Signature Date: 1/25/17

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

17-004

shirk & doe

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indica 16-06
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

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

COMMENTS

Bin enclosures are good to go with a direct stab, if any changes, solid waste will need to be notified.

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

**QUALITY ASSURANCE DIVISION
SITE PLAN REVIEW COMMENTS**

ITEM NO: **3** DATE: January 25, 2017
SITE PLAN NO: SPR17004 **RESUBMIT**
PROJECT TITLE: VISALIA APARTMENTS
DESCRIPTION: NEW CONSTRUCTION OF A MULTI-FAMILY
 HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
APPLICANT: OWHADI CHRISTOPHER
PROP OWNER: TRI COUNTIES BANK
LOCATION: APNS:077-530-065, 066; 077-740-001; 077-750-001
APN(S): 077-530-065

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

1-23-17

DATE



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

ITEM NO: 3

DATE: January 25, 2017

SITE PLAN NO:

SPR17004

RESUBMIT

PROJECT TITLE:

VISALIA APARTMENTS

DESCRIPTION:

NEW CONSTRUCTION OF A MULTI-FAMILY HOUSING DEVELOPMENT (CS/R-1-6) (X) (B)
OWHADI CHRISTOPHER

APPLICANT:

TRI COUNTIES BANK

PROP OWNER:

LOCATION:

APN(S): 077-530-065, 066; 077-740-001; 077-750-001

APN(S):

077-530-065

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 2016 California Fire Code (CFC), 2016 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 a 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. *2016 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
 - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before Site Plan Review can be conducted. Please submit plans with more detailed information. 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. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored in building or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*



A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*



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 2016 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 for Residential, Commercial & Industrial

Residential



Fire hydrant spacing and location shall comply with the following requirements:

The exact location and 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(5)*

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 & Industrial

Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*

Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*

To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** _____ **Square footage** _____

Emergency Access

A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend 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. Fire apparatus access

roads shall have an unobstructed width of not less than 20 feet. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. 2016 CFC 503.1.1

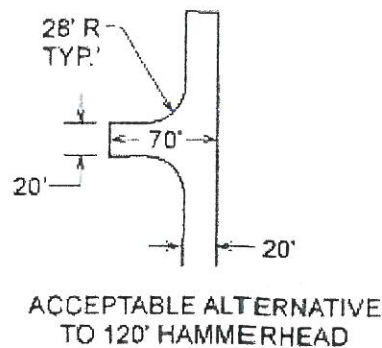
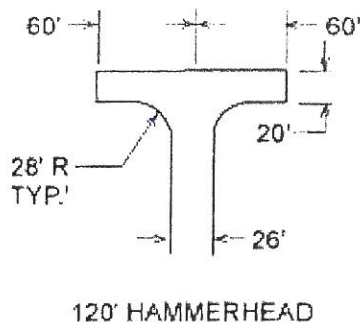
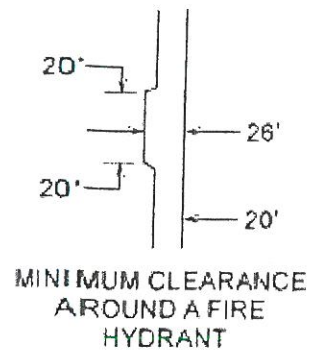
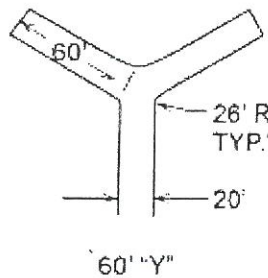
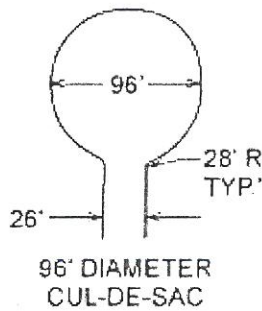


Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.



Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



Approved No PARKING – FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/D103.6

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"




- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following;
- 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*
- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
- 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 Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)
- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.

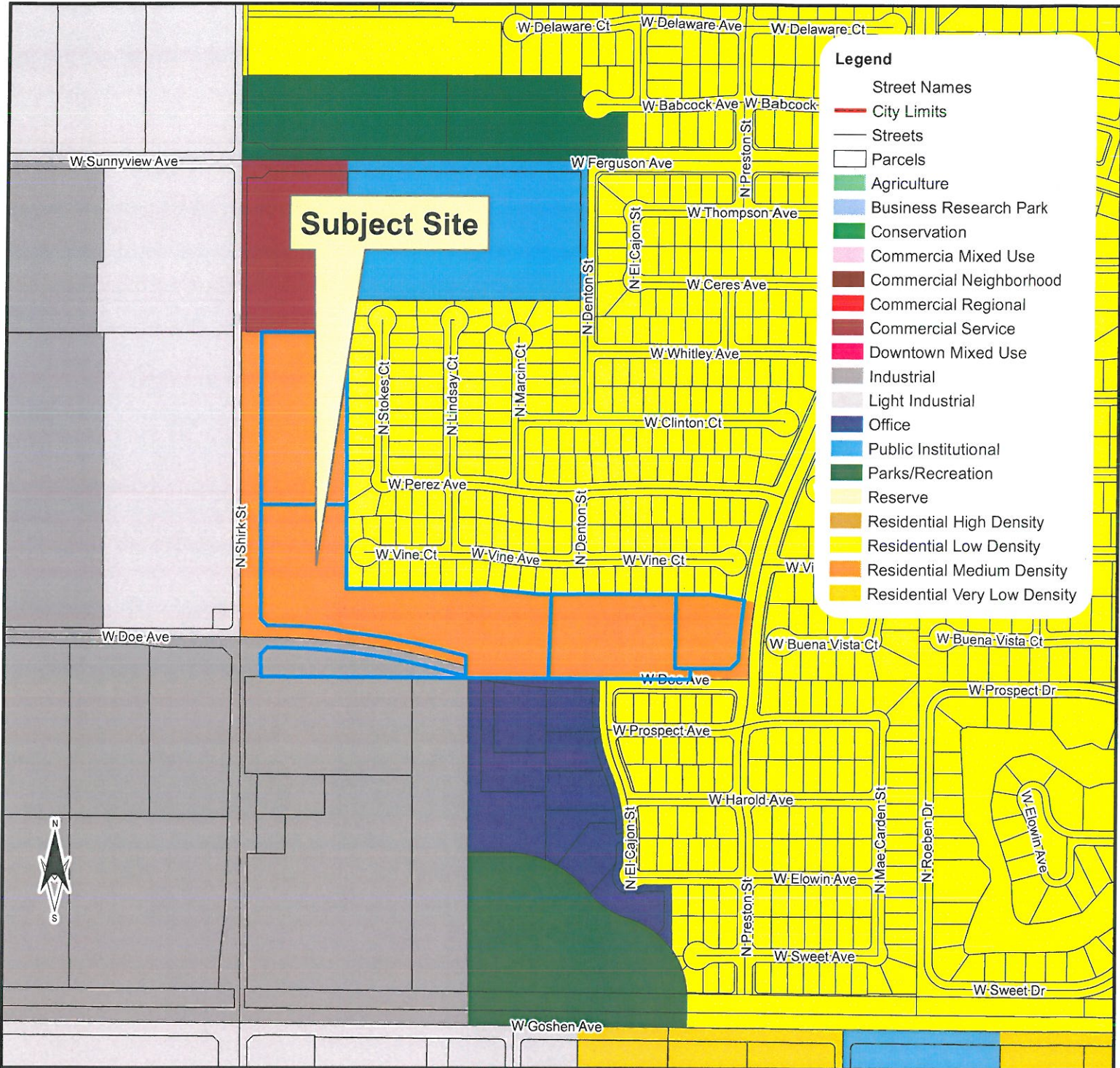
Fire Protection Systems

- 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). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
- 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. *2016 CFC 904.12 & 609.2*

Special Comments


 Kurtis A. Brown
 Fire Marshal

City of Visalia

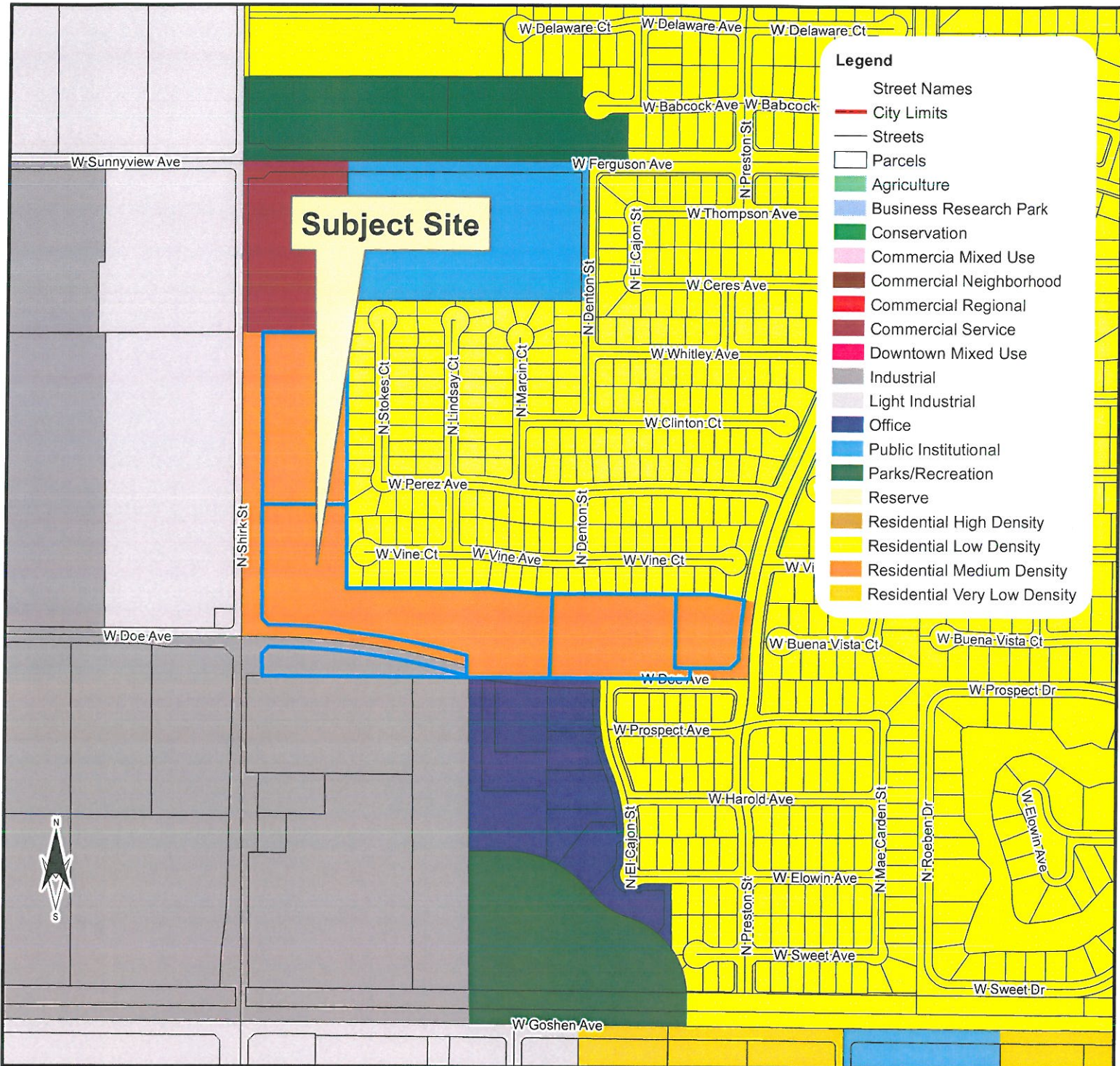


Land Use Designations

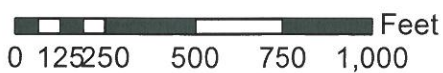
0 125 250 500 750 1,000 Feet

CUP 2017-08

City of Visalia



Land Use Designations



CUP 2017-08

City of Visalia



Aerial Photo

0 125 250 500 750 1,000 Feet

CUP 2017-08

City of Visalia



Aerial Photo

0 65 130 260 390 520 Feet

CUP 2017-08

