

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 26, 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. 2017-14: A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The site is located 3203 E. Houston Avenue (APNs: 103-180-084) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-31.
  - La Fortuna Tentative Subdivision Map No.5561: A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The site is located 3203 E. Houston Avenue (APNs: 103-180-084) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-31.
6. PUBLIC HEARING –Brandon Smith
  - Conditional Use Permit No. 2017-23: A request by Barrelhouse Brewing Company to allow live entertainment within an approved 5,500 square foot tap room and beer garden in the D-MU (Downtown Mixed Use) zone. The project site is located at 521 E. Main Street, on the south side of Main Street 200 feet east of Santa Fe Street. (APN: 094-235-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-38.

7. **PUBLIC HEARING – Andy Chamberlain**  
Revocation of Conditional Use Permit No. 2016-01: Planning Commission consideration for the revocation of Conditional Use Permit No. 2016-01, which allowed Victory Outreach Visalia, to establish a Women's Residential Care Facility with 30 beds for women, and 10 beds for male and female staff, and Victory Outreach Church offices, in the Single Family Residential (R-1-5) zone.
  
8. **DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-**

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

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

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

#### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 6, 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](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 10, 2017**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** June 26, 2017

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

**Conditional Use Permit No. 2017-14:** A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone.

**La Fortuna Tentative Subdivision Map No.5561:** A request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone.

Location: The site is located 3203 E. Houston Avenue (APNs: 103-180-084)

## STAFF RECOMMENDATION

**Conditional Use Permit No. 2017-14:** Staff recommends approval of Conditional Use Permit No. 2017-14, as conditioned, based on the findings and conditions in Resolution No. 2017-27. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

**La Fortuna Tentative Subdivision Map No.5561:** Staff recommends approval of La Fortuna Tentative Subdivision Map No.5561, as conditioned, based on the findings and conditions in Resolution No. 2017-28. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-14, based on the findings and conditions in Resolution No. 2017-27.

I move to approve La Fortuna Tentative Subdivision Map No.5561, based on the findings and conditions in Resolution No. 2017-28.

## PROJECT DESCRIPTION

### Conditional Use Permit No. 2017-14

This is a request to develop a Planned Residential Development (PRD) with seven residential units and a common access drive as illustrated in Exhibit "A". The common access drive connects to Houston Avenue, terminating in a standard cul-de-sac with five guest parking stalls. The access drive is 20 feet wide and will be striped and signed for "No Parking". Five residential units are located along the west side of the site, with two residential units at the south end of the cul-de-sac.

The units are proposed to be two-story as shown in Exhibit "B". Units one through five will be setback 20 feet from the west property line which is shared with an existing single family residential

subdivision. Units six and seven at the south end of the cul-de-sac will have 20-foot rear setbacks, with unit six having an eight and a half foot setback from the west property line. The west elevation of units one through six have no second story windows facing directly west to reduce second story visibility into the existing residential rear yards. The units will have two car garages with 20-foot driveways, with each unit having a 920 square foot rear yard with patio cover.

### **La Fortuna Tentative Subdivision Map**

The proposed subdivision map in Exhibit "C" mirrors the PRD with five parcels along the west side of the site and two parcels along the south side of the site. All the parcels will be accessed from the common lot access drive. The parcels range in size from 3,499 sq. ft. to 4,489 sq. ft. with a total site average of 6,036 sq. ft. per lot, which includes the 14,832 sq. ft. common lot with access drive and parking.

The subdivision would be established with a Home Owners Association to cover maintenance and upkeep of the access drive, common areas, walls and fences. A block wall will be located along the north property line along Houston Avenue. Houston Avenue is a Caltrans right-of-way, which was widened in 2014, resulting in the properties along this section having walls and fences located on or very close to the property line. The applicant has included a brief operational statement included in Exhibit "E"

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Low Density Residential
Zoning:	R-1-5 (Single-Family - 5,000 sq. ft. minimum lot size)
Surrounding Land Use and Zoning:	North: QP/ VUSD Education Facilities South: R-1-5 / Single-family residences East: R-1-5 / Single-family residences West: R-1-5 / Single-family residences
Environmental Review:	Categorical Exemption No. 2017-31
Special Districts:	N/A
Site Plan Review No:	SPR No. 2017-047 & SPR No. 2016-088

### **RELATED PLANS & POLICIES**

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

### **RELATED PROJECTS**

Annexation No. 2005-06 – The annexation was completed on April 1, 2006, bringing approximately 9.8 acres into the City of Visalia.

In 2014, Caltrans completed a multiyear project creating improvements along Houston Avenue, including the installation of curb, gutter and sidewalk along the frontage of this site.

## **PROJECT EVALUATION**

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

**General Plan Consistency**

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

Staff has found that the proposed project is consistent with the City's General Plan, particularly as it pertains to development in the Residential Low Density land use designation. Land Use Element Policy LU-P-55 specifies that the Low Density Residential land use designation shall allow for residential development at 2 to 10 dwelling units per acre, facilitating new planned neighborhoods and infill development in established areas. The density of the proposed project is 7 dwelling units per acre, and is considered an infill project based upon the site's location and configuration.

**Subdivision Map Act Findings**

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and supports the project's proposed density of 8.43 dwelling units / acre. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and supports the project's proposed density of 8.43 dwelling units / acre. This is included as

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

### **Land Use Compatibility**

Compatibility with the surrounding area is required by the General Plan in any decision to approve a proposed subdivision of land and planned development. Currently the site is vacant, originally containing one single family residence. The subject parcel was originally developed in the county and annexed to the City in 2006.

The proposed project will result in the creation of seven single family residential units in the R-1-5 zone. The adjacent properties are all zoned R-1-5, with existing single family residential to the west, and older residential units, developed in the County, to the east. To the south is vacant R-1-5 property and Houston Avenue is along the north side of the site, with the Golden West Visalia Unified School District campus located across Houston Avenue.

The density of seven units to the acre is consistent with the R-1-5 zoning designation and Low Density Residential designation, which allows 2-10 units to the acre.

The proposed 20-foot rear setbacks with no second-story windows facing directly into the adjacent neighborhood to the west, is consistent with limiting second story visibility into adjacent residential areas. The R-1-5 zone provides for a 25-foot rear setback, which allows second story windows to face directly into adjacent residential areas.

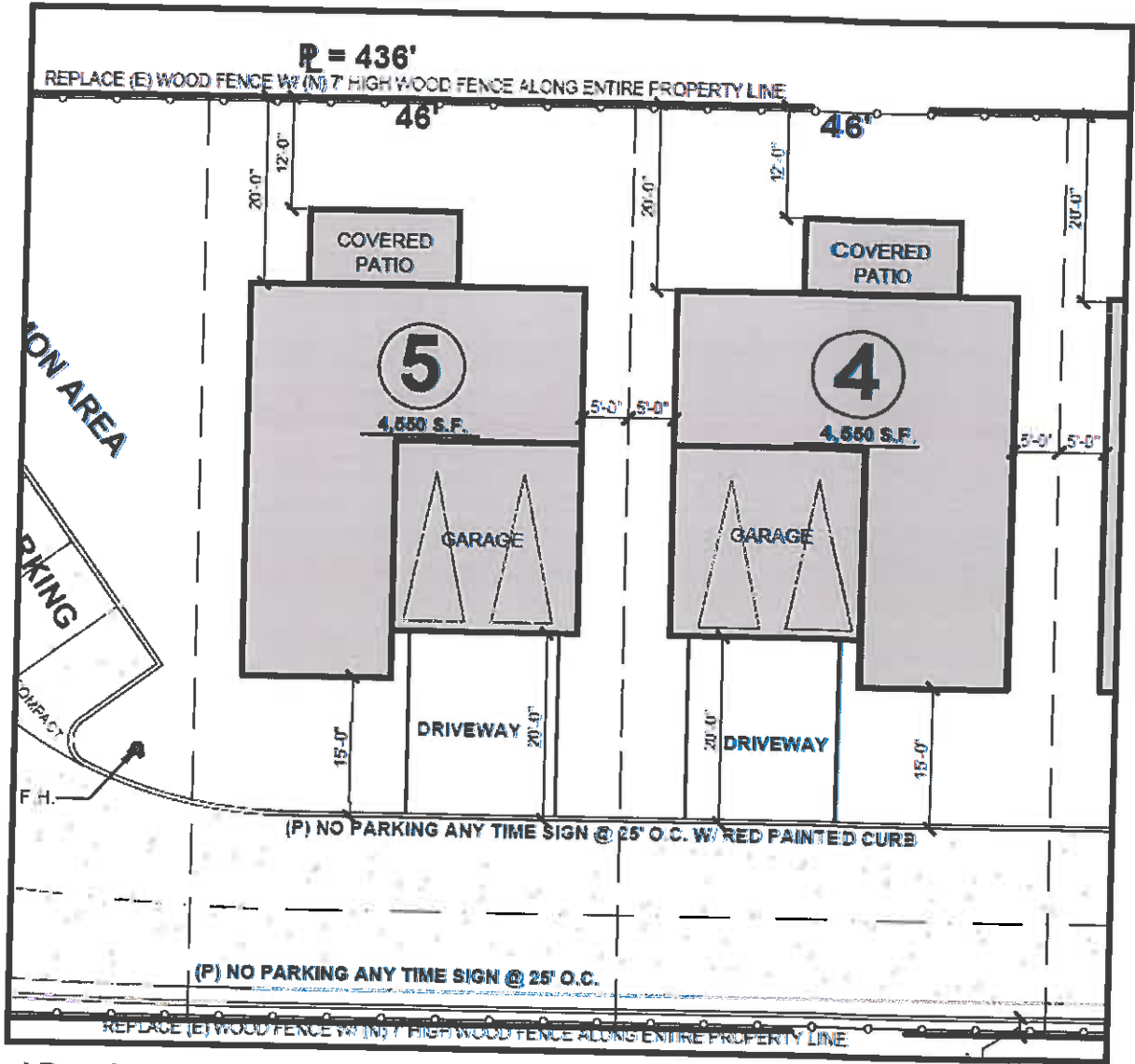
The circulation pattern for the proposed development is self-contained and will not share existing access drives or driveways on adjacent properties. All vehicular access will occur directly from Houston Avenue.

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

### **Common Access Drive**

The common access drive will be maintained as a part of a Home Owners Association, which will also cover the wall along Houston Avenue and the fences along the perimeter of the project. The access drive will be signed and painted/stenciled per Engineering requirements for "No

Parking”. Staff has included a condition of approval stating that no vehicles or other items may be stored in the common parking area for over 48 hours. This allows the resident practical use of the common area parking, while retaining the parking for guest use when needed. Staff has also included a condition stating that the units are not eligible for garage conversions. This is to assure that there is adequate parking available since the common access drive will be signed for no parking.



**Planned Development Setbacks**

The setbacks were developed to address the tight site configuration, allowing for the common access drive and a minimum 20-foot driveway, and minimum 20 foot rear yard for two-story with no direct second story windows facing into the existing residential area to the west.

Maximum Building Height: 35 Feet

Minimum Setbacks:

	<u>Building</u>	<u>Landscaping</u>
➤ Front setback to access drive (Garage)	20 Feet	20 Feet
➤ Front setback to access drive (Habitable Space)	15 Feet	15 Feet
➤ Side Setback to property line/fence	5 Feet	5 Feet
➤ Rear Setback to property line/fence	20 Feet	20 Feet
➤ Interior property lines	5 Feet	5 Feet
➤ Accessory Structures (20% max of 20-foot rear yard area)	3 Feet	NA

These setbacks provide for the units to be oriented to the east, with their rear yards against the rear yards of the existing residential development to the west. The standard R-1-5 front setback to the garage is 22 feet, based upon the use of the private street with limited traffic; staff is supporting the requested 20 feet. The standard R-1-5 rear yard setback is 25 feet for two-story, which allows rear facing second story windows. Staff supports the requested 20-foot rear setback with no windows facing directly to the west along the west elevations of the proposed units. These minor deviations, and the 20-foot wide access drive, cumulatively provide the depth for the orientation of units one through five to the east.

Units six and seven are oriented north with 20-foot rear yards and 8.5-foot side yards to the east and west sides of the site. The minimum side yard setback is five feet in the R-1-5 zone. Unit six will not have any second story windows facing directly to the west.

The west elevation of the units will contain clerestory windows in the bathrooms as shown in the building elevations. These windows are raised above normal viewing level, and have been conditioned to be opaque.

### **Walls and Fences**

The planned development will include the placement of a seven-foot tall block wall along the Houston Avenue frontage. The wall will terminate along the entrance radius. Staff would allow the minor extension of the wall to provide additional buffering to the first lot. Houston Avenue is a Caltrans right-of-way, which was widened in 2014, resulting in the properties along the south side of this section of street having walls and fences located on, or very close to the property line.

Staff has included a condition requiring a minimum seven-foot high wood fence along the east, west and south property lines. These perimeter fences shall be maintained by the Home Owners Association, including those in the rear yard areas of the individual lots.

Fencing between the units shall comply with R-1-5 standards excepting that no fence shall be located closer than five feet to the face of curb on the common access drive.

### **Creation of Home Owners Association / Maintenance District**

The proposed subdivision of land with the creation of a common lot for joint access requires the formation of a property owners association for the long term maintenance improvements within its boundaries. This would include, but not be limited to the maintenance of the common lot and access drive, block walls and fences, and other on-site improvements. The Home Owners Association would be established prior to recordation of the final map

### **Timing of Actions**

Tentative Subdivision Map – The initial two year timeline for the tentative parcel map begins upon Planning Commission approval of the tentative map.

Conditional Use Permit - The initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative parcel map. Up to three additional one-year time extensions may be granted by the Planning Commission.

NOTE: Local and State time extensions for maps automatically extend the associated use permit as conditioned herein.

### **Building Elevations**

Exhibit “B” provides building elevations. The elevations depict stucco finish on the walls, stone veneer trim, stucco trim around windows, and composition roof shingles. Staff has included a



condition of approval requiring that the building elevations be developed consistent with those provided in Exhibit "B".

### **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-31).

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

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

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

## **RECOMMENDED FINDINGS**

### **Conditional Use Permit No. 2016-13**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit is consistent with the policies and intent of Zoning Ordinance Section 17.26 for Planned Residential Developments.
4. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-31).

### **La Fortuna Tentative Subdivision Map No.5561**

1. That the proposed location and layout of the La Fortuna Tentative Subdivision Map No.5561, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.

2. That the proposed tentative map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the La Fortuna Tentative Subdivision Map No.5561, and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2017-14).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation and its density range of 2 to 10 dwelling units per acre.
5. That the La Fortuna Tentative Subdivision Map No.5561, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-31). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

## RECOMMENDED CONDITIONS OF APPROVAL

### Conditional Use Permit No. 2017-14

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-88, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan attached as Exhibit "A".
3. That the elevations and floor plans for the dwelling units be prepared in substantial compliance with Exhibit "B".
4. That the residential units be developed with no second story windows on the west elevation of units one through six, excepting the clerestory windows located in the bathrooms which are also to be opaque.
5. That the private drive be signed and painted/striped per Engineering and Traffic requirements for "No Parking".
6. That the residential units shall not be eligible for garage conversions, and that the two car garage shall be maintained as a usable garage.
7. That no vehicles, trailers, boats or other items may be stored over 48 hours in the common area parking stalls.
8. That a minimum seven-foot high wood fence shall be installed along the east, west and south property lines. These perimeter fences shall be maintained by the Home Owners Association, including those in the rear yard areas of the individual lots.
9. That fencing between the units shall comply with R-1-5 standards excepting that no fence shall be located closer than five feet to the face of curb on the common access drive.

10. That Conditional Use Permit No. 2017-14 shall be null and void unless La Fortuna Tentative Subdivision Map No.5561 is approved.
11. That local and State time extensions for the La Fortuna Tentative Subdivision Map No.5561, shall automatically extend this use permit.
12. That a Home Owners Association be formed for the long term maintenance of the common lot and related common infrastructure. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final map.
13. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-14 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
14. That the planned development shall be subject to the following building height and minimum setbacks:

Maximum Building Height: 35 Feet

Minimum Setbacks:

	<u>Building</u>	<u>Landscaping</u>
➤ Front setback to access drive (Garage)	20 Feet	20 Feet
➤ Front setback to access drive (Habitable Space)	15 Feet	15 Feet
➤ Side Setback to property line/fence	5 Feet	5 Feet
➤ Rear Setback to property line/fence	20 Feet	20 Feet
➤ Interior property lines	5 Feet	5 Feet
➤ Accessory Structures (20% max of 20-foot rear yard area)	3 Feet	NA
➤ Patio Covers 3-sides open (40% max of 20-foot rear yard)	3 Feet	NA

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

**La Fortuna Tentative Subdivision Map No.5561**

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-008, incorporated herein by reference.
2. That the tentative map be prepared in substantial compliance with the tentative map attached as Exhibit "B".
3. That Conditional Use Permit No. 2017-14 shall also be approved, and that requirements of the conditional use permit which relate to this map shall be fulfilled.
4. That La Fortuna Tentative Subdivision Map No.5561 shall be null and void unless Conditional Use Permit No. 2017-14 is approved.
5. That a Home Owners Association be formed for the long term maintenance of improvements within its boundaries. This would include, but not be limited to the maintenance of the common lot and access drive, block walls and fences, and other on-site improvements. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final map.
6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all federal, state, regional, and city codes and ordinances be met.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-27
- Resolution No. 2017-28
- Exhibit "A" – Site Plan and Floor Plans
- Exhibit "B" – Building Elevations
- Exhibit "C" – Portion of La Fortuna Tentative Subdivision Map No.5561
- Exhibit "D" – La Fortuna Tentative Subdivision Map No.5561
- Exhibit "E" – Operational Statement
- Site Plan Review Comments No. 2016-088
- Site Plan Review Comments No. 2017-047
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

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

### Zoning Ordinance Chapter 17.14: P(R-1-5) RESIDENTIAL ZONE

#### 17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

#### 17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

#### 17.12.020 Permitted uses.

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line,

closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;

P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

#### **17.12.030 Accessory uses.**

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).
- C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

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

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

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;

R. Other uses similar in nature and intensity as determined by the city planner.

S. Transitional or supportive housing for seven (7) or more resident/clients.

**17.12.050 Site area.**

The minimum site area shall be as follows:

**Zone Minimum Site Area**

R-1-5 5,000 square feet

R-1-12.5 12,500 square feet

R-1-20 20,000 square feet

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

**Zone Interior Lot Corner Lot**

R-1-5 50 feet 60 feet

R-1-12.5 90 feet 100 feet

R-1-20 100 feet 110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

**17.12.060 One dwelling unit per site.**

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

**17.12.070 Replacement and expansion of legally existing multiple family units.**

In accordance with Sections 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.

C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.

D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.

E. The number of multiple family units on the site shall not be increased.

F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

**17.12.080 Front yard.**

A. The minimum front yard shall be as follows:

**Zone Minimum Front Yard**

R-1-5 Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.

R-1-12.5 Thirty (30) feet

R-1-20 Thirty-five (35) 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. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

#### **17.12.090 Side yards.**

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

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

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

#### **17.12.100 Rear yard.**

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

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

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one



thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

**17.12.110 Height of structures.**

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

**17.12.120 Off-street parking.**

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

**17.12.130 Fences, walls and hedges.**

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

## **Planned Developments**

**17.26.010 Purpose and intent.**

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia.

**17.26.020 Definitions.**

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas.

#### **17.26.030 Location.**

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone.

#### **17.26.040 Development standards.**

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

##### **A. Site Area.**

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.

5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

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

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

**D. Site Design Criteria.**

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.

2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.

3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

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

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.

2. There shall be no direct vehicle access from individual lots onto major arterial streets.

3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.

2. Guest parking and storage parking shall be encouraged and may be required in planned development.

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

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

H. Trash Enclosures.

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

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

#### **17.26.050 Application procedures.**

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;

2. Land use relationships within and outside the proposed site;

3. Circulation and access;

4. Environmental features;

5. Open space and project amenities;

6. Available and needed public improvements and facilities.

B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:

1. Legal description and boundary survey map of the exterior boundaries of land to be developed;

2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;

3. For residential development:

a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,

b. The approximate total population anticipated in the entire development,

c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;

4. For nonresidential uses:

a. Types of uses proposed within the entire area,

b. Anticipated employment base which may be stated as a range,

- c. Methods proposed to control possible land use conflicts and environmental impacts,
- d. The proposed structure heights, open space buffering, circulation, and parking/loading,
- e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
- 5. A preliminary utilities report;
- 6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
- 7. The anticipated timing for each phase, if any, of the development.

**17.26.060 Exceptions.**

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation.

**17.26.070 Amendments.**

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request.

**17.26.080 Timing.**

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions.

**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. 2017-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-14, A REQUEST BY K/C GOLDSTEIN FAMILY TRUST TO SUBDIVIDE .97 ACRES INTO A 7-LOT SINGLE-FAMILY PLANNED UNIT DEVELOPMENT WITH A COMMON LOT ACCESS DRIVE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FEET MINIMUM LOT AREA) ZONE. THE PROJECT SITE IS LOCATED AT 3203 E. HOUSTON AVENUE (APNS: 103-180-084)

**WHEREAS**, Conditional Use Permit No. 2017-14, is a request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The project site is located at 3203 E. Houston Avenue (APNs: 103-180-084); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 26, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-14, as conditioned by staff, to be in accordance with Chapter 17.38.110, and Chapter 17.26 for Planned Residential Developments, of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.



3. That the proposed conditional use permit is consistent with the policies and intent of Zoning Ordinance Section 17.26 for Planned Residential Developments.
4. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-31)

**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 site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-88, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan attached as Exhibit "A".
3. That the elevations and floor plans for the dwelling units be prepared in substantial compliance with Exhibit "B".
4. That the residential units be developed with no second story windows on the west elevation of units one through six, excepting the clerestory windows located in the bathrooms which are also to be opaque.
5. That the private drive be signed and painted/striped per Engineering and Traffic requirements for "No Parking".
6. That the residential units shall not be eligible for garage conversions, and that the two car garage shall be maintained as a usable garage.
7. That no vehicles, trailers, boats or other items may be stored over 48 hours in the common area parking stalls.
8. That a minimum seven-foot high wood fence shall be installed along the east, west and south property lines. These perimeter fences shall be maintained by the Home Owners Association, including those in the rear yard areas of the individual lots.
9. That fencing between the units shall comply with R-1-5 standards excepting that no fence shall be located closer than five feet to the face of curb on the common access drive.
10. That Conditional Use Permit No. 2017-14 shall be null and void unless La Fortuna Tentative Subdivision Map No.5561 is approved.
11. That local and State time extensions for the La Fortuna Tentative Subdivision Map No.5561, shall automatically extend this use permit.
12. That a Home Owners Association be formed for the long term maintenance of the common lot and related common infrastructure. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final map.
13. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-14 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.

14. That the planned development shall be subject to the following building height and minimum setbacks:

Maximum Building Height: 35 Feet

Minimum Setbacks:

	<u>Building</u>	<u>Landscaping</u>
➤ Front setback to access drive (Garage)	20 Feet	20 Feet
➤ Front setback to access drive (Habitable Space)	15 Feet	15 Feet
➤ Side Setback to property line/fence	5 Feet	5 Feet
➤ Rear Setback to property line/fence	20 Feet	20 Feet
➤ Interior property lines	5 Feet	5 Feet
➤ Accessory Structures (20% max of 20-foot rear yard area)	3 Feet	NA
➤ Patio Covers 3-sides open (40% max of 20-foot rear yard)	3 Feet	NA

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

RESOLUTION NO 2017-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING LA FORTUNA TENTATIVE SUBDIVISION MAP NO.5561, A REQUEST BY K/C GOLDSTEIN FAMILY TRUST TO SUBDIVIDE .97 ACRES INTO A 7-LOT SINGLE-FAMILY PLANNED UNIT DEVELOPMENT WITH A COMMON LOT ACCESS DRIVE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FEET MINIMUM LOT AREA) ZONE. THE SITE IS LOCATED AT 3203 E. HOUSTON AVENUE (APN: 103-180-084)

**WHEREAS**, La Fortuna Tentative Subdivision Map No.5561 is a request by K/C Goldstein Family Trust to subdivide .97 acres into a 7-lot single-family Planned Unit Development with a Common Lot access drive in the R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area) zone. The site is located at 3203 E. Houston Avenue (APN: 103-180-084); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on June 26, 2017; and

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

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

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

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

1. That the proposed location and layout of the La Fortuna Tentative Subdivision Map No.5561, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.

3. That the site is physically suitable for the La Fortuna Tentative Subdivision Map No.5561, and the way that it will be improved and developed through the accompanying planned residential development (Conditional Use Permit No. 2017-14).
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation and its density range of 2 to 10 dwelling units per acre.
5. That the La Fortuna Tentative Subdivision Map No.5561, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-31). Furthermore, the design of the subdivision or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2016-008, incorporated herein by reference.
2. That the tentative map be prepared in substantial compliance with the tentative map attached as Exhibit "B".
3. That Conditional Use Permit No. 2017-14 shall also be approved, and that requirements of the conditional use permit which relate to this map shall be fulfilled.
4. That La Fortuna Tentative Subdivision Map No.5561 shall be null and void unless Conditional Use Permit No. 2017-14 is approved.
5. That a Home Owners Association be formed for the long term maintenance of improvements within its boundaries. This would include, but not be limited to the maintenance of the common lot and access drive, block walls and fences, and other on-site improvements. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final map.

6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all federal, state, regional, and city codes and ordinances be met
8. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Tentative Subdivision Map.

# Exhibit - A

## PROJECT DESCRIPTION:

UNITS DEVELOPMENT ON R-1.5 LOTS

OWNER: MR. & MRS. CHARLES GOLDSTEIN  
204 W. BERKELEY CANYON RD.  
BEVERLY HILLS, CA 90220

SITE ADDRESS: 1035 E. HOUSTON AVE.  
VISALIA, CA 93278

A7K LOT SIZE: 100-150-04  
45,000 S.F. (1.2 AC)

FLOOD ZONE: X-2

OCCUPANCY: RES

CONSTRUCTION TYPE: VS

ZONING: R-1.5

# OF UNITS ALLOWED: 8

# OF UNITS PROPOSED: 7 (1 STORY RESIDENCES)

SEWER: CITY OF VISALIA

WATER: CAL WATER (SEPARATE METERS)

POWER: S.C.E. (SEPARATE METERS)

GAS: S.C. CAL GAS (SEPARATE METERS)

**PARKING REQUIREMENTS:**  
2 SPACES PER UNIT  
24 SPACES REQUIRED  
24 COVERED SPACES (GARAGES)  
4 UNCOVERED PARKING SPACES  
12 FEARS PROVIDED

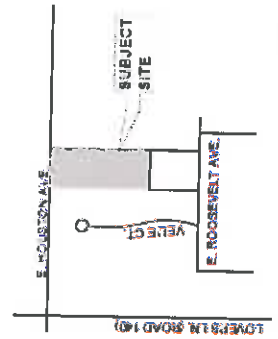
**NOTE:**  
ENTIRE DRIVE & CURB - 20'S S&C SHALL  
REMAIN IN REED AND PARKING  
ALONG CONC. CURB

C1- SITE PROJECT DATA, NOTES, VICINITY MAP &  
SITE PLAN  
C2- FULL LOT EXHIBIT PLAN, ENTRANCE  
ELEVATIONS & SECTION

## SHEET INDEX

1	PROPERTY AVE	WH	WATER METER
2	CENTER LINE	WB	W/SEWER IN
3	NEW	VT	VACUUM BREAKER
4	REMODELLED	MT	METAL ROOF
5	BEAM	N/C	NOT IN CONTRACT
6	SHIELD POLE	WT	W/TH
7	TRUCK RAMP	WH	W/HEATER
8	CEILING	WB	W/NOISE BOLT
9	PAVING	DB	DRYING CLASS
10	PURPOSE		

## ABBREVIATIONS



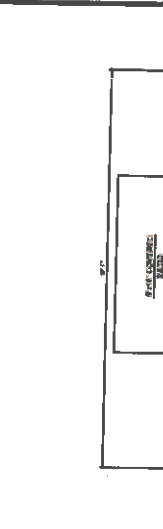
NORTH  
N.T.S.

## PROJECT DATA



NORTH  
SCALE: 3/16" = 1'-0"

## PROJECT DATA



NORTH  
SCALE: 3/16" = 1'-0"

NOTE:  
1. LOT AREA ONLY TO HAVE  
2. ROOM ACCESS W/ADJACENT  
3. FURNITURE

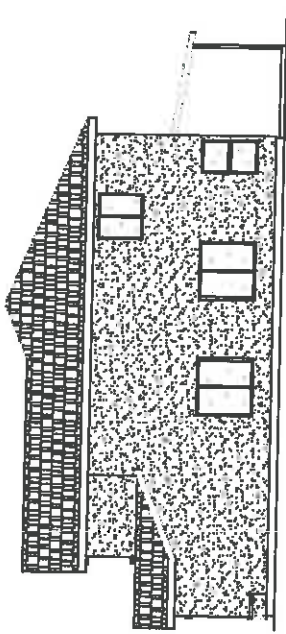
## SITE/PROJECT DATA



NORTH  
SCALE: 1" = 20'-0"

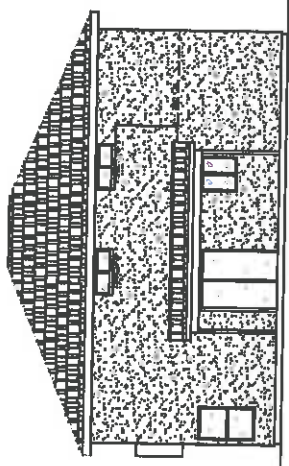
# Exhibit - A

**Exhibit - B**



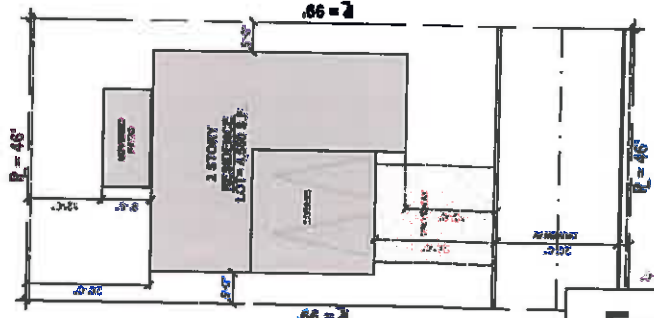
**FRONT (EAST)**

**SCALE: 3/16" = 1'-0"**



**REAR (WEST)**

**SCALE: 3/16" = 1'-0"**



**Exhibit - B**

**SCALE: 1" = 10'-0" 4B SECTION**

Architectural drawing grid with section labels: 2E, 3E, 2D, 3D, 4D.

2E SIDE ELEVATION SCALE: 3/16" = 1'-0"

3E SIDE ELEVATION SCALE: 3/16" = 1'-0"

2D SIDE ELEVATION SCALE: 3/16" = 1'-0"

3D SIDE ELEVATION SCALE: 3/16" = 1'-0"

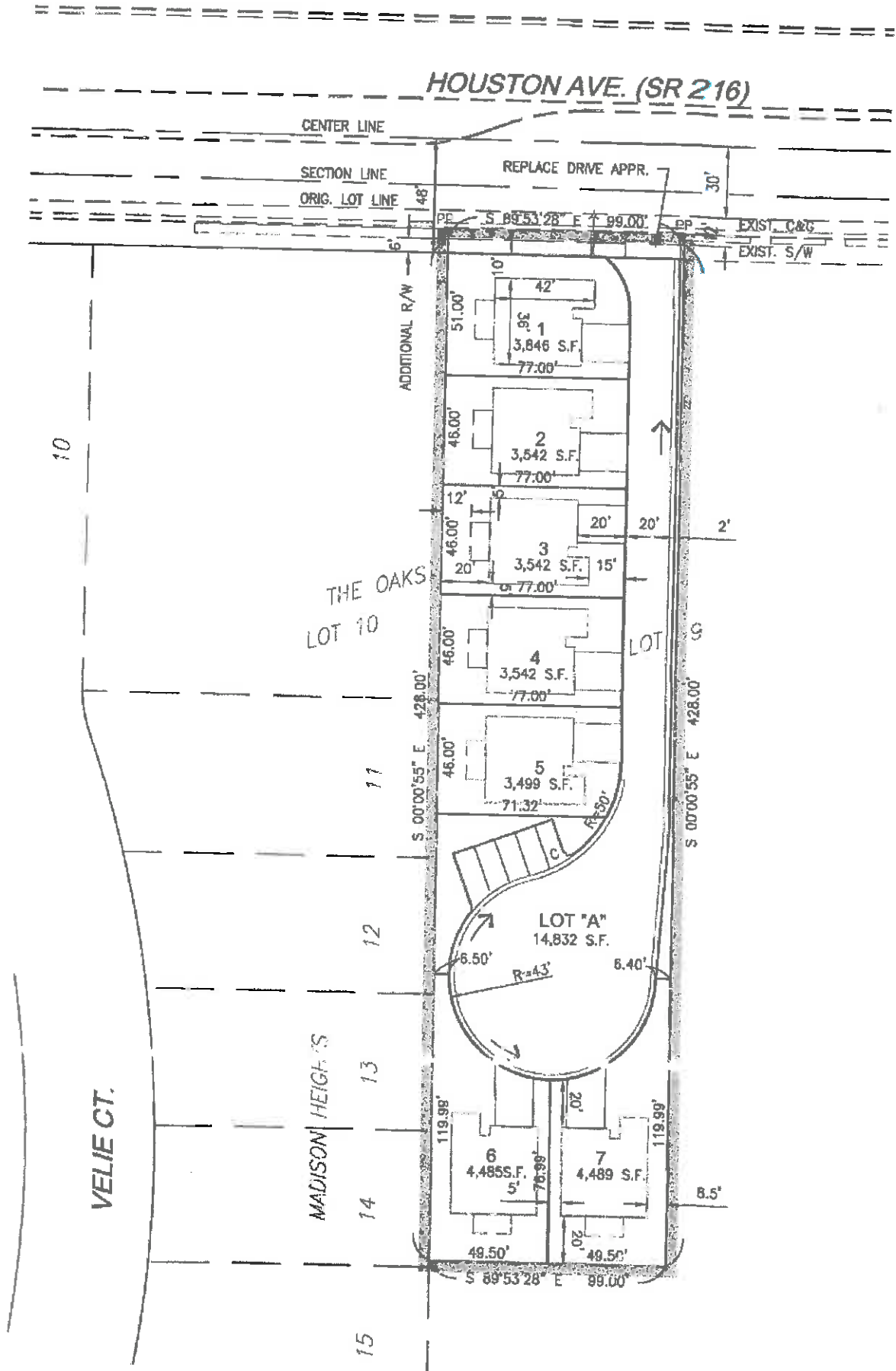
4D SCALE: 1" = 10'-0" 4B SECTION

**Exhibit - B**





**Exhibit - C**



**Exhibit - C**

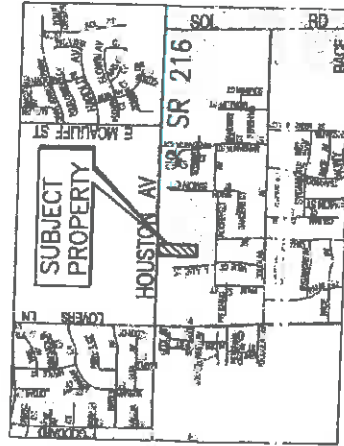
# "LA FORTUNA" TENTATIVE SUBDIVISION MAP

BEING A PORTION OF LOT 9 OF THE OAKS IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BK. 7, PG. 50 OF MAPS, T.C.R.  
SPR 17-047 R&R 3-08-2017 February 2017

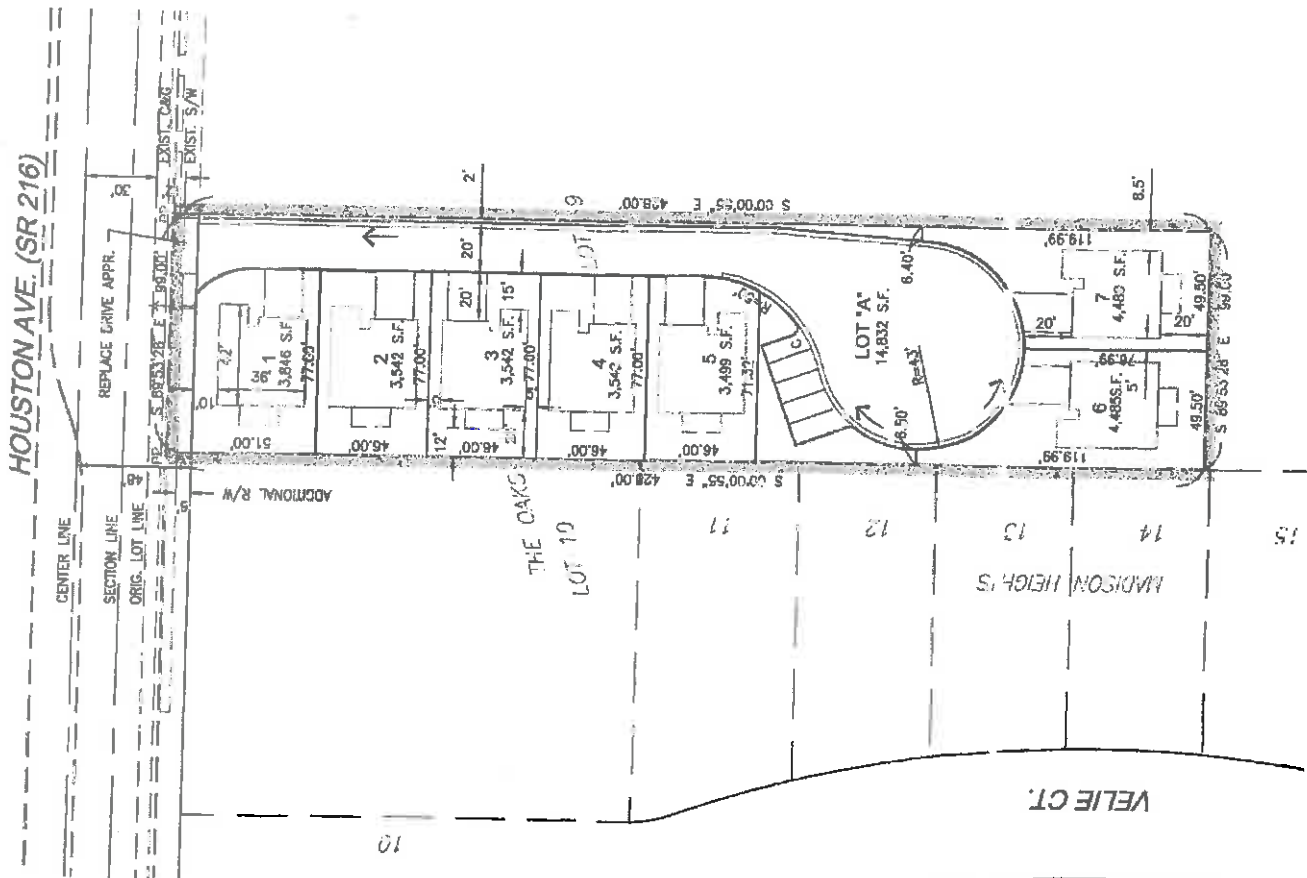
**OWNERS:**  
CHARLES-TERRY GOLDSTEIN & KAREN JACKOVICH GOLDSTEIN  
Trustees of the IVS Golden Ferny Trust agreement dated November 11, 1987  
2136 Benedick Canyon Dr.  
Beverly Hills, CA 90210

**SURVEYOR:** FORFESTER, WEBER & ASSOCIATES L.L.C.  
1820 W. Mineral King Ave. Suite 6  
Visalia, California 93291  
(559) 732-0102  
e-mail: fweber@forfeater-weber.com

**NOTES:** SITE PLAN NO. 16-088 & 17-047  
EXISTING PROPERTY USE: RESIDENTIAL  
PROPOSED PROPERTY USE: RESIDENTIAL  
MAP NO. 103-180-084  
ZONING: R-10  
WATER: CALIFORNIA WATER SERVICE  
SEWERAGE: CITY OF VISALIA / CAL TRANS  
STORM DRAINAGE: CITY OF VISALIA / CAL TRANS  
FLOOD AREA: 0.27 AC.  
TRASH: INDIVIDUAL CAN SERVICE  
TRAFFIC FLOW: RIGHT IN - RIGHT OUT  
CAL TRANS: ON PRIVATE STREET  
CAL TRANS: ON HOUSTON AVE. R.O.W.  
CONDITIONAL USE PERMIT REQUIRED FOR UNPAVED RESIDENTIAL DEVELOPMENT  
BLOCK WALL PROPOSED ALONG HOUSTON AVE.  
← DRAINAGE FLOW



Vicinity Map  
NO SCALE



**Exhibit - E**

La Fortuna—3203 E. Houston Ave., for: M&M Charles & Karen Goldstein

April 27, 2017

**OPERATIONAL STATEMENT**

The proposal is to build 7 (of 9 permitted) two story single family homes on an infill lot under an R-1-4.5 zoning. This project will be built as a private development with a private access drive as approved by the Site Plan Review Committee on November 16, 2016 (see Site Plan). The development will be under a Homeowners Association agreement that will provide maintenance for the street as well as the landscaping and irrigation.

It is our intent to start with one home as soon as permitted and continue building the rest as they are being sold.

Thank You for your consideration.

Charles and Karen Goldstein, owners

**Exhibit - E**



MEETING DATE November 16, 2016  
SITE PLAN NO. 16-088  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

**ADDITIONAL COMMENTS: SUBMIT SEPRATE SPR FOR SUBDIVISION MAP**

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



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 6 DATE: NOVEMBER 16, 2016

SITE PLAN NO.: 16-088 2<sup>ND</sup> RESUBMITTAL  
PROJECT TITLE: M & M CHARLES GOLDSTEIN SITE DEVELOPMENT  
DESCRIPTION: NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & 1 EXISTING FOR A TOTAL OF 7 UNITS (R14.5) (X)  
APPLICANT: SKYLAB INC  
PROP OWNER: GOW DOUGLAS A (TR)  
LOCATION: 3203 E HOUSTON AVE  
APN: 103-180-084

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **ONSITE AS NECESSARY**
- Drive approach size: **36' MIN.**  Use radius return; **REFER MULTI-FAMILY STDS**
- Sidewalk: \_\_\_\_\_ width;  parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK IN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **ALL WORK ON HOUSTON**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

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

**Additional Comments:**

- 1. Proposed project fronts Houston Ave. Additional conditions of approval will be required by Caltrans. Any work or utility connections on Houston requires Caltrans approval.**
- 2. The existing drive approach width may be inadequate for two-way traffic accessing an arterial roadway. Per City standards, a minimum of 36' drive approach width is required however refer to Caltrans conditions of approval.**
- 3. Development impact fees will be assessed for residential project. Refer to page 3 for fee summary.**
- 4. Site improvement permit is required. Standard plan check and inspection fees will apply.**
- 5. Storm water run-off onto Houston Ave. requires Caltrans approval. Project shall connect to sewer main located in Houston Avenue; lateral bore is required. Sewer lateral design shall be approved by Caltrans.**
- 6. Refer to further comments by the Planning Dept.**
- 7. The existing residence is no longer shown to remain. Credit for the SFD will be applied towards impact fee assessment.**
- 8. Any required backflow preventers or fire apparatus shall be installed on private property and not within public right-of-way.**
- 9. Project to be subdivided, a separate Site Plan submittal is required for tentative subdivision map.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **16-088 2<sup>nd</sup> RESUBMITTAL**

Date: **11/16/2016**

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

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

(Fee Schedule Date: **10/1/2016**)

(Project type for fee rates: **SFD**)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,226/AC X 1</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$5,600/UNIT X 6 = \$33,600</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$751/UNIT X 7 = \$5,257</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$745/UNIT X 7 = \$5,215</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$41/LF X 99 = \$4,059</b>
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input checked="" type="checkbox"/> Northeast Specific Plan Fees	<b>\$2,050/UNIT X 6 = \$12,300</b>
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$2,435/AC X 1</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$1,646/AC X 1</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,799/AC X 1</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$547/UNIT X 6 = \$3,282</b>
<input type="checkbox"/> Parking in-Lieu	

**Reimbursement:**

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

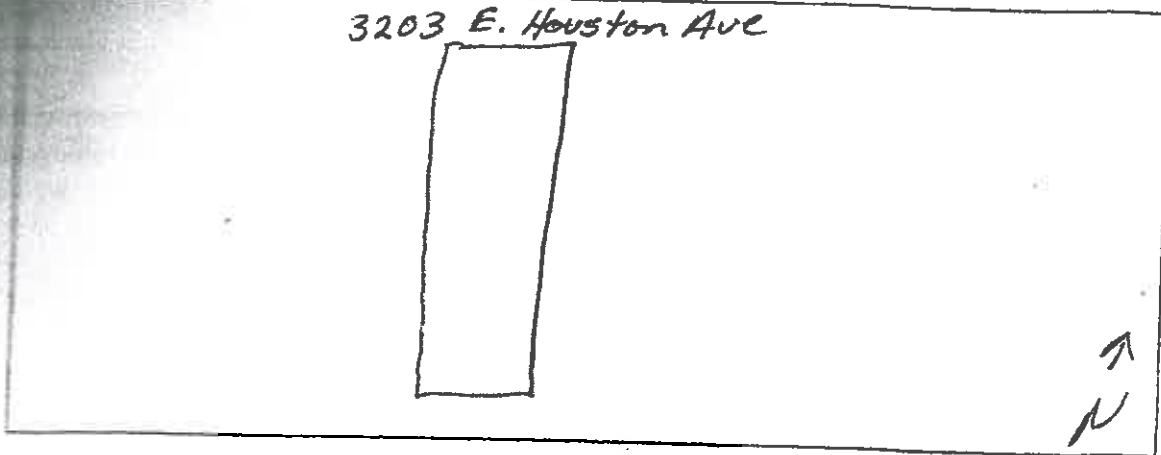
  
 \_\_\_\_\_  
**Adrian Rubalcaba**

Date: 6. 1-16/11-15-16

Site Plan Review # 16088

**SITE PLAN REVIEW COMMENTS**

3203 E. Houston Ave



COMMENTS: See Below  None

Please plot and protect all Valley Oak Trees.

Landscape along parkway to be planted by developer and maintained by a maintenance district.

All drainage from curb and gutter along streets to be connected to storm drain system.

All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.

Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Joel Hooyer  
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

November 16, 2016

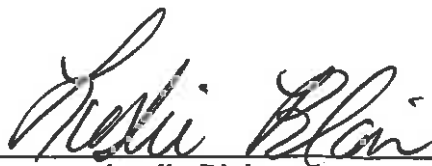
ITEM NO: 6	RESUBMTL
SITE PLAN NO: SPR16088	
PROJECT TITLE: M & M CHARLES GOLDSTEIN SITE DEVELOPMENT	
DESCRIPTION: NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & 1 EXISTING FOR A TOTAL OF 7 UNITS (R 14.5) (X)	
APPLICANT: SKYLAB INC	
PROP. OWNER: GOW DOUGLAS A (TR)	
LOCATION: 3233 F HOUSTON AVE	
APN(S): 103-120-084	

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as a TIA may be required. Depending on development size, characteristics, etc.,

**Additional Comments:**

•



Leslie Blair

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 445-5868  
FAX (559) 488-4088  
TTY 711  
www.dot.ca.gov



*Serious drought.  
Help save water!*

August 2, 2016

06-TUL-216-2.11  
2135-IGR/CEQA  
SPR 16088  
7 UNIT COMPLEX  
AGENDA 07/13/2016

Ms. Susan Currier, Planning Assistant  
City of Visalia – Community Development – Site Plan Review  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 16088 proposing to construct 6 or 7 single family residential (SFR) units on a 1 acre parcel. The site is developed with 1 SFR unit. The project is located at 3203 E. Houston Avenue on the south side of State Route (SR) 216 approximately 1,000 feet east of the Lovers Lane intersection. Caltrans has the following comments:

1. Based on the site plan dated 7/13/2016, access to the site is proposed from SR 216 via an existing driveway.
2. Caltrans has an operational concern that the proposed driveway appears too narrow and substandard. It is recommended that the driveway be reconstructed to a wider width to provide safe maneuvering for traffic and to meet Caltrans Standard.
3. The driveway access to SR 216 shall be constructed per Caltrans Standard Plan – A87A.
4. Existing curb, gutter, sidewalk, may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
5. It is recommended that the project proponent contribute towards the City of Visalia's traffic impact fee program to fund future improvements to local and State transportation facilities due to cumulative traffic impacts by continuous development within the vicinity of the project.
6. Due to the complicity and/or nature of the proposed work, following the project approval by the lead agency and prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule the meeting.

Ms. Susan Currier – SPR 16088

August 2, 2016

Page 2 of 2

7. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.
8. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
9. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 488-7396.

Sincerely,



MICHAEL NAVARRO, Chief  
Planning North Branch

**Site Plan Review Comments For:**

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

ITEM NO: 6DATE: November 16, 2016

SITE PLAN NO:

SPR 16088

**RESUBMIT**

PROJECT TITLE:

M &amp; M CHARLES GOLDSTEIN SITE DEVELOPMENT

DESCRIPTION:

NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & 1  
EXISTING FOR A TOTAL OF 7 UNITS (R.14.5) (X)

APPLICANT:

SKYLAB INC

PROP OWNER:

GOW DOUGLAS A (TR)

LOCATION:

3203 E HOUSTON AVE

APN(S):

103-180-084

**The following comments are applicable when checked:**

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

**General:**

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

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

**Water Supply:**

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

**Emergency Access:**

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

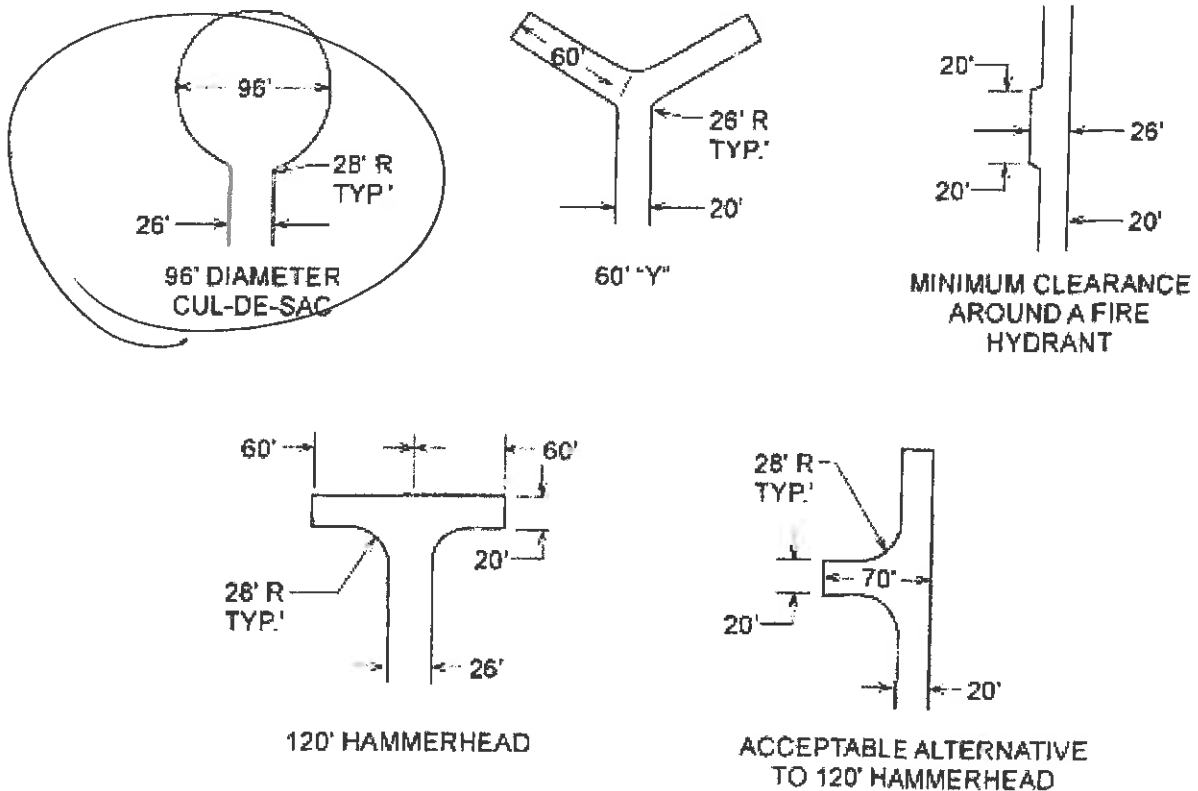


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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

**Fire Protection Systems:**

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

**Special Comments:**



Kurtis A. Brown  
Fire Marshal

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

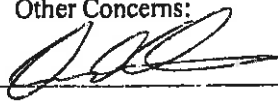
ITEM NO: 6      DATE: November 16, 2016  
SITE PLAN NO:      SPR16088      **RESUBMIT**  
PROJECT TITLE:      M & M CHARLES GOLDSTEIN SITE DEVELOPMENT  
DESCRIPTION:      NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & 1  
EXISTING FOR A TOTAL OF 7 UNITS (R.14.5) (X)  
APPLICANT:      SKYLAB INC  
PROP OWNER:      GOW DOUGLAS A (TR)  
LOCATION:      3203 E HOUSTON AVE  
APN(S):      103-180-084

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_



Visalia Police Department



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

ITEM NO: 6      E: November 16, 2016  
SITE PLAN NO: SP R16088      RESUBMIT  
PROJECT TITLE: M & M CHARLES GOLDSTEIN SITE DEVELOPMENT  
DESCRIPTION: NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & EXISTING FOR A TOTAL OF 7 UNITS (R.14.5) (X)  
APPLICANT: SKYLAB INC  
PROP OWNER: GOW DOUGLAS A (TR)  
LOCATION: 3203 E HOUSTON AVE  
APN(S): 103-180-084

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: \_\_\_\_\_

  
Signature      Date: 11/14/10

# SITE PLAN REVIEW COMMENTS

**Paul Bernal, Planning Division (559) 713-4025**

Date: July 13, 2016

SITE PLAN NO: 2016-088 RESUBMITTAL  
PROJECT TITLE: M & M CHARLES GOLDSTEIN SITE DEVELOPMENT  
DESCRIPTION: NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS & 1 EXISTING FOR A TOTAL OF 7 UNITS (R.14.5) (X)  
APPLICANT: SKYLAB INC  
PROP. OWNER: GOW DOUGLAS A (TR)  
LOCATION TITLE: 3203 E HOUSTON AVE VISA  
APN TITLE: 103-180-084  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-4.5 – Single-Family Residential 4,500 sq. ft. min. site area

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Conditional Use Permit for a Planned Residential Development
- Tentative Subdivision Map
- Comply with R-1-4.5 Setback Standards
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 11/16/2016**

1. Comply with previous comments.
2. Submit a tentative subdivision map through the site plan review process.
3. Add an additional parking stall to the guest-parking stalls provided.
4. Provide elevations of the housing types proposed.
5. The City Planner is considering a requirement to incorporate "Deed Restrictions", which would prohibit the conversion of garages for any dwelling unit within the development plan and require the interior garage area to be a minimum of 20-ft. by 20-ft.

## **PREVIOUS COMMENTS**

### **PROJECT SPECIFIC INFORMATION: 07/13/2016**

1. Staff is requiring a 20-ft rear yard setback for the first floor of the single-family dwelling be maintained along the west property line abutting the Madison Heights subdivision to the west.
2. Staff's preference is Option "A" subject to comply with Comment No. 1 above.
3. Comply with previous comments including Comment No. 1 from the June 22 SPR meeting. Due to the uniqueness of the parcel, consideration of townhomes or clustering of units should be encouraged while providing both passive and recreational open space opportunities on-site.
4. Provide elevations of the housing types proposed.
5. Consideration to add additional parking areas is strongly encouraged due to the prohibition of "No Parking" along the private access drive. The developer should also consider including restrictions that prohibit the use of the garage for storage of personal belongings rather than covered parking for their personal vehicles.
6. The City Planner is considering a requirement to incorporate "Deed Restrictions", which would prohibit the conversion of garages for any dwelling unit within the development plan and require the interior garage area to be a minimum of 20-ft. by 20-ft.

7. Is the owner considering subdividing this property? If so, the tentative subdivision map needs to be formally submitted to the Site Plan Review Committee.

**PREVIOUS COMMENTS**

**PROJECT SPECIFIC INFORMATION: 06/22/2016**

1. Staff does not support the proposed site plan review item. The purpose and intent of the P(R-1-4.5) residential zone to provide residential living areas within the city where development is limited to moderate density concentrations using techniques such as clustering, zero lot line, and other design techniques. Developments in the P(R-1-4.5) residential zone are to be comprehensively planned, including various housing types, open spaces, pathways, and recreation facilities.
2. Staff recommends redesigning the development plan to comply with a townhome development pattern.
3. The lack of useable open space is not supported by staff.
4. The housing plan is not supported by staff. Staff recommends the habitable space be placed out in front with the garage area and place the garage further back from the access drive.
5. Provide elevations of the proposed housing.
6. A recorded shared access agreement is required for this development.
7. Is the property owner proposing to subdivide this site? If so, provide a subdivision map depicting the lot pattern.

• Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

**R-1-4.5 Single Family Residential Zone [17.14]**

**Maximum Building Height:** 45 Feet

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Public Street (Front)	15 Feet	15 Feet
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet

**Minimum site area:** 4500 sq. ft.

**Accessory Structures:**

Maximum height: 12 feet (as measured from average grade next to the structure)  
Maximum Coverage: 20 % of required Rear Yard (last 20 feet by the width)  
Reverse Corner Lots: No structure in the 20 feet (or adopted front adjacent to the subject site) of adjacent lots front yard area, see code

**Parking:**

1. Provide two covered parking spaces per unit (see Zoning Ordinance Section 17.34.020).
2. Additionally, staff is requiring an additional 0.25 spaces per unit because on-street parking not be available.

**Fencing and Screening:**

1. 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.

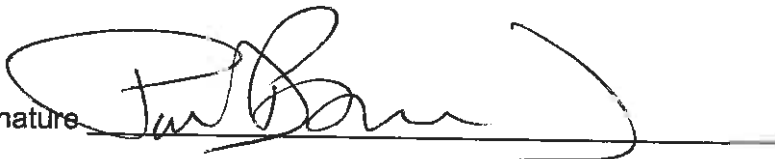
2. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
3. NOTE: The maximum height of block walls and fences is 7-feet 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.
4. Provide minimum of 7-foot high concrete block wall or masonry wall along/around the following: Houston Avenue

**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).

**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



QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 5                      DATE: November 16, 2016  
SITE PLAN NO:                  SPR16088                      **RESUBMIT**  
PROJECT TITLE:                M & M CHARLES GOLDSTEIN SITE DEVELOPMENT  
DESCRIPTION:                 NEW RESIDENTIAL CONSTRUCTION OF 6 UNITS &  
EXISTING FOR A TOTAL OF 7 UNITS (R.14.5) (X)  
APPLICANT:                    SKYLAB INC  
PROP OWNER:                 GOW DOUGLAS A (TR)  
LOCATION:                        3203 E HOUSTON AVE  
APN(S):                        103-180-084

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

- WASTEWATER DISCHARGE PERMIT APPLICATION
- SAND AND GREASE INTERCEPTOR - 3 COMPARTMENT \_\_\_\_\_
- GREASE INTERCEPTOR min. 1000 GAL
- GARBAGE GRINDER - ¼ HP. MAXIMUM \_\_\_\_\_
- SUBMISSION OF A DRY PROCESS DECLARATION \_\_\_\_\_
- NO SINGLE PASS COOLING WATER IS PERMITTED \_\_\_\_\_
- OTHER \_\_\_\_\_
- SITE PLAN REVIEWED - NO COMMENTS

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

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

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

11-14-16  
\_\_\_\_\_  
DATE



MEETING DATE March 8, 2017  
SITE PLAN NO. 17-047  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

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

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

**REVISE AND PROCEED** (see below)

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

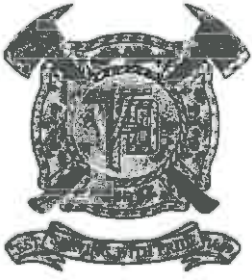
Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

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

**ADDITIONAL COMMENTS:**

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



**Site Plan Review Comments For:**  
Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

ITEM NO: 1

DATE: March 08, 2017

SITE PLAN NO:

SPR 17047

PROJECT TITLE:

SINGAL FAMILY SUBDIVISION

DESCRIPTION:

SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH PRIVATE STREET (R14.5) (X)

APPLICANT:

FORESTER WEBER & ASSOC LLC

PROF OWNER:

GOLDSTEIN CHARLES-TERRY & KAREN JACKO

LOCATION:

3203 E HOUSTON AVE

APN(S):

103-180-084

**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 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 a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *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 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*



**Site Plan Review Comments For:**

Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

ITEM NO: 1

DATE: March 08, 2017

SITE PLAN NO:

SPR 1 7047

PROJECT TITLE:

SINGAL FAMILY SUBDIVISION

DESCRIPTION:

SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH PRIVATE STREET (R14.5) (X)

APPLICANT:

FORESTER WEBER & ASSOC LLC

PROP OWNER:

GOLDSTEIN CHARLES-TERRY & KAREN JACKO

LOCATION:

3203 E HOUSTON AVE

APN(S):

103-180-084

**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 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*
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**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 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**

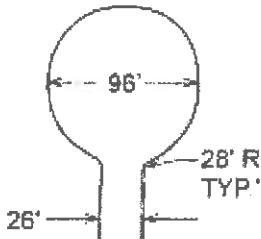
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus 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

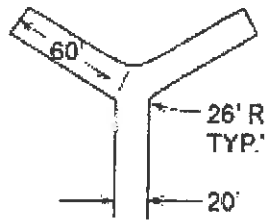
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

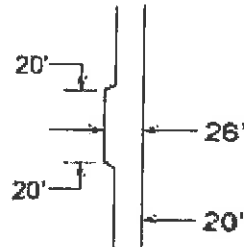
☒ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



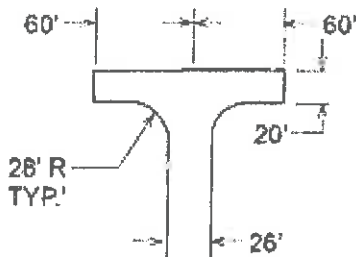
96' DIAMETER CUL-DE-SAC



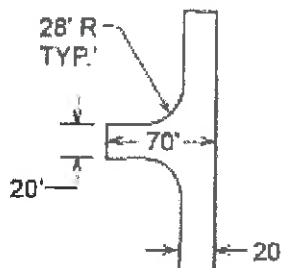
60' "Y"



MINIMUM CLEARANCE AROUND A FIRE HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD

☒ 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"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

- 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:**

- There are 2 fire hydrants required for this project.

  
Kurtis A. Brown  
Fire Marshal

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 8, 2017

ITEM NO: 1  
SITE PLAN NO: SPR17047  
PROJECT TITLE: SINGAL FAMILY SUBDIVISION  
DESCRIPTION: SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH PRIVATE STREET (R14.5) (X)  
APPLICANT: FORESTER WEBER & ASSOC LLC  
PROP. OWNER: GOLDSTEIN CHARLES-TERRY & KAREN JACKOVICH  
LOCATION: 3203 E HOUSTON AVE  
APN(S): 103-180-084

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as a TIA may be required. Depending on development size, characteristics, etc.,

**Additional Comments:**

•

  
\_\_\_\_\_  
Leslie Blair

**QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS**

ITEM NO: 1                      DATE: March 08, 2017  
SITE PLAN NO:                      SPR17047  
PROJECT TITLE:                      SINGAL FAMILY SUBDIVISION  
DESCRIPTION:                      SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH  
   PRIVATE STREET (R14.5) (X)  
APPLICANT:                      FORESTER WEBER & ASSOC LLC  
PROP OWNER:                      GOLDSTEIN CHARLES-TERRY & KAREN JACKO  
LOCATION:                      3203 E HOUSTON AVE  
APN(S):                      103-180-084

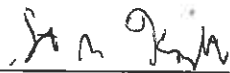
YOU ARE REQUIRED TO COMPLY WITH THE CITY OF VISALIA WASTEWATER ORDINANCE 13.08 RELATIVE TO CONNECTION TO THE SEWER, PAYMENT OF CONNECTION FEES AND MONTHLY SEWER USER CHARGES. THE ORDINANCE ALSO RESTRICTS THE DISCHARGE OF CERTAIN NON-DOMESTIC WASTES INTO THE SANITARY SEWER SYSTEM.

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

3-3-17

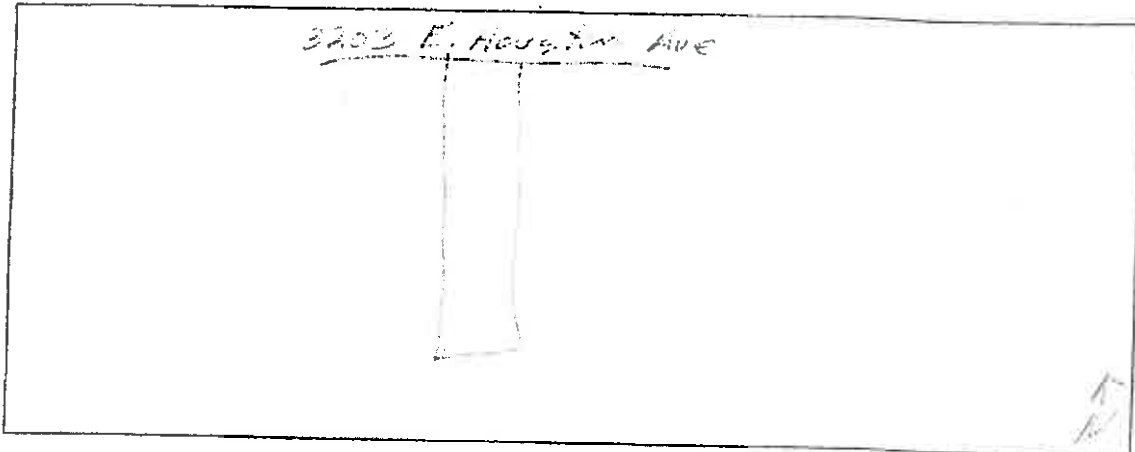
\_\_\_\_\_  
DATE

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

Date: 3-6-17

Site Plan Review # 17-047

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

Other Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Joel Hooyer

Parks and Urban Forestry Supervisor

559 713-4295

Fax 559 713-4818

Email: [jhooyer@ci.visalia.ca.us](mailto:jhooyer@ci.visalia.ca.us)


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

ITEM NO: 1      DATE: March 08, 2017  
SITE PLAN NO:      SPR17047  
PROJECT TITLE:      SINGAL FAMILY SUBDIVISION  
DESCRIPTION:      SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH  
PRIVATE STREET (R14.5) (X)  
APPLICANT:      FORESTER WEBER & ASSOC LLC  
PROP OWNER:      GOLDSTEIN CHARLES-TERRY & KAREN JACKO  
LOCATION:      3203 E HOUSTON AVE  
APN(S):      103-180-084

### 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:  
  
\_\_\_\_\_

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

ITEM NO: 1      DATE: March 08, 2017  
SITE PLAN NO: SP-17047  
PROJECT TITLE: SINGAL FAMILY SUBDIVISION  
DESCRIPTION: SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH PRIVATE STREET (R14.5) (X)  
APPLICANT: FORESTER WEBER & ASSOC LLC  
PROP OWNER: GOLDSTEIN CHARLES-TERRY & KAREN JACKOV  
LOCATION: 3203 E HOUSTON AVE  
APN(S): 103-180-084

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: \_\_\_\_\_

  
Signature      Date: 3/8/17



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 445-5868  
FAX (559) 488-4088  
TTY 711  
www.dot.ca.gov



*Serious drought.  
Help save water!*

April 5, 2017

06-TUL-216-2.11  
2135-IGR/CEQA  
SPR 17047  
7 UNIT COMPLEX  
AGENDA 03/08/2017

Ms. Susan Currier, Planning Assistant  
City of Visalia – Community Development – Site Plan Review  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 17047 proposing to construct 7 single family residential (SFR) units on an approximately 1 acre parcel. The site is developed with 1 SFR unit. The project is located at 3203 E. Houston Avenue on the south side of State Route (SR) 216 approximately 1,000 feet east of the Lovers Lane intersection. Previous SPR 16088, located directly adjacent to the east of the current proposal, was reviewed for the same type of development proposal in 2016. Caltrans has the following comments:

1. Based on the site plan dated February 2017, access to the site is proposed from SR 216 via a reconstructed driveway.
2. The reconstructed driveway access to SR 216 shall be constructed per Caltrans Standard Plan – A87A.
3. The site plan shows an internal cul-de-sac access road providing access to each of the 7 residential units.
4. The internal cul-de-sac access road is designed with a road width of 20-feet along units 1, 2, 3, 4, and 5. This narrow width could be a challenge for emergency vehicles (firetruck) to navigate into the site and may be further hampered if parking along the accessed road is allowed.
5. The driveway for residential unit #1 appears to be too close to the site entrance from SR 216 and has the potential to cause vehicle queuing onto the SR 216 highway.
6. Caltrans recommends the site entrance driveway be designed with a minimum throat depth of 30-feet.
7. The existing bicycle lane shall remain, and the existing curb, gutter, sidewalk may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.

8. Parking along the SR 216 shall remain restricted at this location.
9. Caltrans recommends that the project contribute towards the City of Tulare's traffic impact fee program to fund future improvements to local and State transportation facilities due to cumulative traffic impacts by continuous regional development within the vicinity.
10. The State of California has an adopted Transportation Concept Report (TCR) for each of the State Routes that designates the ultimate right-of-way cross-section upgrades in the future. According to our Transportation Concept Report (TCR), the ultimate configuration for this segment of SR 216 in the vicinity of the proposed project is planned as the existing 4-lane conventional highway.
11. Due to the complicity and/or nature of the proposed work, following the project approval by the lead agency and prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. Please contact District 6 Encroachment Permit Office at (559) 488-4058 to schedule the meeting.
12. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.
13. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
14. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 488-7396.

Sincerely,



MICHAEL NAVARRO, Chief  
Planning North Branch

**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: MARCH 8, 2017

SITE PLAN NO.: 17-047  
PROJECT TITLE: SINGLE FAMILY SUBDIVISION  
DESCRIPTION: SEVEN (7) LOT'S SINGLE FAMILY SUBDIVISION  
APPLICANT: FORESTER WEBER & ASSOC LLC  
PROP. OWNER: GOLDSTEIN CHARLES-TERRY & KAREN JACKOVICH  
LOCATION: 3203 E HOUSTON AVE  
APN: 103-180-084

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed

***REFER TO COMMENTS BY CALTRANS***

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

basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **REFER TO COMMENTS FROM CALTRANS**

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

**Additional Comments:**

- 1. Tentative subdivision map is related to site improvement SPR 16-088. All conditions apply.**
- 2. Proposed tentative map indicates an additional 6' right-of-way dedication on Houston. The site improvements were not designed from the additional right-of-way take. Applicant shall confirm the required right-of-way from Caltrans and adjustments shall be made to both tentative map and site improvements. Submit OFF AGENDA.**
- 3. Lot A shall be dedicated to the HOA for common space, utilities, ingress/egress, etc. and maintenance thereof. HOA shall also include landscape maintenance along block wall frontage on Houston.**
- 4. Subdivision is located in the Northeast District. Refer to City details specific to the Northeast District. Annexation into the district is required, to be established and authorized through City Council.**
- 5. Development impact fees will apply to map and due prior to City Council meeting. Refer to page 3 for applicable fees and summary.**
- 6. Additional entitlements are required per the Planning Division.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-047  
Date: 3/8/2017

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

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

(Fee Schedule Date:10/1/2016)  
(Project type for fee rates:TSM)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$751/UNIT X 7 = \$5,257
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41/LF X 99 (HOUSTON) = \$4,059
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total	\$1,625/UNIT X 7 = \$11,375
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,435/AC X 1.0 = \$2,435

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

**City Reimbursement:**

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

  
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Adrian Rubalcaba

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: March 08, 2017

SITE PLAN NO: 2017-047  
PROJECT TITLE: SINGLE FAMILY SUBDIVISION  
DESCRIPTION: SEVEN (7) LOTS SINGLE FAMILY SUBDIVISION WITH PRIVATE STREET (R14.5) (X)  
APPLICANT: FORESTER WEBER & ASSOC LLC  
PROP. OWNER: GOLDSTEIN CHARLES-TERRY & KAREN JACKOVICH  
LOCATION TITLE: 3203 E HOUSTON AVE  
APN TITLE: 103-180-084  
GENERAL PLAN: Residential Low Density  
EXISTING ZONING: R-1-4.5 – Single Family Residential 4,500 sq. ft. min. lot area  
NEW ZONINGZ: R-1-5 – Single Family Residential 5,000 sq. ft. min. lot area

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Subdivision Map
- Conditional Use Permit
- Creation of a Homeowners Association
- House Elevations
- Building Permits
- Additional Information as Needed

**See SPR No. 2016-088  
comments on the development  
plan.**

## **PROJECT SPECIFIC INFORMATION (03/08/2017):**

1. A Tentative Subdivision Map and Conditional Use Permit are required for the project due to the creation of lots that do not abut a local street and are accessible via a private driveway.
2. The applicant shall note on the map any additional Offers of Dedication. If additional right-of-way is required the block wall shall be located in the appropriate location accounting for the additional right-of-way along Houston Ave. A revised development plan and subdivision map shall be submitted if the IOD along Houston Avenue, per Caltrans, is required.
3. Staff will recommend a condition requiring the creation of a Homeowners Association to address the long-term maintenance of the shared private roadway and shared parking stalls including maintenance of all common areas.
4. Provide house elevations with the tentative subdivision map and CUP application submittals.
5. Staff recommends on-site lighting be provided in the cul-de-sac area.
6. The City Planner will recommend a condition be included as part of the subdivision map and CUP requiring a "Deed Restriction" that prohibits the conversion of garages for any dwelling unit within the development plan and require the interior garage area to be a minimum of 20-ft. by 20-ft.

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

## R-1-4.5 Single Family Residential Zone [17.14]

**Maximum Building Height:** 45 Feet

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Public Street (Front)	15 Feet	15 Feet
➤ Side	5 Feet/story	5 Feet
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	20 Feet	20 Feet

**Minimum site area:** 4500 sq. ft.

**Accessory Structures:**

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

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

Reverse Corner Lots: No structure in the 20 feet (or adopted front adjacent to the subject site) of adjacent lots front yard area, see code

**Parking:**

1. Provide two covered parking spaces per unit (see Zoning Ordinance Section 17.34.020).
2. Additionally, staff is requiring an additional 0.25 spaces per unit because on-street parking not be available.

**Fencing and Screening:**

1. 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.
2. 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.
3. 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.
4. Provide minimum of 7-foot high concrete block wall or masonry wall along/around the following: Houston Avenue

**Landscaping:**

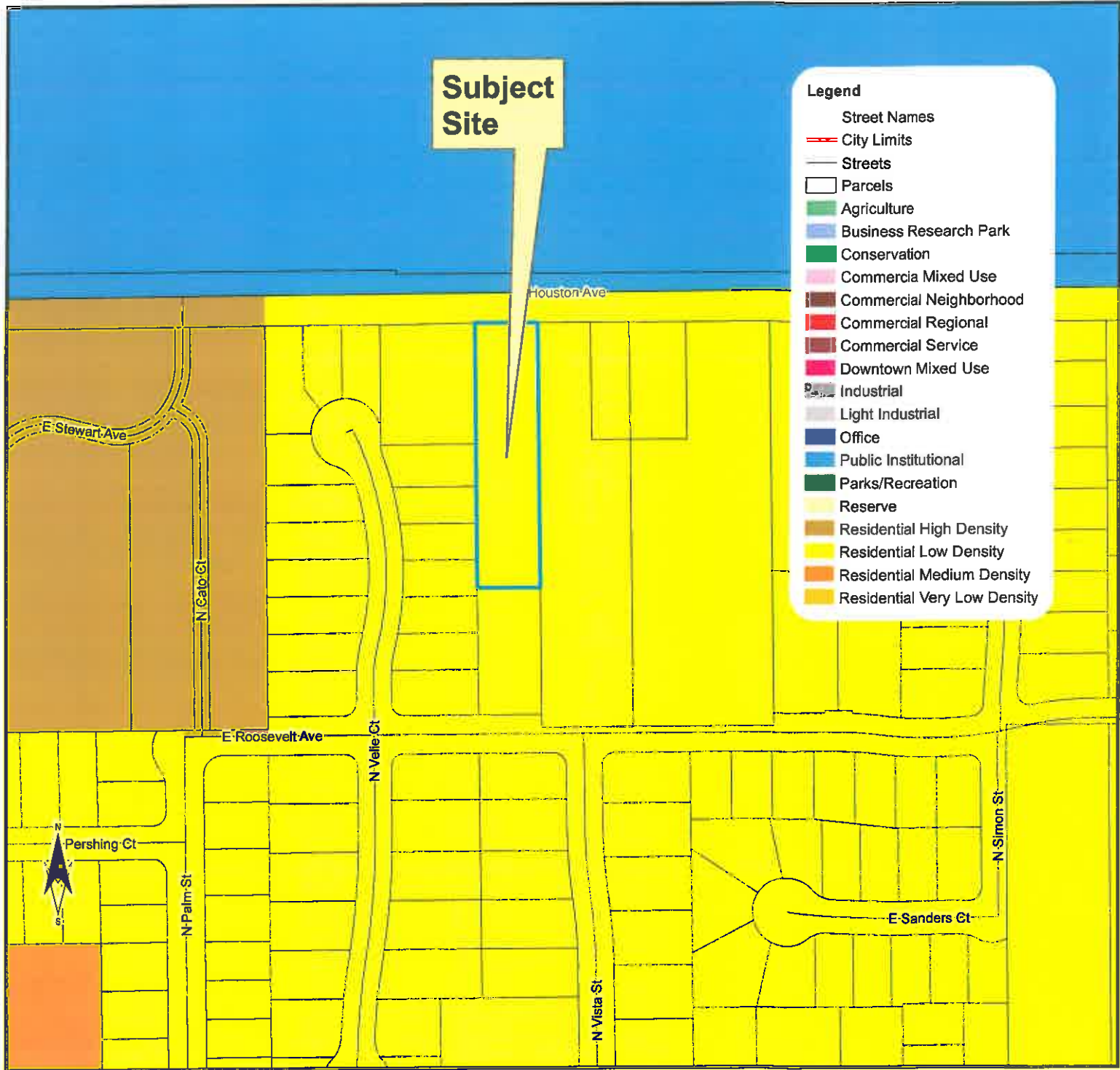
1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation 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).

**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 



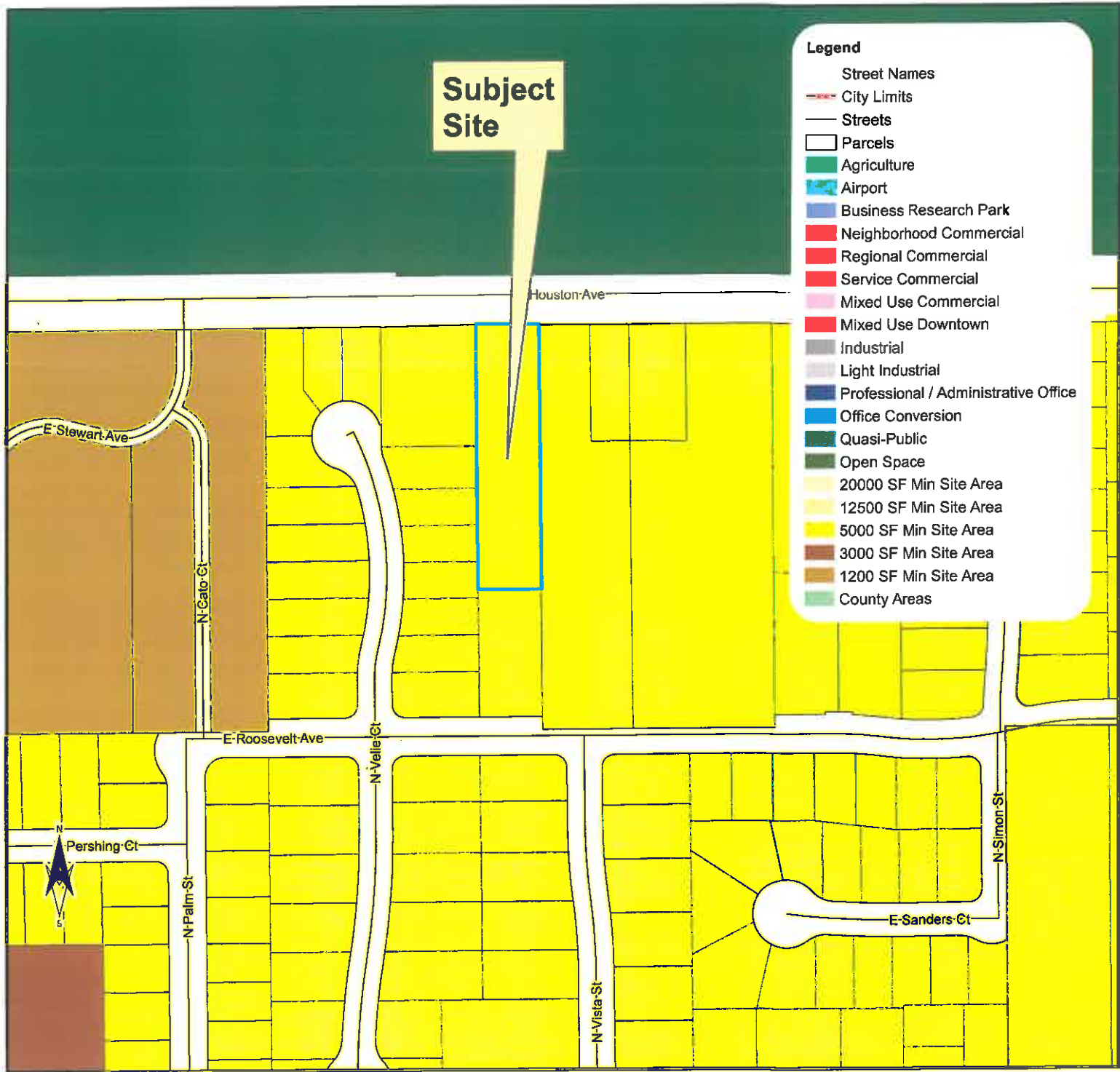
# City of Visalia



## Land Use Designations



# City of Visalia



## Zoning Designations



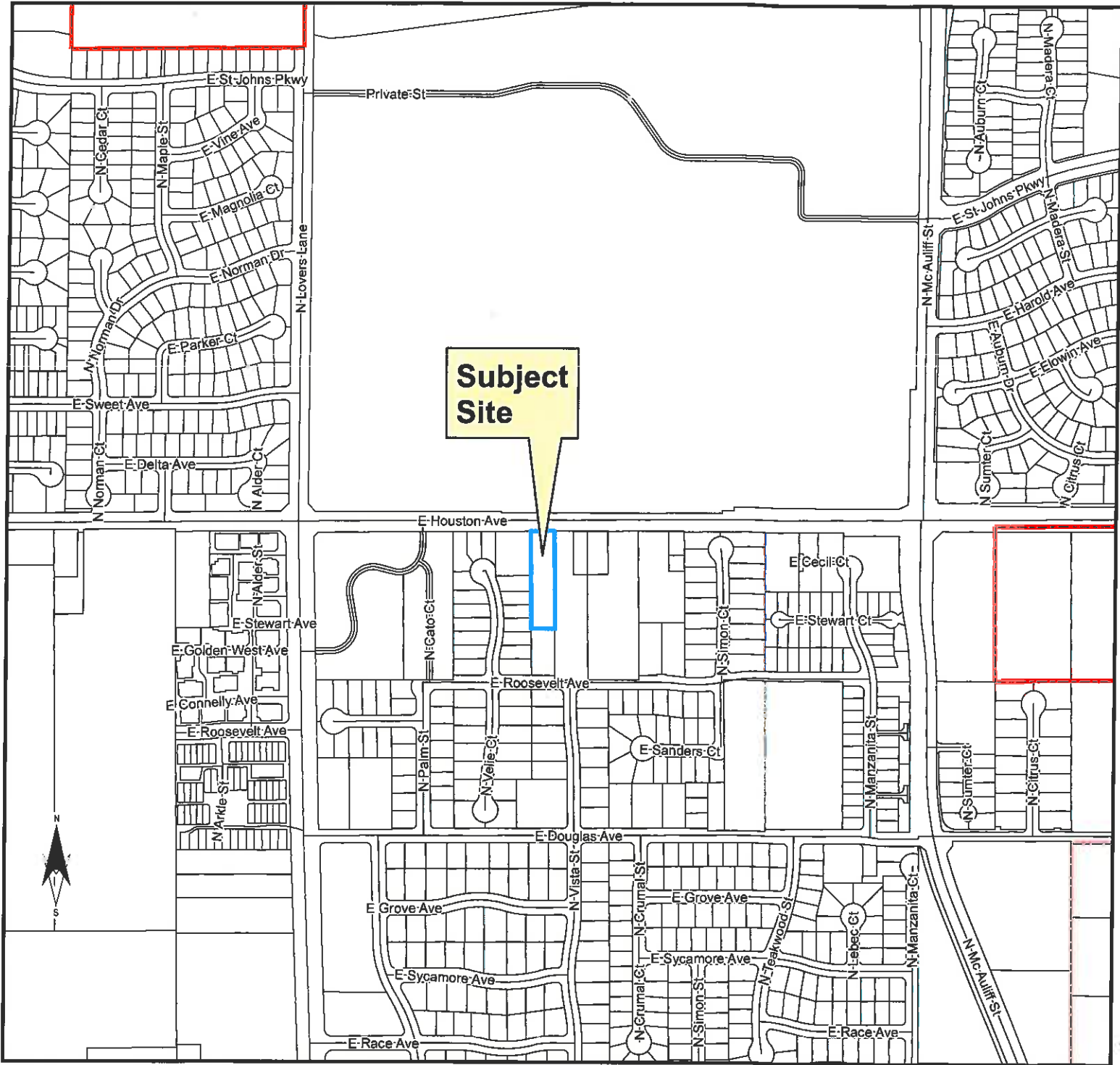
# City of Visalia



## Aerial Photo

0 25 50 100 150 200 Feet

# City of Visalia



## Location Map

