

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Brett Taylor



VICE CHAIRPERSON:  
Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, SEPTEMBER 11, 2017, 7:00 PM REGULAR MEETING,  
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.
  - Time Extension for Parcel Map No. 2013-02
  - Time Extension for Sol Road Estates Tentative Subdivision Map No. 5542
5. PUBLIC HEARING – Andy Chamberlain - *Continued from the 08/14/2017 Public Hearing*  
Variance No. 2017-16: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of three water treatment tanks. The site is located at 1622 S. Demaree Street.(APN: 095-232-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-58.
6. PUBLIC HEARING – Andy Chamberlain - *Continued from the 08/28/2017 Public Hearing*  
Conditional Use Permit No. 2017-28: A request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-61.
7. PUBLIC HEARING – Andy Chamberlain  
Variance No. 2017-20: A request by Frank Golden to exceed the 25% office area limit in the Industrial Zone, allowing a 45% office area totaling 2,346 sq. ft. of office in a 5,200 sq. ft. building, in the Industrial (I) Zone. The site is located at 9420 W. Perishing Avenue. (APN: 081-100-026). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305.

8. PUBLIC HEARING –

Conditional Use Permit No. 2017-27: A request by Vise Brewing Company, Inc. to allow a 3,650 square foot nano-brewery and taproom in the C-S (Service Commercial) zone. The project site is located at 210 S. Cain Street, Suites N & O, on the east side of Cain Street between Acequia and Mineral King Avenues.(APN: 098-120-017)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-65.

9. PUBLIC HEARING –

- a. Tentative Parcel Map No. 2017-02: A request by Stephen Richey to subdivide a 33,026 square foot parcel into three parcels to facilitate future residential development on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.
- b. Conditional Use Permit No. 2017-29: A request by Stephen Richey to establish a planned residential development containing a lot without public street frontage and a lot with less than standard street frontage on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.

10. 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, SEPTEMBER 21, 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, SEPTEMBER 25, 2017**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** September 11, 2017

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

**SUBJECT: Tentative Parcel Map No. 2017-02:** A request by Stephen Richey to subdivide a 33,026 square foot parcel into three parcels to facilitate future residential development on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)

**Conditional Use Permit No. 2017-29:** A request by Stephen Richey to establish a planned residential development containing a lot without public street frontage and a lot with less than standard street frontage on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)

## STAFF RECOMMENDATION

### Tentative Parcel Map No. 2017-02

Staff recommends approval of Tentative Parcel Map No. 2017-02, as conditioned, based on the findings and conditions in Resolution No. 2017-63. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

### Conditional Use Permit No. 2017-29

Staff recommends approval of Conditional Use Permit No. 2017-29, as conditioned, based upon the findings and conditions in Resolution No. 2017-62. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2017-02, based on the findings and conditions in Resolution No. 2017-63.

I move to approve Conditional Use Permit No. 2017-29, based on the findings and conditions in Resolution No. 2017-62.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2017-02 is a request to subdivide one parcel on 33,026 square feet (0.76 acres) into three parcels as shown in Exhibit "A". The project area borders three sides of a developed residential lot located at 1025 W. Whitendale Avenue, which is not a part of this project. The objective of the map is to preserve a lot (Parcel 1) for an existing single-family residence and create two lots on vacant land for the future development of single-family residences, all to be accessed off of Whitendale Avenue. Proposed Parcel 1 with the existing

residence will be a 10,540 sq. ft. parcel without public street frontage and accessed by an exclusive easement over Parcel 3. Proposed Parcel 2 will be a 14,053 sq. ft. "flag lot" parcel. Proposed Parcel 3 will be an 8,478 sq. ft. parcel.

Conditional Use Permit No. 2017-29 is a request to establish a planned unit development containing a lot (proposed Parcel 1) without public street frontage (refer to Exhibit "A"). Parcel 1 proposed by the accompanying parcel map will have access from Whitendale Avenue via an 18 foot-wide easement on the west side of Parcel 3. The easement will be for access and utilities. The planned unit development will also allow for Parcel 2, a flag lot, to have 30 feet of public street frontage as opposed to the required 40 feet of frontage.

**BACKGROUND INFORMATION**

General Plan Land Use Designation: Residential Low Density  
Zoning: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size)  
Surrounding Land Use and Zoning: North: R-1-5 / Single Family Residences  
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. 2017-66  
Special Districts: None  
Site Plan Review No: 2017-120

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED ACTIONS**

None.

**PROJECT EVALUATION**

Staff recommends approval of the tentative parcel map and conditional use permit, as conditioned, based on the project's consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the tentative parcel map.

**Planned Development requirement**

The creation of a parcel without frontage on a public street requires a Planned Development which is reviewed and approved through the conditional use permit process. This allows deviation from normal zoning standards including access, lot size, structural lot coverage, and yard / setback requirements.

The proposed division of land together with the Planned Development is consistent with the development pattern and residential density of the surrounding neighborhood. The existing house on the site is preserved on a new parcel (Parcel 1) that retains the typical R-1-5 zone development standards for the site. The lot sizes of Parcels 2 and 3 would also maintain the

residential density of the surrounding area, including of the adjacent developed parcel at 1025 W. Whitendale Avenue.

The building envelopes for Parcels 2 and 3 that are incorporated into the site plan attached as Exhibit "A" reveal the building orientation proposed for the site. The building envelopes largely reflect the R-1-5 zoning standards by maintaining typical lot orientation and typical minimum yard setbacks.

The Site Plan Review Committee reviewed the proposed parcel map together with the development plan and determined that the proposed project meets City development standards.

According to Section 17.26.040 of the Municipal Code pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area of one acre for planned residential developments if "there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone."

Staff recommends that the Planning Commission make this finding for the proposed project, given the unique shape of the lot and given the existing size and configuration of the lot that would otherwise leave a large portion of the site undevelopable or under-developed. Property directly to the west has also been developed as a five-unit planned development and private street, and is also less than one acre in size.

#### Access / Circulation

Proposed Parcel 1's access will remain unchanged as it already contains a house and garage accessed from Whitendale. The Parcel 1 driveway will run across the exclusive access located on Parcel 3.

Proposed Parcels 2 and 3 are each planned to have access from Whitendale on separate driveways. Proposed Parcel 2 currently contains a portion of driveway that is utilized by property at 1025 W. Whitendale Avenue. Proposed Parcel 3 will require the installation of sidewalk upon development. All parcels currently have curb and gutter.

Staff is recommending Condition No. 5 on the Tentative Parcel Map and Conditional Use Permit for recordation of an agreement that addresses the property owners' maintenance of the easement area for Parcel 3. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures.

#### Setback Standards for PUD

The parcel is located in the R-1-5 Zoning District. Because the proposed project creates a new parcel without public street frontage, additional development standards must be assigned.

Staff is recommending Condition No. 7 on the Conditional Use Permit to specify setbacks from property lines. The recommended setbacks are based on the standard R-1-5 zoning district regulations and incorporate a recommended 18' side yard setback to account for the proposed easement on Parcel 3.

The recommended setbacks are as follows:

- Parcel 1:
  - Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
  - Side yard (west and east sides of lot) is 5 feet from property line,

- Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
- Parcel 2:
  - Front yard (north side) of lot is 15 feet for living space and side-loading garages and 22 feet for front-loading garages, measured from the lot line that borders the rear yard of property at 1025 W. Whitendale Avenue,
  - Side yard (west and east sides of lot) is 5 feet from property line,
  - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
- Parcel 3:
  - Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
  - Side yard (west side of lot) is 18 feet from property line,
  - Side yard (east side of lot) is 5 feet from property line,
  - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;

California Water Service Will Serve Letter

California Water Service has provided a will serve letter for the proposed tentative parcel map. The letter is attached as Exhibit "B".

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 Commercial land use. 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 density of development in the Residential land use designation and R-1-5 zone, which specifies a development range of 2 to 10 dwelling units per 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 15315 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.

### Environmental Review

This project, the use permit and tentative map, are considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66).

## **RECOMMENDED FINDINGS**

### Tentative Parcel Map No. 2017-02

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66). 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.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2017-29).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential land use designation and zone, which specifies a development density of 2 to 10 dwelling units per acre.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Single-family Residential Zoning standards since they are part of a planned development established through Conditional Use Permit No. 2017-29.
8. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

**Conditional Use Permit No. 2017-29**

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed 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 findings of Zoning Ordinance Section 17.38.110:
  - The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Single-family Residential Zoning standards based on the creation of a master development plan.
4. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
5. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66).

<b>RECOMMENDED CONDITIONS OF APPROVAL</b>
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**Tentative Parcel Map No. 2017-02**

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-120, incorporated herein by reference.



2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2017-29 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2017-02 shall be null and void unless Conditional Use Permit No. 2017-29 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the recording of the final parcel map.
6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.

#### **Conditional Use Permit No. 2017-29**

1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-120, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan in Exhibit "A".
3. That Tentative Parcel Map No. 2017-02 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2017-29 shall be null and void unless Tentative Parcel Map No. 2017-02 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the recording of the final parcel map.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-29 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following minimum setbacks as measured from property lines:
  - Parcel 1:
    - Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
    - Side yard (west and east sides of lot) is 5 feet from property line,
    - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;

- Parcel 2:
  - Front yard (north side) of lot is 15 feet for living space and side-loading garages and 22 feet for front-loading garages, measured from the lot line that borders the rear yard of property at 1025 W. Whitendale Avenue,
  - Side yard (west and east sides of lot) is 5 feet from property line,
  - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
- Parcel 3:
  - Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
  - Side yard (west side of lot) is 18 feet from property line,
  - Side yard (east side of lot) is 5 feet from property line,
  - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;

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

<b>APPEAL INFORMATION</b>
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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.

<b>Attachments:</b>
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| <ul style="list-style-type: none"> <li>● Related Plans &amp; Policies</li> <li>● Resolution No. 2017-63 (Tentative Parcel Map No. 2017-02)</li> <li>● Resolution No. 2017-62 (Conditional Use Permit No. 2017-29)</li> <li>● Exhibit "A" – Tentative Parcel Map</li> <li>● Exhibit "B" – California Water Service Will Serve Letter</li> <li>● Site Plan Review No. 2017-120 Comments</li> <li>● General Plan Land Use Map</li> <li>● Zoning Map</li> <li>● Aerial Map</li> <li>● Vicinity Map</li> </ul> |
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## **RELATED PLANS AND POLICIES**

### **City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]**

#### **Chapter 16.28: PARCEL MAPS**

##### **16.28.020 Advisory agency.**

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

##### **16.28.060 Hearing and notice.**

- A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

##### **16.28.070 Consideration of tentative parcel maps.**

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

##### **16.28.080 Appeals.**

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

##### **16.28.110 Right-of-way dedications.**

- A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.
- B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

### **City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]**

#### **Chapter 17.26: PLANNED DEVELOPMENT**

##### **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.

**17.26.040 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.

## **Chapter 17.38: CONDITIONAL USE PERMITS**

### **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.

RESOLUTION NO. 2017-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2017-02: A REQUEST BY STEPHEN RICHEY TO SUBDIVIDE A 33,026 SQUARE FOOT PARCEL INTO THREE PARCELS TO FACILITATE FUTURE RESIDENTIAL DEVELOPMENT ON LAND IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FEET MINIMUM LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF WHITENDALE AVENUE 250 FEET WEST OF VINTAGE STREET. (APN: 122-240-087)

**WHEREAS**, Tentative Parcel Map No. 2017-02 is a request by Stephen Richey to subdivide a 33,026 square foot parcel into three parcels to facilitate future residential development on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 11, 2017; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative parcel map in accordance with Section 16.28.070 of the Ordinance 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 project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66).

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66). 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.

4. That the site is physically suitable for the proposed tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2017-29).
5. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential land use designation and zone, which specifies a development density of 2 to 10 dwelling units per acre.
6. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
7. That the proposed parcel sizes resulting from the parcel map are consistent with the Zoning Ordinance's Planned Development and Single-family Residential Zoning standards since they are part of a planned development established through Conditional Use Permit No. 2017-29.
8. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

1. That the tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-120, incorporated herein by reference.
2. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
3. That Conditional Use Permit No. 2017-29 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
4. That Tentative Parcel Map No. 2017-02 shall be null and void unless Conditional Use Permit No. 2017-29 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the recording of the final parcel map.

6. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
7. That all other federal and state laws and city codes and ordinances be complied with.



RESOLUTION NO. 2017-62

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-29: A REQUEST BY STEPHEN RICHEY TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT CONTAINING A LOT WITHOUT PUBLIC STREET FRONTAGE AND A LOT WITH LESS THAN STANDARD STREET FRONTAGE ON LAND IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FEET MINIMUM LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF WHITENDALE AVENUE 250 FEET WEST OF VINTAGE STREET. (APN: 122-240-087)

**WHEREAS**, Conditional Use Permit No. 2017-29 is a request by Stephen Richey to establish a planned residential development containing a lot without public street frontage and a lot with less than standard street frontage on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 11, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-29, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66).

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

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

3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Single-family Residential Zoning standards based on the creation of a master development plan.
4. That there are unique circumstances involved with the project that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
5. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-66).

**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 planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-120, incorporated herein by reference.
2. That the planned development be prepared in substantial compliance with the site plan in Exhibit "A".
3. That Tentative Parcel Map No. 2017-02 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2017-29 shall be null and void unless Tentative Parcel Map No. 2017-02 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the recording of the final parcel map.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-29 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. That the planned development shall be subject to the following minimum setbacks as measured from property lines:
  - Parcel 1:
    - Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
    - Side yard (west and east sides of lot) is 5 feet from property line,
    - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
  - Parcel 2:

- Front yard (north side) of lot is 15 feet for living space and side-loading garages and 22 feet for front-loading garages, measured from the lot line that borders the rear yard of property at 1025 W. Whitendale Avenue,
  - Side yard (west and east sides of lot) is 5 feet from property line,
  - Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
  - Parcel 3:
    - a. Front yard (north side) of lot is 15 feet from property line for living space and side-loading garages and 22 feet for front-loading garages,
    - b. Side yard (west side of lot) is 18 feet from property line,
    - c. Side yard (east side of lot) is 5 feet from property line,
    - d. Rear yard (south side of lot) is 25 feet from property line subject to exceptions for rear yards as prescribed in Zoning Ordinance Chapter 17.12;
8. That all applicable federal, state, regional, and city policies and ordinances be met.

WHITENDALE AVENUE

# TENTATIVE PARCEL MAP

BEING A DIVISION OF THE NORTHERLY PORTION OF THE NORTHERLY QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10N, RANGE 10E, COUNTY OF TULARE, STATE OF CALIFORNIA, IN THE CITY OF VISALIA, COUNTY OF TULARE, CALIFORNIA. APRIL 2007

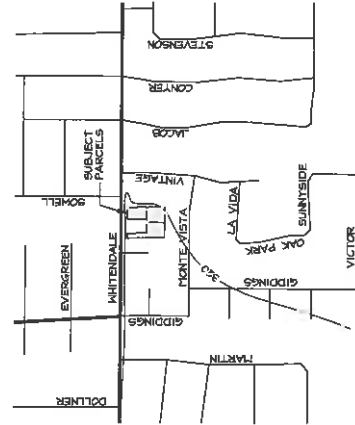
PREPARED BY: NEIL ZERLANG - LAND SURVEYOR  
2000-B WEST MAIN STREET, VISALIA, CA 93291 (559) 739-1616

PREPARED FOR: STEVE RICHEY  
1810 E. PARADISE AVENUE, VISALIA, CA 93292 (559) 300-9855

ASSESSOR'S PARCEL NO.: 123-240-087

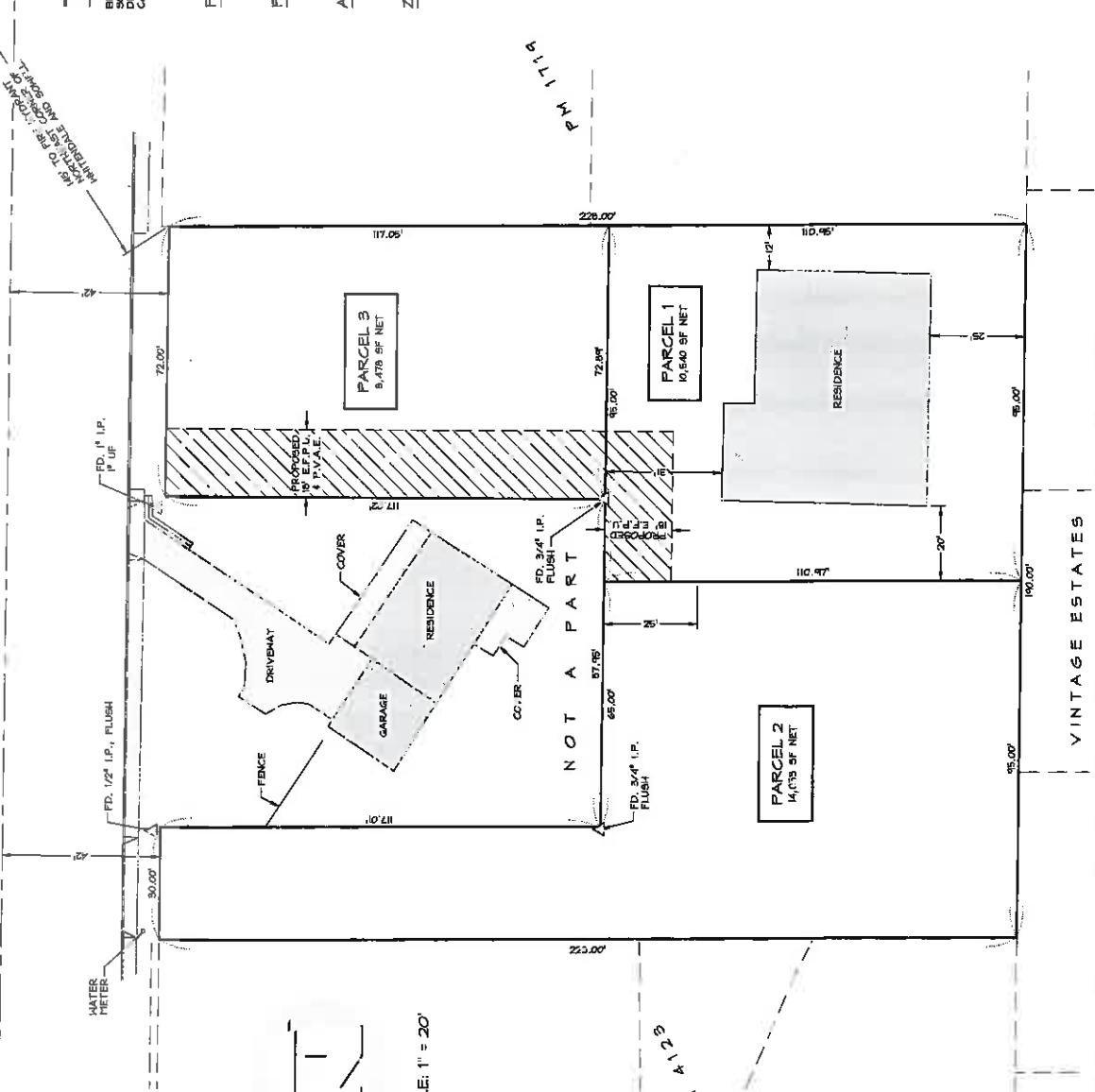
ZONE: R-1-6 FLOOD ZONE: X

PARCEL NO.	PARCEL 1	PARCEL 2
EXISTING USE	RESIDENTIAL	RESIDENTIAL
PROPOSED USE	RESIDENTIAL	RESIDENTIAL
WATER BY	COMMUNITY	COMMUNITY
SEWER BY	COMMUNITY	COMMUNITY



VICINITY MAP NOT TO SCALE

SCALE: 1" = 20'



VINTAGE ESTATES

Exhibit "A"

ONE SHEET ONLY

17-588 SUBJECT



## CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive  
Visalia, CA 93292 Tel: (559) 624-1600

August 10, 2017

City of Visalia  
Planning Division  
315 E Acequia Ave  
Visalia, CA 93291

**Will Serve Letter**  
**Tentative Parcel Map No, 2017-02, APN 122-240-087**  
**Developer: Stephen Richey**

Gentlemen:

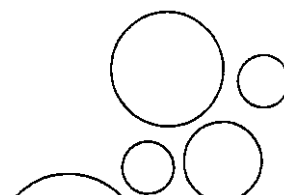
As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

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<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





## CALIFORNIA WATER SERVICE

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

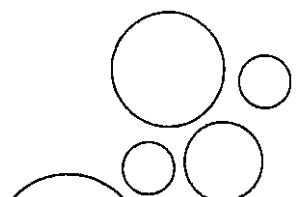
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

A handwritten signature in cursive script that reads "Tamara Kelly".

Tamara Kelly  
District Manager

cc: Ting He – Cal Water Engineering Dept  
File





#2

MEETING DATE: JUNE 28, 2017

SITE PLAN NO. 17-120

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

TPM + CUP

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



RECYCLED PAPER

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

ITEM NO: 2

DATE: June 28, 2017

SITE PLAN NO:

SP 17120

PROJECT TITLE:

DESCRIPTION:

PARCEL MAP 33,000 SF (R-1-5) (X)

APPLICANT:

ZERLANG NEIL

PROP OWNER:

RICHEY STEPHEN M

LOCATION:

1029 W WHITENDALE AVE


APN(S):

122-240-087

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: 6/28/17



SITE PLAN NO: SPR  
 PROJECT TITLE:  
 DESCRIPTION: PARCEL MAP 33,000 SF (R-1-5) (X)  
 APPLICANT: ZERLANG NEIL  
 PRCP OWNER: RICHEY STEPHEN M  
 LOCATION: 1029 W WHITENDALE AVE  
 APN(S): 122-240-087

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

DATE: June 28, 2017

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001  
  
Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_
- Other Concerns:  
\_\_\_\_\_

*B AMO L110*



**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: 2

DATE: June 28, 2017

SITE PLAN NO:

Si . . /120

PROJECT TITLE:

DESCRIPTION:

PARCEL MAP 33,000 SF (R-1-5) (X)

APPLICANT:

ZERLANG NEIL

PROP OWNER:

RICHEY STEPHEN M

LOCATION:

1029 W WHITENDALE AVE

APN(S):

122-240-087

**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*

- 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**

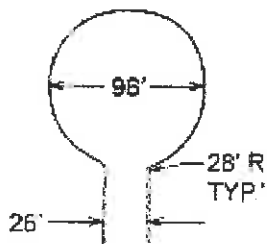
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

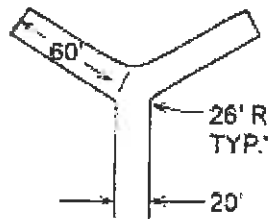
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

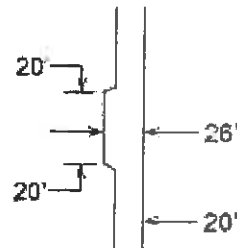
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2016 CFC Table D103.4



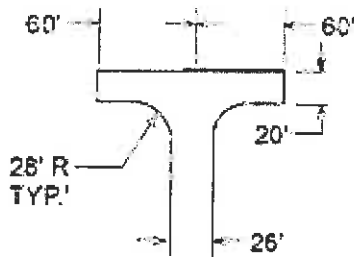
96' DIAMETER  
CUL-DE-SAC



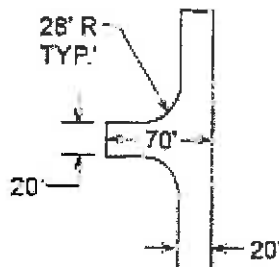
60' "Y"



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:**

  
 Kurtis A. Brown  
 Fire Marshal

QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 2                      DATE: June 28, 2017  
SITE PLAN NO:                      SPR17120  
PROJECT TITLE:  
DESCRIPTION:                      PARCEL MAP 33,000 SF (R-1-5) (X)  
APPLICANT:                      ZERLANG NEIL  
PROP OWNER:                      RICHEY STEPHEN M  
LOCATION:                      1029 W WHITENDALE AVE  
APN(S):                      122-240-087

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

6-26-17

\_\_\_\_\_  
DATE

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 28, 2017

ITEM NO: 2  
SITE PLAN NO: SFR17120  
PROJECT TITLE:  
DESCRIPTION: PARCEL MAP 35,000 SF (R-1-5) (X)  
APPLICANT: ZERLANG NEIL  
PROP. OWNER: RICHEY STEPHEN M  
APN: 100 240 087  
LOCATION: 1029 W WHITENDALE AVE VISA

**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

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: JUNE 28, 2017

SITE PLAN NO.: 17-120  
PROJECT TITLE: PARCEL MAP WHITENDALE AVE  
DESCRIPTION: PARCEL MAP 33,000 SF (R-1-5) (X)  
APPLICANT: ZERLANG NEIL  
PROP OWNER: RICHEY STEPHEN M  
LOCATION: 1029 W WHITENDALE AVE VISALIA CA  
APN: 122-240-087

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **WHITENDALE**
- Drive approach size: **18"MIN**  Use radius return;
- Sidewalk: **5'** width;  parkway width at **FOLLOW ADA ACCESS REQUIREMENTS**
- 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 THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit.  
Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .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 residential improvements will need to include public improvements along Whitendale Ave, sidewalk walk and driveway construction will need to comply with ADA requirements.***
- 2. New Driveway will need to be 4ft from the property line per city standard.***
- 3. Comply with all requirements per Building and Fire Department.***
- 4. Refer to further conditions required by the Planning Department.***
- 5. Per city standards all parcels need to be serviced by existing sewer system, residential improvements shall include the installation of a sewer lateral.***
- 6. A driveway easement will need to be provided for the existing resident if the dirt driveway will continue to be used by the existing resident.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-120

Date: 06/28/2017

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

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

(Fee Schedule Date:10/1/2016)

(Project type for fee rates:RESIDENTIAL)

Existing uses may qualify for credits on Development Impact Fees. RESIDENTIAL

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,226/ACRE X 0.82 = \$1,005
<input checked="" type="checkbox"/> Transportation Impact Fee	\$5,600/D.U.
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$751/UNIT
	<b>TREATMENT PLANT FEE:</b>
	\$745/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41/FT X
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$3,316/ACRE - \$1,544/ACRE X 0.82 = \$1,453
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,435/ACRE - \$1,132 x 0.82 = \$1,068
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,646/ACRE - \$259/ACRE X 0.82 = \$1,137
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,799/ACRE X 0.82 = \$1,475
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$542/D.U.
<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.

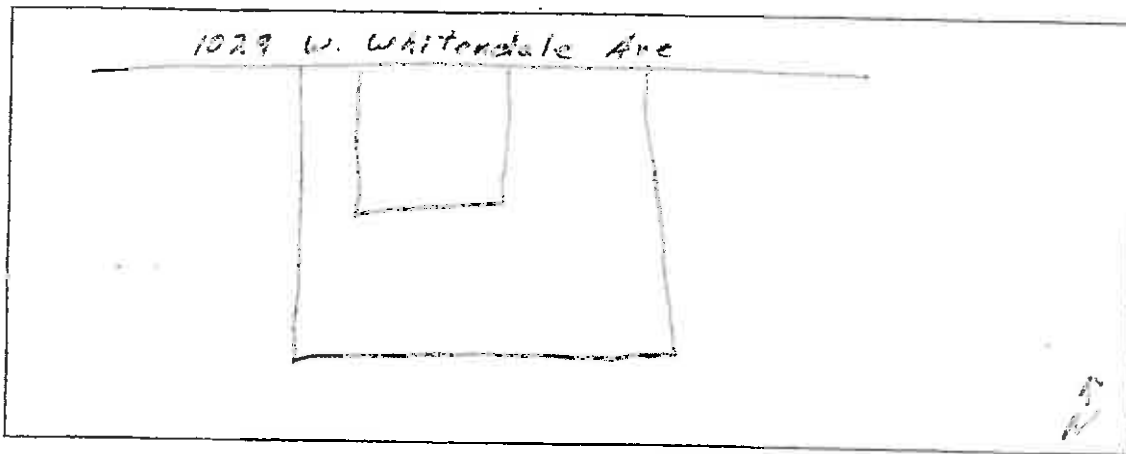
  
\_\_\_\_\_  
Adrian Rubalcaba

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

Date: 7-12-17

Site Plan Review # 1712.0

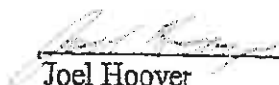
SITE PLAN REVIEW COMMENTS



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)

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: June 28, 2017

SITE PLAN NO: 2017-120  
PROJECT TITLE: THREE LOT PARCEL MAP  
DESCRIPTION: PARCEL MAP 33,000 SF (R-1-5) (X)  
APPLICANT: ZERLAND NEIL  
PROP. OWNER: RICHEY STEPHEN M  
LOCATION TITLE: 1029 W WHITENDALE AVE  
APN TITLE: 122-240-084  
GENERAL PLAN: Low Density Residential  
ZONING: R-1-5 – Single-Family Residential 5,000 sq. ft. min. lot area

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 06/28/2017**

1. A Parcel Map is required for the project.
2. A Conditional Use Permit for a Planned Residential Development is required due to a proposed parcel that is "land-locked" and does not adjoin a public right-of-way.
3. The map exhibit should provide the building lot area for Parcel 3. All structures shall be prohibited from extending into the shared access and utility easement.
4. An agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services will be included as a condition of the parcel map for Parcels 1 and 3. The agreement shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to the issuance of any building permits on the master planned site.
5. Comply with all other comments issued for this site plan review item.

## CITY GENERAL PLAN CONSISTENCY

- 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-1-5 Single Family Residential Zone [17.12]**

### Maximum Building Height: 35 Feet

#### Minimum Setbacks:

	<b>Building</b>	<b>Landscaping</b>
A. Front	15 Feet	15 Feet
B. Front Garage (garage w/door to street)	22 Feet	22 Feet

C. Side	5 Feet	5 Feet
D. Street side on corner lot	10 Feet	10 Feet
E. Rear	25 Feet*	25 Feet

**Minimum Site Area:** 5,000 square feet

**Accessory Structures:**

Maximum Height: 12 feet (as measured from average grade next to the structure)  
 Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)  
 Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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**Parking:**

1. Provide two covered parking spaces.

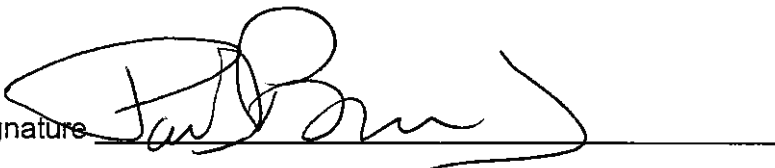
**Fencing and Screening:**

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

**Landscaping:**

1. 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 

## Susan Currier

---

**From:** Deel, David@DOT <david.deel@dot.ca.gov>  
**Sent:** Monday, July 10, 2017 3:36 PM  
**To:** Susan Currier; 'siteplan@lists.ci.visalia.ca.us'  
**Cc:** Jason Huckleberry; Navarro, Michael@DOT; Paul Bernal  
**Subject:** RE: Site Plan Review Agenda for June 28, 2017

All –  
Caltrans will ROUTE for comments:  
SPR 17121 River Ranch 240 Lot Subd  
SPR 17122 Lowery West 265 unit Subd

Caltrans has "NO COMMENT" on:  
SPR 17119 – Taco Truck  
SPR 17120 – 3 lot parcel map  
SPR 17123 – TI

Thanks,

**DAVID DEEL | 559.488.7396 | CALTRANS D6**

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**From:** Susan Currier [mailto:[Susan.Currier@visalia.city](mailto:Susan.Currier@visalia.city)]  
**Sent:** Friday, June 23, 2017 2:13 PM  
**To:** 'siteplan@lists.ci.visalia.ca.us' <[siteplan@lists.ci.visalia.ca.us](mailto:siteplan@lists.ci.visalia.ca.us)>  
**Subject:** Site Plan Review Agenda for June 28, 2017

*Please find the attached SPR Agenda for June 28, 2017.*

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

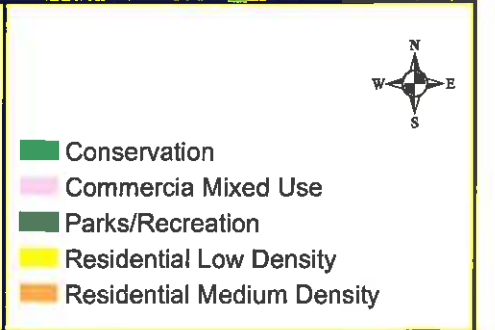
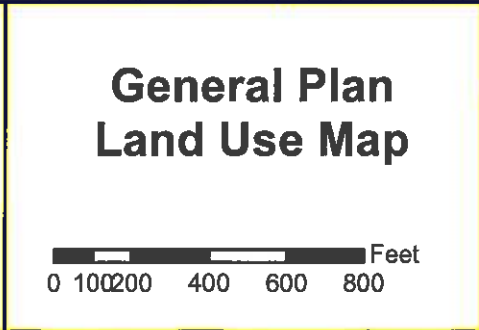
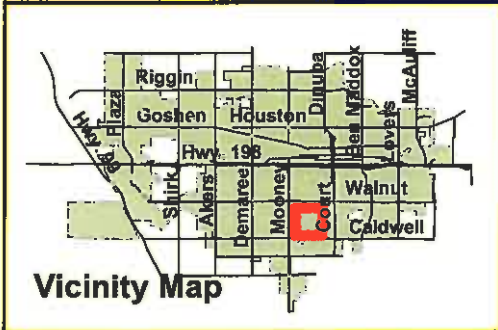
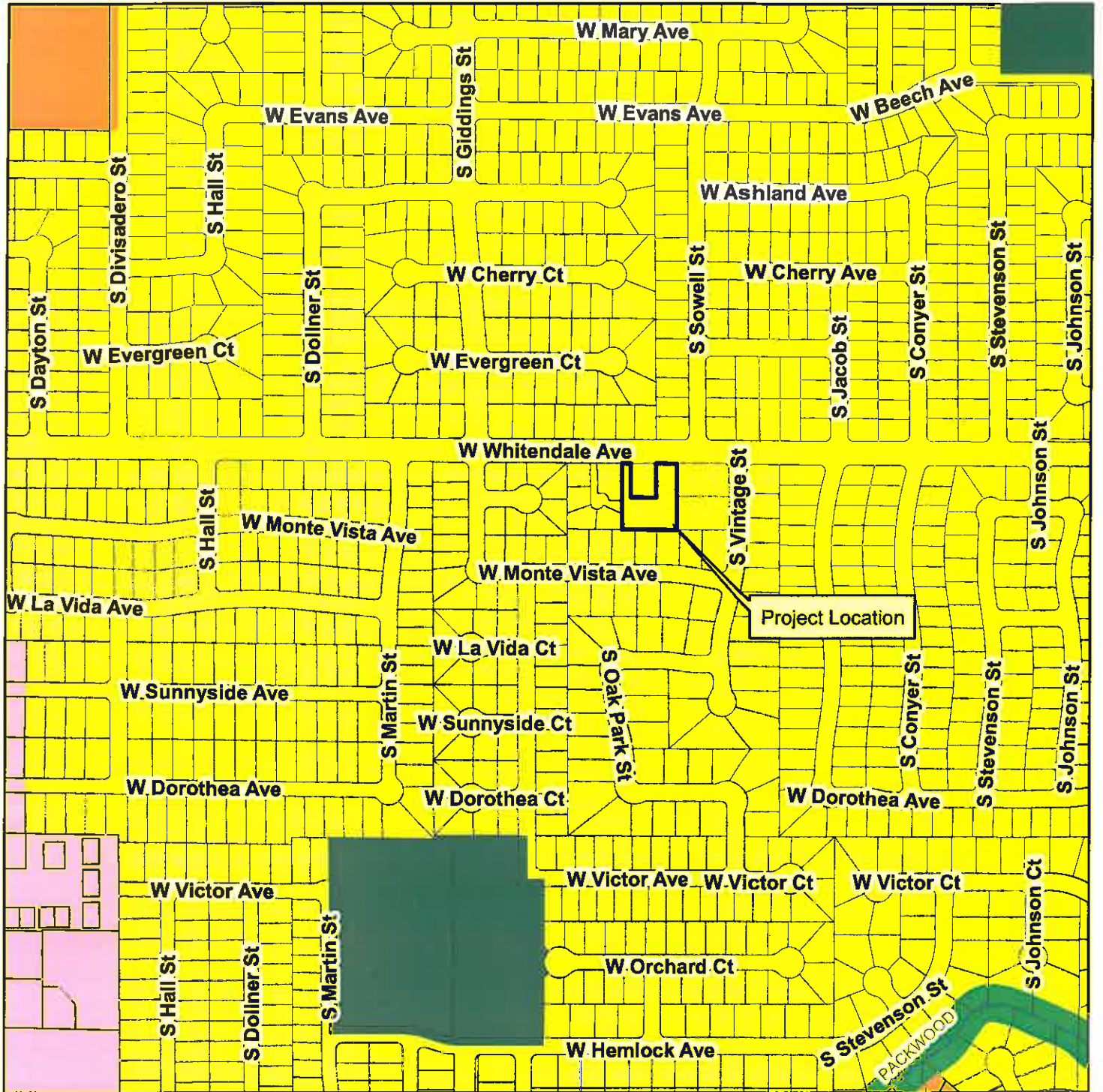
The Site Plan Review Agenda is sent out weekly.

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please send a blank email to the following address to unsubscribe:

[siteplan-unsubscribe@lists.ci.visalia.ca.us](mailto:siteplan-unsubscribe@lists.ci.visalia.ca.us)

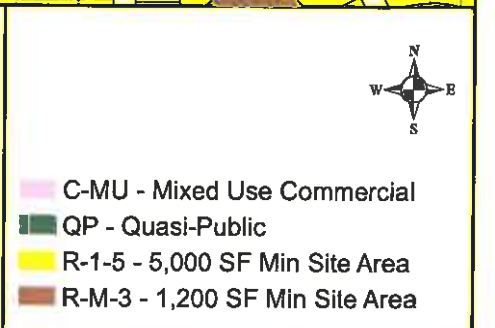
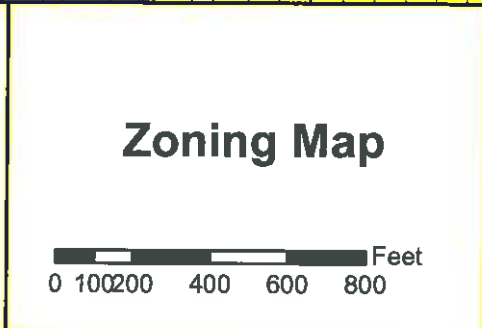
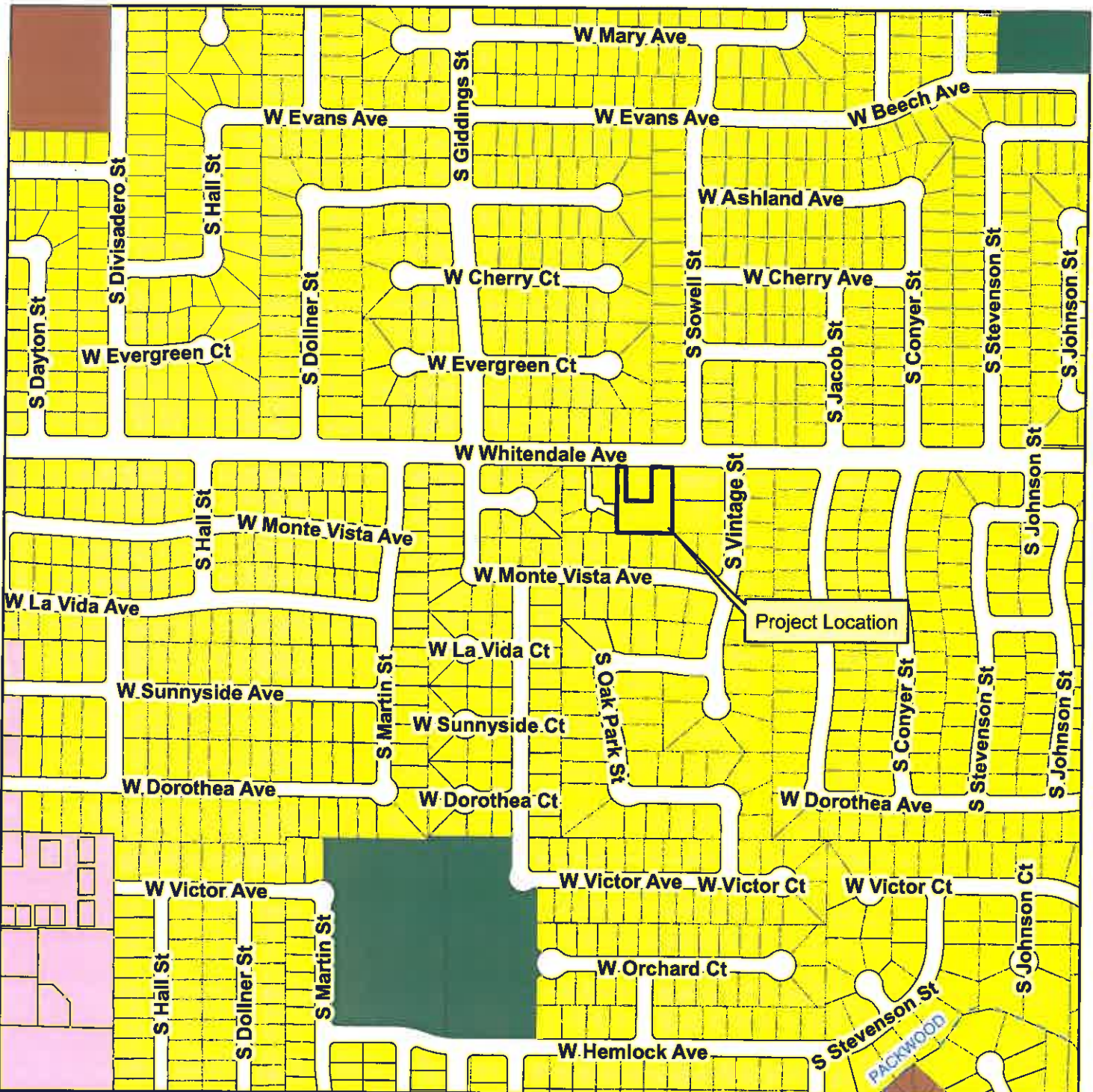
# Tentative Parcel Map No. 2017-02 & Conditional Use Permit No. 2017-29

The project site is located at south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)



# Tentative Parcel Map No. 2017-02 & Conditional Use Permit No. 2017-29

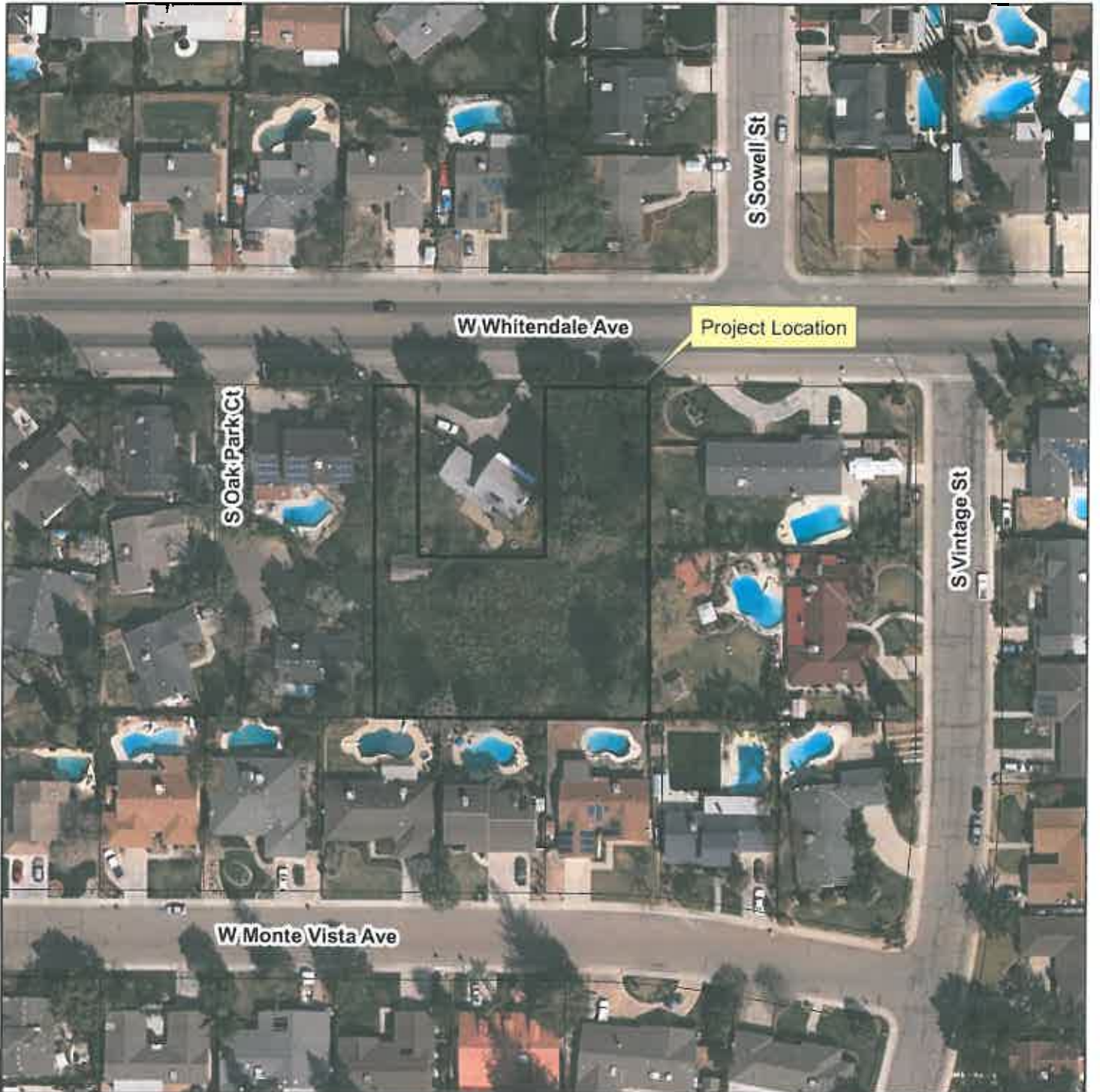
The project site is located at south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)





# Tentative Parcel Map No. 2017-02 & Conditional Use Permit No. 2017-29

The project site is located at south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)



# Tentative Parcel Map No. 2017-02 & Conditional Use Permit No. 2017-29

The project site is located at south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087)

