

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 25, 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.
 - Finding of Consistency No. 2017-004 a request by Visalia Adventure Park to construct solar carport shade structures in the west parking lot south of the batting cages. The site is located at 5600 West Cypress Avenue (APN: 08-450-019). The Visalia Adventure Park Conditional Use Permit No. 2003-39 for the family entertainment park was approved by the Planning Commission on January 26, 2004.
5. PUBLIC HEARING – Andy Chamberlain - *Continued from the 09/11/2017 Public Hearing*
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).
6. PUBLIC HEARING – Brandon Smith
 - a. Houdini Acres Tentative Subdivision Map #5563: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010,011,013). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-67.
 - b. Conditional Use Permit No. 2017-31: A request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013). The project is Categorically Exempt from the

California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-67.

7. PUBLIC HEARING – Andy Chamberlain

Variance No. 2017-21: A request by Walmart to allow 736 sq. ft. of building signage, and 108 sq. ft. of monument sign area in the Commercial Mixed Use (CMU) Zone. The site is located at 1819 E. Noble Avenue. (APN: 100-050-001, 007, 100-040-043) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-69.

8. PUBLIC HEARING –Paul Scheibel

- a. General Plan Amendment GPA No. 2017-01: A request by the City of Visalia to amend General Plan Land Use Element Policy LU-P- 45 and LU-P-46 (Visalia's Infill Incentive Program), and General Plan Land Use Policy LU-P-20 pertaining to annexation of Disadvantaged Unincorporated Communities (DUC), to be consistent with the 2016 General Plan Housing Element, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.
- b. Zoning Text Amendment ZTA No. 2017-02: Zoning Text Amendment ZTA 2017-02, a request by the City of Visalia to amend the Visalia Municipal Code, Title 17 (Zoning) to implement the 2016 General Plan Housing Element, and to correct minor errors noted from the 2017 Zoning Ordinance Update, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

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

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

APPEAL PROCEDURE

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

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 9, 2017

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: September 25, 2017

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

SUBJECT: Houdini Acres Tentative Subdivision Map #5563: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013).

Conditional Use Permit No. 2017-31: A request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013).

STAFF RECOMMENDATION

Houdini Acres Tentative Subdivision Map No. 5563

Staff recommends approval of Houdini Acres Tentative Subdivision Map No. 5563, as conditioned, based on the findings and conditions in Resolution No. 2017-66. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia 2014 General Plan and the 2017 Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2017-31

Staff recommends approval of Conditional Use Permit No. 2017-31, as conditioned, based on the findings and conditions in Resolution No. 2017-65. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia 2014 General Plan and 2017 Zoning Ordinance.

RECOMMENDED MOTION

I move to adopt Resolution No. 2017-66, approving Houdini Acres Tentative Subdivision Map No. 5563.

I move to adopt Resolution No. 2017-65, approving Conditional Use Permit No. 2017-31.

PROJECT DESCRIPTION

Houdini Acres Tentative Subdivision Map No. 5563 is a request by Larry Rambaud to subdivide 2.15 acres into a ten lot residential subdivision (see Exhibit "A"). The subject site is one of the few remaining properties in the vicinity that has not been subdivided further into residential tract lots, and as a result the property retains a rural character and lacks curbs, gutters, and sidewalks. The subdivision map's proposed lot pattern – 58' wide interior lots and 80' wide corner lots fronting onto existing streets running east/west– is a continuation of the existing lot pattern surrounding the site on the north, south, and west. The site had been sparsely developed with two rural residences fronting onto Iris Avenue, however the houses

were removed earlier this year and the site is clear of all improvements except for curbs along Iris Avenue.

The proposed lots meet development standards for the R-1-5 zone including minimum lot frontage and site area. The interior lot sizes are 8,360 square feet and the corner lot sizes are 9,845 square feet after right-of-way dedication. The subdivision will be completed in one phase shown in Exhibit "A".

The subdivision includes installation of full street improvements, including the installation of a new transit turnout along Demaree Street. There are several existing valley oak trees onsite. Oak trees located on Lots 1 and 4 will be protected during construction activities and preserved/incorporated into the overall design of the subdivision. Several oak trees along the Demaree Street frontage, some of which are dead, must be removed in order to make street improvements.



Conditional Use Permit No. 2017-31 is a request to develop Lots 5 and 6 of the proposed Houdini Acres Tentative Subdivision Map with duplex structures – two dwelling units on each lot. Duplexes on corner lots are a conditionally-allowed use in the R-1-5 zone. The dwelling units and attached garages are plotted on the site plan shown in Exhibit "B", wherein the units are facing toward the adjacent single-family residential lots and accessed by driveways located on the west sides of the lots. The lot configuration shows the units developed with below the minimum 25-foot rear yard setback requirement for the R-1-5 zone, however this area is compensated by open yard space (up to 14 feet in depth) located behind the duplex units. A seven-foot tall concrete masonry unit wall will be installed along the exterior perimeter of these lots and will assist in reducing noise impacts from traffic and the transit stop.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
City Zoning:	R-1-5 – (Single-family Residential, 5,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-1-5 / Single-family tract subdivision South: R-1-5 / Single-family tract subdivision East: R-1-5 / Single-family tract subdivision West: R-1-5 / Single-family tract subdivision
Environmental Review:	Categorical Exemption No. 2017-67
Special Districts:	None
Site Plan Review:	No. 2017-085

RELATED PLANS & POLICIES

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

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff recommends approval of the Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31 based on the project's consistency with the Land Use Element of the 2014 General Plan and 2017 Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map and conditional use permit. The following potential issue areas have been identified for the proposed project.

General Plan and Zoning/Subdivision Ordinance Consistency

The proposed ten lot single-family residential subdivision on 2.15-acres is compatible with the surrounding development. The proposed tentative subdivision map constitutes an infill project surrounded by R-1-5 development to the north, south, and west. The project is consistent with Land Use Policy LU-P-19 of the 2014 General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The subdivision site is bounded by existing residential development on all sides and an arterial roadway (i.e., Demaree Street) to the east, and will utilize existing local streets for access to the lots. Staff finds the proposed tentative subdivision map compatible with the surrounding area and the Low Density Residential land use designation.

Subdivision Map Act Findings

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

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

<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 Subdivision Map. There are no specific plans applicable to the proposed map.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

Land Use Compatibility

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

The proposed project will result in the creation of single-family residences with the exception of multi-family residences (duplexes) on corner lots adjacent to an arterial street. The surrounding vicinity of the project site is zoned R-1-5 for single-family residential development and has been developed for several decades.

The proposed project will assimilate characteristics of the surrounding single-family residential development. Specifically, the lots will maintain the same lot frontage and pattern as surrounding lots to the north, west, and south.

Duplexes will be developed on the lots closest to Demaree Street, but the outward appearance will be minimized since a typical subdivision block wall is proposed along the street frontages.

A standard wood fence will separate the lots utilized for single-family and multi-family use. The Zoning Ordinance requires a six-foot tall screening wall between single-family and multi-family uses and allows for the material to be wood or concrete block. In addition, the duplexes will be separated from single-family residential lots to the west by an 18-foot drive aisle and the living space will be set back approximately 25 feet from property line.

The duplexes are allowed as a conditional use in the R-1 zone. The configuration of the subdivision map is such that the lots shown with duplexes could alternately be developed for single-family residential use. As such, the applicant / builder may choose to act upon the Conditional Use Permit, if approved, for the development of duplexes or may develop the properties for single-family residential use.

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

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

Street Improvements

The Houdini Acres Tentative Subdivision map abuts an arterial street (Demaree Street) and two existing local streets (Iris Avenue and Howard Avenue). All proposed lots within the subdivision will take access from either Iris Avenue or Howard Avenue, and no access will be permitted directly onto Demaree Street.

Construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop (shown facing Demaree Street in Exhibit "A"), is required along and shall be constructed along the entire Demaree Street and Howard Avenue frontage with the initial phase of development of the subdivision. Curb, gutter, and drive approaches currently exist along Iris Avenue. Although there are existing drive cuts or approaches on Lots 2 and 4, these will need to be removed and replaced when the lots are developed to comply with the City standards for ADA accessibility on City sidewalks.

Staff has included Map Condition of Approval No. 6 requiring the completion of improvements with the initial phase of residential development.

Setbacks

The proposed subdivision will consist of ten residential lots. Lots 1 through 4 and 7 through 10, planned for single-family residential use, will conform to standard single-family residential standards for lot size and setbacks. The lots shall meet R-1-5 zone setback standards including a 15-foot front yard to habitable space, 22-foot front yard to the face of the garage, 5-foot interior side yard, and a 25-foot rear yard. Lots 5 and 6 would also conform to these standards if ultimately developed for single-family residential use.

The setbacks for the duplexes on Lots 5 and 6 will utilize setbacks that deviate from the R-1-5 zone standard regulations, based on the orientation of the duplex structures towards the access drive along the interior side yard of the property. Such deviation is allowed through the Conditional Use Permit process.

The following standards to be used for the duplexes are primarily based on the development plan submitted by the applicant. The primary difference from the typical R-1-5 regulations is the reduction of the rear yard setback, which is supported through the additional open space behind the duplexes and the increased building setback from Lots 4 and 7 that will be developed for single-family residences.

Staff has included CUP Condition of Approval No. 2, requiring that the site be developed consistent with the site plan shown in Exhibit "A". Additionally, staff recommends the following development standards as CUP Condition of Approval No. 8:

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

Minimum Setbacks:

- Building setback to front property line (Iris & Howard) 15 Feet
- Units' Living Space Setback to drive aisle 5 Feet
- Units' Garage Door Setback to drive aisle 15 Feet
- Building setback to street side property line (Demaree) 15 Feet;
10 Feet Average to wall
- Building setback to rear property line 5 Feet

Good Neighbor Policies and Management and Maintenance Standards

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

To ensure that these requirements are addressed and are consistent with the conditions placed on the conditional use permit; staff recommends that management and maintenance conditions be included as recommended CUP Condition of Approval No. 11. Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center and kept.

Block Wall and Landscape and Lighting Assessment District

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the block wall located adjacent to the Demaree Street frontage. The block wall as shown appears to meet the Engineering Division's City sight distance requirements upon review at Site Plan Review and will be further reviewed for meeting City standards at time of plan submittal. The LLD will also include the meters and service pedestals associated with street lighting.

Valley Oak Trees

The City has a municipal ordinance in place to protect valley oak trees. The existing valley oak tree on the project site will be under the jurisdiction of this ordinance. Per Section 12.24.035 of the Visalia Oak Tree ordinance, trees may be removed if the general health warrants removal or in order to allow construction of new improvements that are interfered with by the oak tree.

An oak tree removal permit has been submitted to the Parks and Urban Forestry Department for six dead trees and five healthy trees (Permit 17-119, June 20, 2017) located near Demaree Street and Iris Avenue. Removal of the healthy trees will be approved only when subsequent entitlements are secured for building permits or for Demaree Street improvements. Three healthy valley oak trees, located on Lots 1 and 4, will be protected during construction and will be required to be monitored, trimmed, and irrigated.

Parking

The multi-family residences shown in the development plan (Exhibit "B") exceed the parking requirement of 1.5 parking stalls per unit. Each unit has four parking stalls consisting of a two-car garage and a 16-foot deep space in front in the garage for tandem parking. Two additional parking stalls are located at the end of the driveway.

California Water Service Letter

California Water Service has provided a will serve letter for the proposed tentative parcel map, attached as Exhibit "D". The letter indicates that it will remain valid for a period of two years from the date of the letter.

Staff has included Map Condition of Approval No. 4 requiring the applicant to provide a valid will serve letter prior to the issuance of a building permit. Notwithstanding that Cal Water has provided the letter attached as Exhibit "D", if a period of two years pass before a building permit is issued then the attached letter becomes invalid and the applicant/ builder will need to obtain a new letter.

Timing of Actions

Tentative Subdivision Map – The initial two year timeline for the tentative subdivision map begins when the map is approved by the Planning Commission or, if appealed, City Council.

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

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-67).

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

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

RECOMMENDED FINDINGS

Houdini Acres Tentative Subdivision Map No. 5563

1. That the proposed location and layout of the Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the

proposed ten lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development and an arterial street.
3. That the site is physically suitable for the proposed tentative subdivision map. The Houdini Acres Tentative Subdivision Map No. 5563 is consistent with the intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the subdivision is a continuation of the pattern and configuration of residential lots surrounding the development. Proposed lot sizes and dimensions are also consistent with those of residential lots surrounding the development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the proposed ten lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Houdini Acres Tentative Subdivision Map No. 5563, 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. Areas of dedication will be obtained as part of the tentative map recording for the completion of street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, along the Demaree Street and Howard Avenue frontages.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

Conditional Use Permit No. 2017-31

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

RECOMMENDED CONDITIONS

Houdini Acres Tentative Subdivision Map No. 5563

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-085, incorporated herein by reference.
2. That the Houdini Acres Tentative Subdivision Map No. 5563 be prepared in substantial compliance with Exhibit "A".
3. That setbacks for the lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side and rear yard setbacks, except as provided in Conditional Use Permit No. 2017-31 for the development of duplexes on corner lots if applicable.
4. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
5. That the valley oak trees identified in the subdivision map, Exhibit "A", shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. The remaining valley oak trees identified in the map shall be properly maintained, trimmed and watered as stated in the evaluation. Development around the valley oak trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any valley oak tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
6. That the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, is required along and shall be constructed along the entire Demaree Street and Howard Avenue frontage with the initial phase of development of the subdivision.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

Conditional Use Permit No. 2017-31

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-085, incorporated herein by reference.
2. That the corner lots being developed with duplexes be prepared in substantial compliance with the site plan and floor plans attached as Exhibit "B".
3. That the building elevations for the dwelling units be prepared in substantial compliance with the elevations attached as Exhibit "C".
4. That Houdini Acres Tentative Subdivision Map No. 5563 shall also be approved, and that requirements of the tentative map which relate to this conditional use permit shall be fulfilled.
5. That Conditional Use Permit No. 2017-31 shall be null and void unless Houdini Acres Tentative Subdivision Map No. 5563 is approved.
6. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-31 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That the corner lots shall be subject to the following building height and minimum setbacks as measured from property lines or right-of-way as specified:
 - Maximum Building Height: 35 Feet, limited to single-story construction per development plan
 - Minimum Setbacks:
 - Building setback to front property line (Iris & Howard) 15 Feet
 - Units' Living Space Setback to drive aisle 5 Feet
 - Units' Garage Door Setback to drive aisle 15 Feet
 - Building setback to street side property line (Demaree) 15 Feet; 10 Feet Avg. to wall
 - Building setback to rear property line 5 Feet
9. That a block wall with height between six and seven feet tall be allowed along the Demaree Street frontage and the fronts of Lots 5 and 6 for the purpose of noise mitigation and screening. The wall may be located within the front and street side yard setback areas.
10. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map.
11. That the owner/operator(s) of all dwelling units shall be subject to the following conditions:
 - A. Maintenance and Operations**
 - a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.

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

B. Landscape Care and Maintenance

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

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

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

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).

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

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

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2017-66 – Houdini Acres Tentative Subdivision Map No. 5563
- Resolution No. 2017-65 – Conditional Use Permit No. 2017-31
- Exhibit "A" – Houdini Acres Tentative Subdivision Map No. 5563
- Exhibit "B" – Site plan / floor plan for duplexes
- Exhibit "C" – Elevations for duplexes
- Exhibit "D" – Will-Serve Letter from California Water Service Company
- Site Plan Review Item No. 2017-085 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

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

General Plan Land Use Policies:

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

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

Municipal Code:

Chapter 12.24

OAK TREE PRESERVATION

12.24.035 Removal standards.

No removal permit shall be granted pursuant to section [12.24.030](#) of this Chapter unless the city manager determines that substantial evidence supports one of the following three findings:

A. The general health of the oak tree warrants removal. A removal permit may be granted based on the health of the tree only if one of the following tests can be satisfied:

1. The oak tree is in danger of falling or is deemed to be structurally unsound, according to generally accepted arboricultural standards, and is in proximity to existing or proposed structures; or
2. The oak tree is a host for plant, pest, or disease endangering other species of trees or plants with infection or infestations.

B. Removal of the oak tree is necessary to allow construction of new improvements or the repair or protection of pre-existing improvements that have been interfered with by the oak tree, or otherwise allow the reasonable enjoyment of private property. The city manager shall apply the following factors in determining the necessity of removal of an oak tree for purposes of this subsection:

1. The size and age of the oak tree to be removed, and its historic, aesthetic or cultural value; a larger, older and more historically, aesthetically, or culturally valuable tree may be removed only if each of the other factors weigh heavily in favor of removal.

2. The necessity of the removal of the oak to the enjoyment of the property by the property owner or protection of preexisting improvements.

3. The lack of any reasonable alternative to the proposed improvement that does not require removal of the oak tree. The availability of funds from the Oak Tree Maintenance Fund to assist the property owner in repairing or reconfiguring improvements in a manner to save an oak tree should be taken into account in determining whether reasonable alternatives to removal exist such that a permit on this grounds should not be granted.

C. Urban forestry or land management practices warrant removal of the oak tree. An oak tree may be removed based on urban forestry or land management practices if one of the following conditions exist:

1. Removal of the oak tree will substantially benefit the topography of the land and the soil retention, water retention, and diversion or increased flow of surface waters.

2. Removal of the oak tree will not be detrimental to the general public because the number, species, size, and location of existing trees in the area offset the removal of the oak tree, and the removal will not have an adverse effect on shade areas, air pollution, historic values, scenic beauty, and the general welfare of the city as a whole.

3. Removal of the oak tree is consistent with good urban forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.

4. The property owner proposing to remove the tree can establish by adequate proof that the subject tree did not exist prior to the current owner's purchase of the property; this provision shall only apply to trees with a DBH of six (6) inches or less. (Ord. 2007-02 § 2 (part), 2007)

Zoning Ordinance:

Chapter 17.12

R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment

urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

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

17.12.020 Permitted uses.

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

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;
- P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

17.12.030 Accessory uses.

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

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).

C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

17.12.040 Conditional uses.

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

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;
- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

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

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

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

17.12.060 One dwelling unit per site.

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

17.12.070 Replacement and expansion of legally existing multiple family units.

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

- A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.
- B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Chapter 17.28.050.
- C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.
- D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.
- E. The number of multiple family units on the site shall not be increased.
- F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

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

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

17.12.090 Side yards.

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

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

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

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

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

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

17.12.100 Rear yard.

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

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

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

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

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. (Prior code § 7536)

RESOLUTION NO 2017-66

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HOUDINI ACRES TENTATIVE SUBDIVISION MAP #5563: A REQUEST BY LARRY RAMBAUD TO SUBDIVIDE THREE LOTS CONSISTING OF 2.15 GROSS ACRES INTO 10 LOTS FOR RESIDENTIAL USE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF DEMAREE STREET BETWEEN IRIS AND HOWARD AVENUES (APN: 087-122-010, 011, 013)

WHEREAS, Houdini Acres Tentative Subdivision Map #5563 is a request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 25, 2017; and

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

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

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

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

1. That the proposed location and layout of the Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the proposed ten lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development and an arterial street.
3. That the site is physically suitable for the proposed tentative subdivision map. The Houdini Acres Tentative Subdivision Map No. 5563 is consistent with the intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is bordered by existing residential development, and the subdivision is a continuation of the pattern and configuration of residential lots surrounding the development. Proposed lot sizes and dimensions are also consistent with those of residential lots surrounding the development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the proposed ten lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Houdini Acres Tentative Subdivision Map No. 5563, 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. Areas of dedication will be obtained as part of the tentative map recording for the completion of street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, along the Demaree Street and Howard Avenue frontages.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all

required utilities and public services.

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

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-085, incorporated herein by reference.
2. That the Houdini Acres Tentative Subdivision Map No. 5563 be prepared in substantial compliance with Exhibit "A".
3. That setbacks for the lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side and rear yard setbacks, except as provided in Conditional Use Permit No. 2017-31 for the development of duplexes on corner lots if applicable.
4. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
5. That the valley oak trees identified in the subdivision map, Exhibit "A", shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. The remaining valley oak trees identified in the map shall be properly maintained, trimmed and watered as stated in the evaluation. Development around the valley oak trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any valley oak tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
6. That the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, is required along and shall be constructed along the entire Demaree Street and Howard Avenue frontage with the initial phase of development of the subdivision.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

RESOLUTION NO. 2017-65

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-31: A REQUEST BY LARRY RAMBAUD TO ALLOW TWO DUPLEX STRUCTURES (FOUR DWELLING UNITS TOTAL) ON TWO CORNER LOTS WITHIN PROPOSED TENTATIVE SUBDIVISION MAP #5563 IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF DEMAREE STREET BETWEEN IRIS AND HOWARD AVENUES (APN: 087-122-013)

WHEREAS, Conditional Use Permit No. 2017-31 is a request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 25, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-31, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

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

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-085, incorporated herein by reference.
2. That the corner lots being developed with duplexes be prepared in substantial compliance with the site plan and floor plans attached as Exhibit "B".
3. That the building elevations for the dwelling units be prepared in substantial compliance with the elevations attached as Exhibit "C".
4. That Houdini Acres Tentative Subdivision Map No. 5563 shall also be approved, and that requirements of the tentative map which relate to this conditional use permit shall be fulfilled.
5. That Conditional Use Permit No. 2017-31 shall be null and void unless Houdini Acres Tentative Subdivision Map No. 5563 is approved.
6. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-31 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That the corner lots shall be subject to the following building height and minimum setbacks as measured from property lines or right-of-way as specified:

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

Minimum Setbacks:

- | | |
|---|---------|
| ➤ Building setback to front property line (Iris & Howard) | 15 Feet |
| ➤ Units' Living Space Setback to drive aisle | 5 Feet |
| ➤ Units' Garage Door Setback to drive aisle | 15 Feet |

- Building setback to street side property line (Demaree) to wall 15 Feet; 10 Feet Avg.
- Building setback to rear property line 5 Feet

9. That a block wall with height between six and seven feet tall be allowed along the Demaree Street frontage and the fronts of Lots 5 and 6 for the purpose of noise mitigation and screening. The wall may be located within the front and street side yard setback areas.
10. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map.
11. That the owner/operator(s) of all dwelling units shall be subject to the following conditions:

A. Maintenance and Operations

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

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
 - b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
 - c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
 - d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- C. Parking** - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.
- D. Tenant Agreement** - The tenant agreement for the complex must contain the following:
- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
12. That all federal, state, regional, and city codes and ordinances be met.



SCOTT ASSOCIATES
ARCHITECT

1100 North Delaware
Suite 1000
Wilmington, Delaware 19801
Tel: 302-438-8888



RESIDENTIAL
SUBDIVISION &
APARTMENTS

FOR
LARRY RAMBAUD

WEST SIDE OF
DEMARREE
BETWEEN
IRIS & HOWARD

PROJECT No. 1703
DATE 11/20/19

SITE PLAN

SHEET No.

1.1

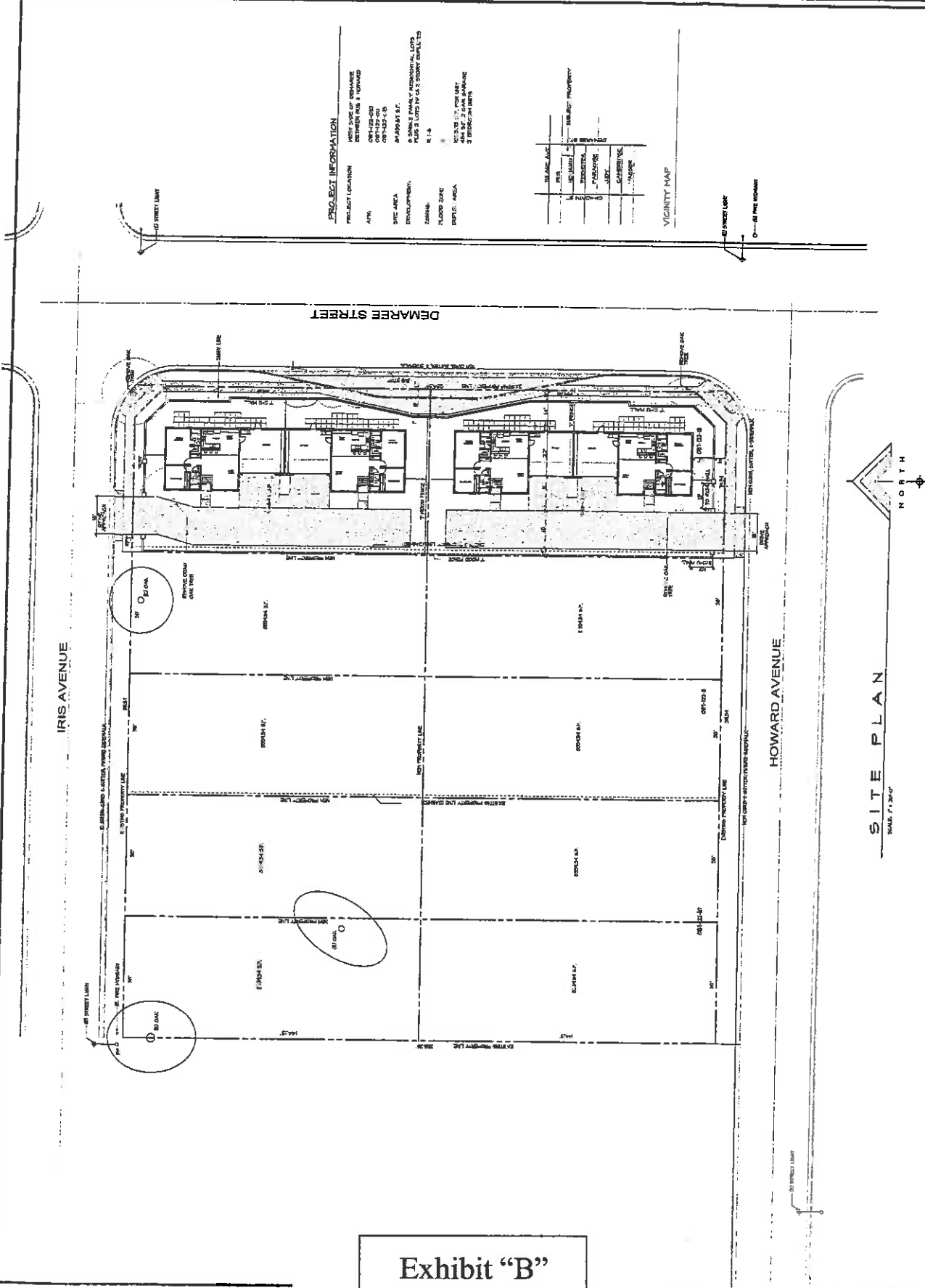
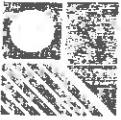


Exhibit "B"



SCOTTI ASSOCIATES
ARCHITECTS

1000 Fifth Avenue
San Francisco, CA 94109
Tel. (415) 774-1100
Fax. (415) 774-1101



RESIDENTIAL
SUBDIVISION &
APARTMENTS

FOR

LARRY
RAMBAUD

WEST SIDE OF
PICKARRE
STREET & CHURCH
RUE & HOWARD

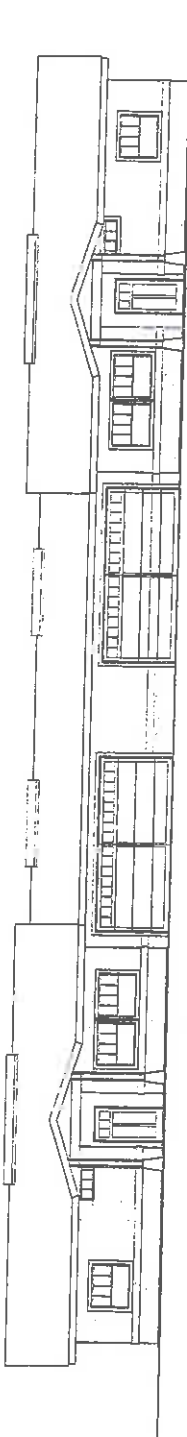
PROJECT NO. 100

DATE 10/19/77

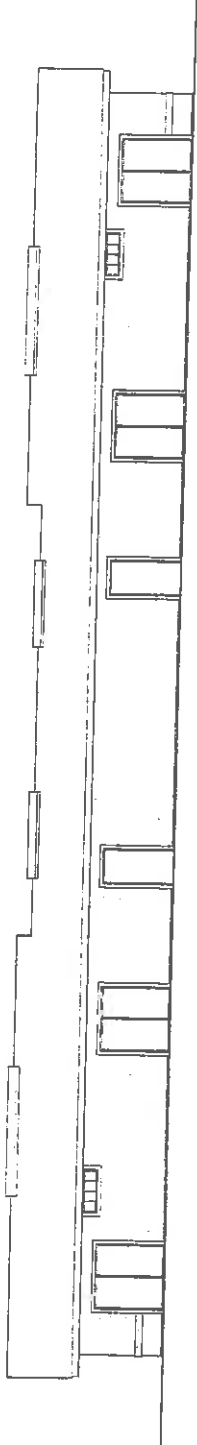
EXTERIOR
ELEVATIONS

SHEET NO.

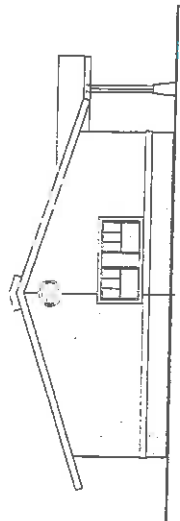
2.1



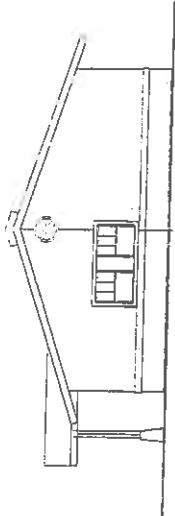
WEST



EAST



NORTH



SOUTH

EXTERIOR ELEVATIONS

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

Exhibit "C"



CALIFORNIA WATER SERVICE

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

August 17, 2017

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

Will Serve Letter
Tentative Subdivision Map No. 5563
For west side of Demaree Street between Iris and Howard Avenues
APNs: 087-122-010, 011, 013
Developer: Larry Rambaud

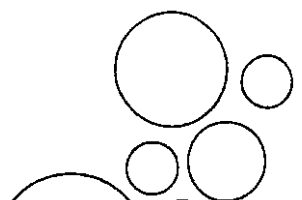
Gentlemen:

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 potable¹ 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,² 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.

¹ 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.

² 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.

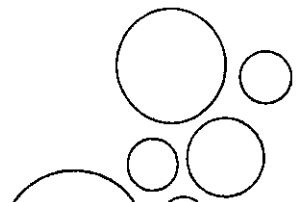
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

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

Tamara Kelly
District Manager

cc: Ting He – Cal Water Engineering Dept.
File





#14

MEETING DATE: MAY 31, 2017

SITE PLAN NO. 17-085

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

SUBD MAP + 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



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: <u>14</u> DATE: <u>MAY 31, 2017</u>	
SITE PLAN NO.:	17-085 RESUBMITTAL
PROJECT TITLE:	RESIDENTIAL SUBDIVISION
DESCRIPTION:	RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY LOTS AND 2 LOTS WITH DUPLEXES ON THEM (R15) (X)
APPLICANT:	SCOTT & ASSOCIATES
PROP. OWNER:	OLIVER CYNTHIA (2 ND SCSR TR) (REV TR)
LOCATION:	3749 W IRIS AVE
APN:	087-122-010, 011, 013

SITE PLAN REVIEW COMMENTS

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

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

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

Additional Comments:

- 1. Proposed subdivision will need to complete public improvements along Demaree and Howard as first phase of development. Existing sidewalk and drive approaches on Iris Ave. will be required to be removed and replaced to meet current City Stds.**
- 2. Required improvements will include, but not limited to, new sidewalk, curb, gutter, curb ramp returns, parkway landscaping, and pavement along Howard & Demaree. As Site Plan indicates, the sidewalk, drive approaches, and parkway landscaping can be deferred until time of development of single family lots only.**
- 3. Pavement on Demaree shall comply with City arterial pavement section standards. Refer to local street standards for Howard Ave. pavement.**
- 4. City records indicates there are existing sewer laterals that may be able serve most of the proposed lot configuration. All parcels shall have separate sewer laterals, new lateral installations will be required as part of subdivision conditions. Refer to City standards.**
- 5. The landscaping and block wall frontage along Demaree will be made part of a Landscape and Lighting District (LLD). The block wall, as shown, appears to meet City sight distance requirements however additional review by the Traffic Division will be required at time of civil design plan submittal.**

6. Street lighting will be required per City standards. A separate electrical plan will be required as part of civil plans. Refer to City local street and arterial standards for design specifications. Meters and service pedestals shall be placed in LLD lot.

7. Impact fees will be due at time of final map and lot development. There are two existing residences (proposed to be demolished) that will be credited towards new development impact fees. A total of 3 of the 10 lot subdivision will receive acreage fee credit. The existing residences will be required to be demolished prior to receiving any credits towards new buildings. Refer to page 4 for estimated summary of fees due prior to final map recording.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 17-085 RESUBMITTAL

Date: 5/31/2017

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

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

(Fee Schedule Date:10/1/2016)

(Project type for fee rates:SFD + MFD)

Existing uses may qualify for credits on Development Impact Fees. 2 SFD + 3 LOT ACREAGE

FEE ITEM

FEE RATE

<input checked="" type="checkbox"/> Trunk Line Capacity Fee	SFD \$751/UNIT X 6 = \$4,506 MFD \$425/UNIT X 4 = \$1,700
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$41/LF X 480 (HOWARD + IRIS) = \$19,680
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	SFD \$2,984/AC X 1.18 = \$3,521 MFD \$4,858/AC X 0.84 = \$4,081
<input checked="" type="checkbox"/> Park Acquisition Fee	SFD \$1,477/UNIT X 6 = \$8,862 MFD \$1,301/UNIT X 4 = \$5,204
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	SFD \$2,435/AC X 1.18 = \$2,873 MFD \$3,963/AC X 0.84 = \$3,329

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

City Reimbursement:

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

Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

May 31, 2017

ITEM NO: <u>14</u>	RESUBMITL
SITE PLAN NO: 5PR17035	
PROJECT TITLE:	
DESCRIPTION:	RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY LOTS AND 2 LOTS WITH DUPLEXES OR THEM (R-1-E) (X)
APPLICANT:	SCOTT & ASSOCIATES
PROP. OWNER:	OLIVER CYNTHIA (2ND SCOR TR) (REV TR) OLIVER CYNTHIA (2ND SCOR TR)(REV TR)
APN:	087-122-010
LOCATION:	3745 W IRIS AVE VISA
APN:	037-122-011
LOCATION:	3727 W IRIS AVE VISA
APN:	057-122-010
LOCATION:	3709 W IRIS 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 . Depending on development size, characteristics, etc., a TIA may be required.

Additional Comments:



Leslie Blair

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: May 31, 2017

SITE PLAN NO: 2017-085 RESUBMITTAL
PROJECT TITLE: RESIDENTIAL SUBDIVISION
DESCRIPTION: RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY LOTS AND 2 LOTS WITH DUPLEXES ON THEM (R-1-5) (X)
APPLICANT: SCOTT & ASSOCIATES
PROP. OWNER: OLIVER CYNTHIA (2ND SCSR TR) (REV TR)
LOCATION TITLE: 3749 W IRIS AVE
APN TITLE: 087-122-010
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 Subdivision Map
- Conditional Use Permit
- Valley Oak Tree Protection
- Building Permits
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: 05/31/2017

1. A Tentative Subdivision Map is required for the proposed subdivision of this site.
2. A Conditional Use Permit is required for the proposed duplex units on the corner parcels.
3. Staff recommends placing the duplex units at or near the required 15-foot front yard setback. Locating the duplex units closer to the front property line provides for additional rear yard area that can be applied to the private open space for each duplex unit.
4. A block wall shall be required along the Demaree St. frontage.
5. Staff recommends that the landscaping area adjacent to Demaree Street be placed in a Landscape and Lighting Lot. This will ensure that this landscape area is maintained at all times.
6. Provide the bus-turn out on Demaree Street as required per the Transit Division.
7. All retained Valley Oak Trees shall be protected and development around the Valley Oak Trees shall be subject to the Valley Oak Tree Ordinance.
8. Provide the elevations for the duplex units with the CUP and Tentative Subdivision map filing.
9. Staff encourages the applicant include articulation and incorporate other building material along the facades of the duplex units adjacent to the local streets. Articulation and the inclusion of other building material will help in reducing blank walls from the street scape.

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:	Building	Landscaping
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.

Valley Oak Tree

NOTE: Any development under the canopy of a Valley Oak Tree must be reviewed and approved by the City Arborist. Applicants should not prepare any final plans without a review and approval of a detailed site plan by the City Arborist or his appointee.

Parking:

1. Parking for the duplex units shall be provided at 1.5 spaces per unit. Parking for single-family homes shall be provided at two covered parking spaces (see Zoning Ordinance Section 17.34.020).

Fencing and Screening:

1. Provide minimum of seven-foot high concrete block wall or masonry wall along/around the following: Demaree Street
2. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
3. **NOTE:** The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

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).

Lighting:

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

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

Signature _____

A handwritten signature in black ink, appearing to be "T. B. ...", written over a horizontal line. The signature is stylized and somewhat cursive.



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: 14

DATE: Nov 31, 2017

SITE PLAN NO:

SPR17085

RESUBMIT

PROJECT TITLE:

DESCRIPTION:

RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY LOTS AND 2 LOTS WITH DUPLEXES ON THEM (R-1-5)
(X)

APPLICANT:

SCOTT & ASSOCIATES

PROP OWNER:

OLIVER CYNTHIA (2ND SCSR TR) (REV TR)

LOCATION:

3749 W IRIS AVE

APN(S):

087-122-010 007-122-011 087-122-013

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** _____

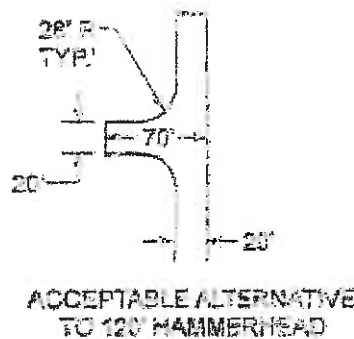
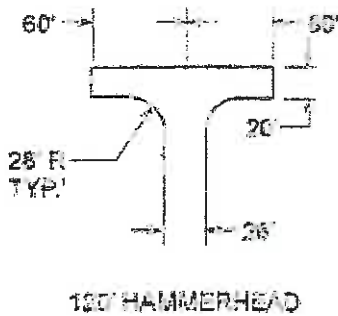
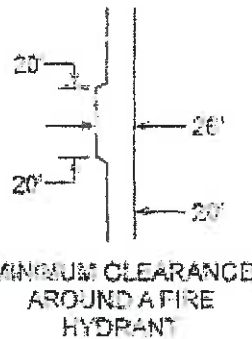
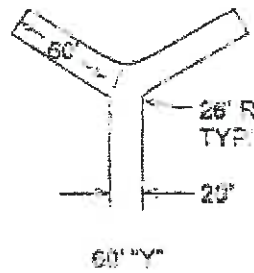
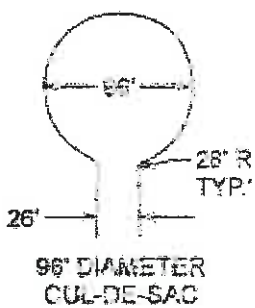
Emergency Access

- 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*



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

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



- On site Fire Apparatus Access Roads shall be provided and have an unobstructed width of not less than the following:
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

- Marking- approved signs, other approved notices or marking that include the words "NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. *CFC 503.3*

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2016 CFC D103.5
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation.)

- Streets shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.


Fire Protection Systems

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

Special Comments:


Kurtis A. Brown
Fire Marshal

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

17-085
W. Iris

COMMERCIAL BIN SERVICE

See comments below

Same comments as

Revisions required prior to submitting final plans. See comments below.

Resubmittal required. See comments below.

Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.

ALL refuse enclosures must be R-3 OR R-4

Customer must provide combination or keys for access to locked gates/bins

Type of refuse service not indicated 16-06

Location of bin enclosure not acceptable. See comments below.

Bin enclosure not to city standards double.

Inadequate number of bins to provide sufficient service. See comments below.

Drive approach too narrow for refuse trucks access. See comments below.

Area not adequate for allowing refuse truck turning radius of :
Commercial (X) 50 ft. outside 36 ft. inside; Residential () 35 ft. outside, 20 ft. inside.

Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Bin enclosure gates are required

Hammerhead turnaround must be built per city standards.

Cul - de - sac must be built per city standards.

Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Area in front of refuse enclosure must be marked off indicating no parking

Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.

Customer will be required to roll container out to curb for service.

Must be a concrete slab in front of enclosure as per city standards
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

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

COMMENTS

Residential service for single family lots. Residential service for duplexes will need to be set out for service on Iris Ave. and Howard Ave., not on Demaree.

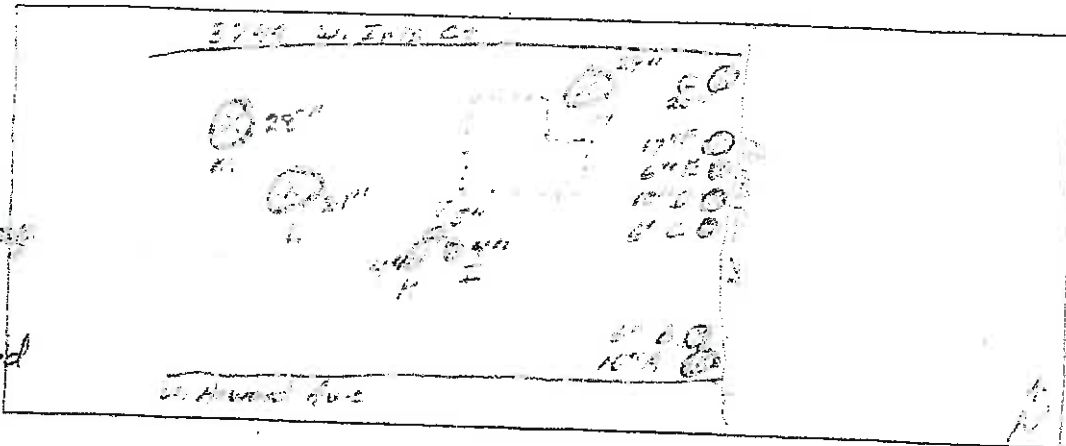
Javier Hernandez, Solid Waste Front Load Supervisor 713-4338
Earl Nielsen, Solid Waste Manager

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

Date: 5-30-17

Site Plan Review # 17056

SITE PLAN REVIEW COMMENTS



○ = To be removed

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:

Urban Forestry is processing a sub-tree removal permit for the removal of the trees located west of Amador.

Joel Hooyer

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

Email: jhooyer@ci.visalia.ca.us

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

ITEM NO: 14
SITE PLAN NO:
PROJECT TITLE:
DESCRIPTION:
DATE: May 31, 2017
SPR17085
RESUBMIT
RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY
LOTS AND 2 LOTS WITH DUPLEXES ON THEM (R-1-5)
(X)
APPLICANT: SCOTT & ASSOCIATES
PROP OWNER: OLIVER CYNTHIA (2ND SCSR TR) (REV TR)
LOCATION: 3727 W IRIS AVE
APN(S): 087-122-010 087-122-011 087-122-013

Site Plan Review Comments

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

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

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

- Access Controlled / Restricted etc:

- Lighting Concerns:

- Landscaping Concerns:

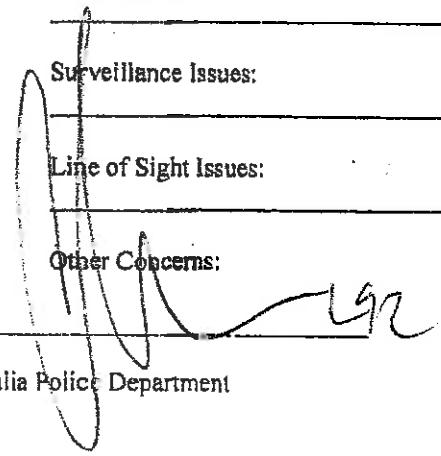
- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

Visalia Police Department



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

ITEM NO: 14

DATE: May 31, 2017

SITE PLAN NO:

SPR17085

RESUBMIT

PROJECT TITLE:

RESIDENTIAL SUBDIVISION WITH 8 SINGLE FAMILY
LOTS AND 2 LOTS WITH DUPLEXES ON THEM (R-1-5)

APPLICANT:

(X)
SCOTT & ASSOCIATES

PROP OWNER:

OLIVER CYNTHIA (2ND SCSP TR) (REV TR)

LOCATION:

3749 W IRIS AVE

APN(S):

087-122-010 087-122-011 087-122-013

Site Plan Review Comments



No Comment at this time.



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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:

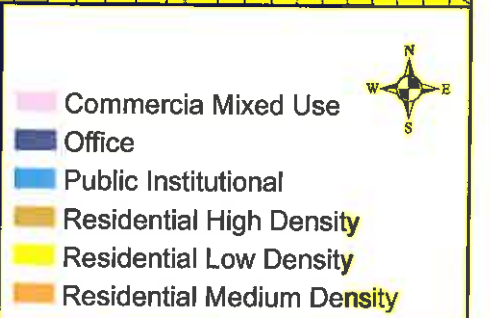
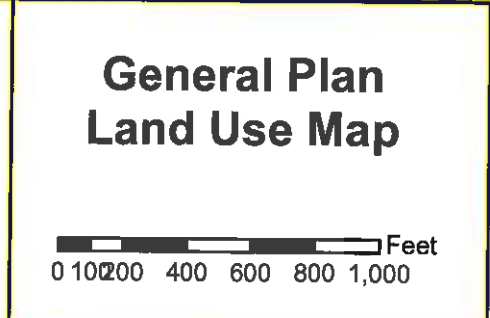
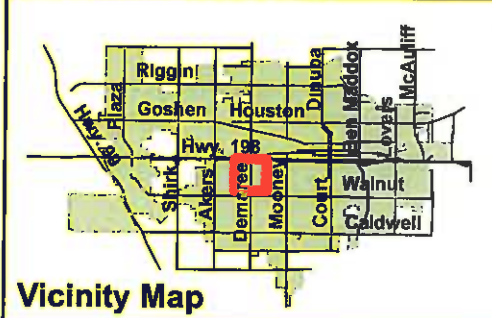
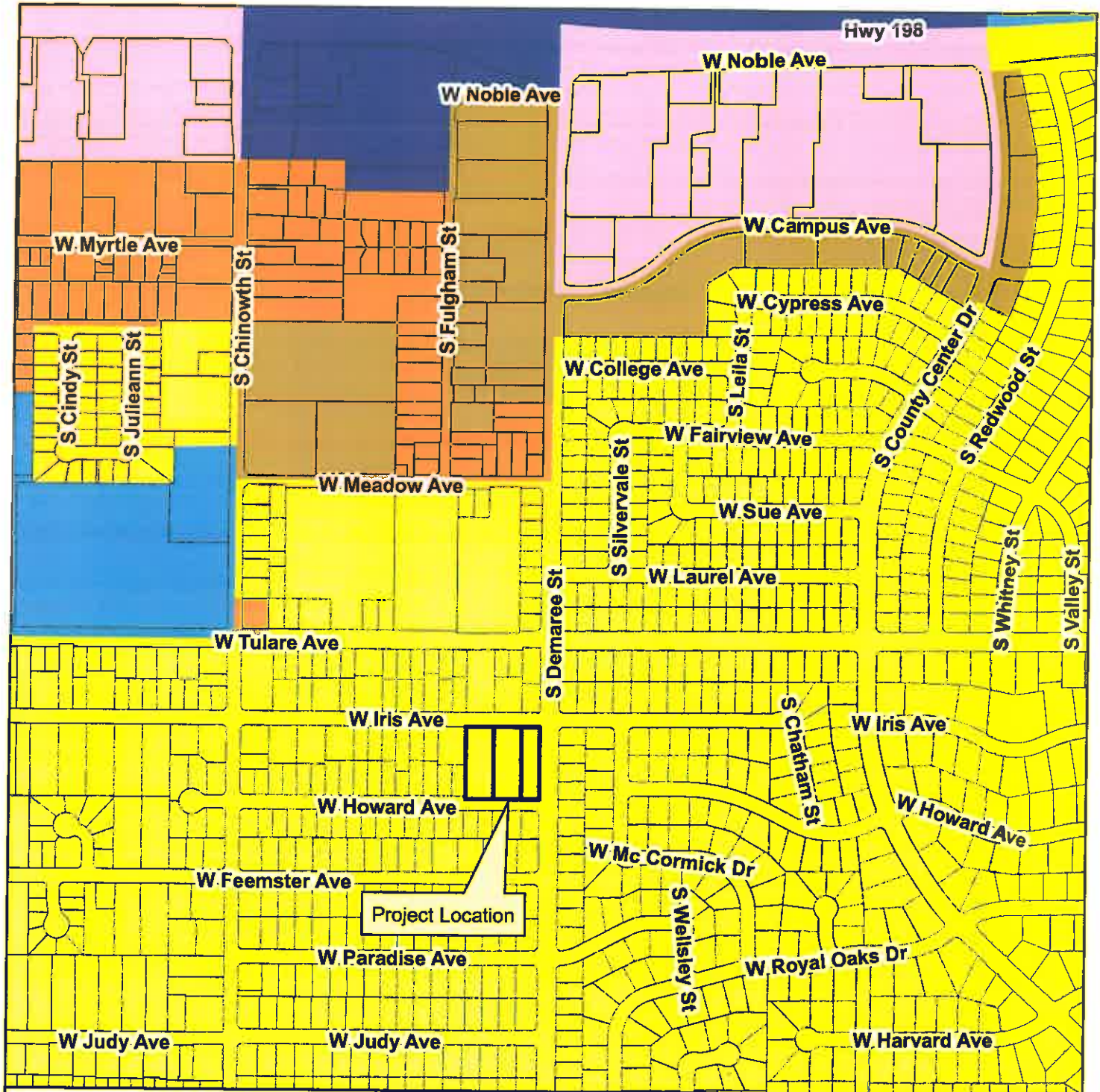


Other Concerns:

Visalia Police Department

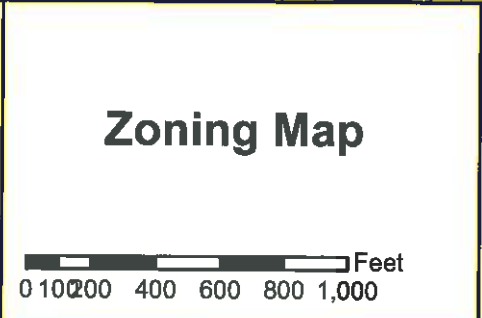
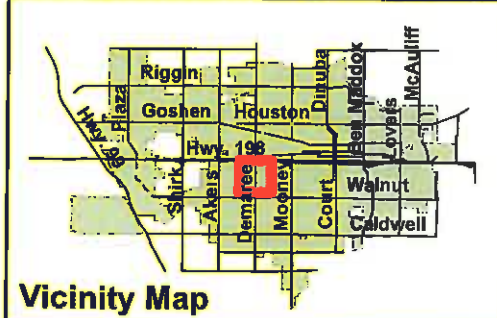
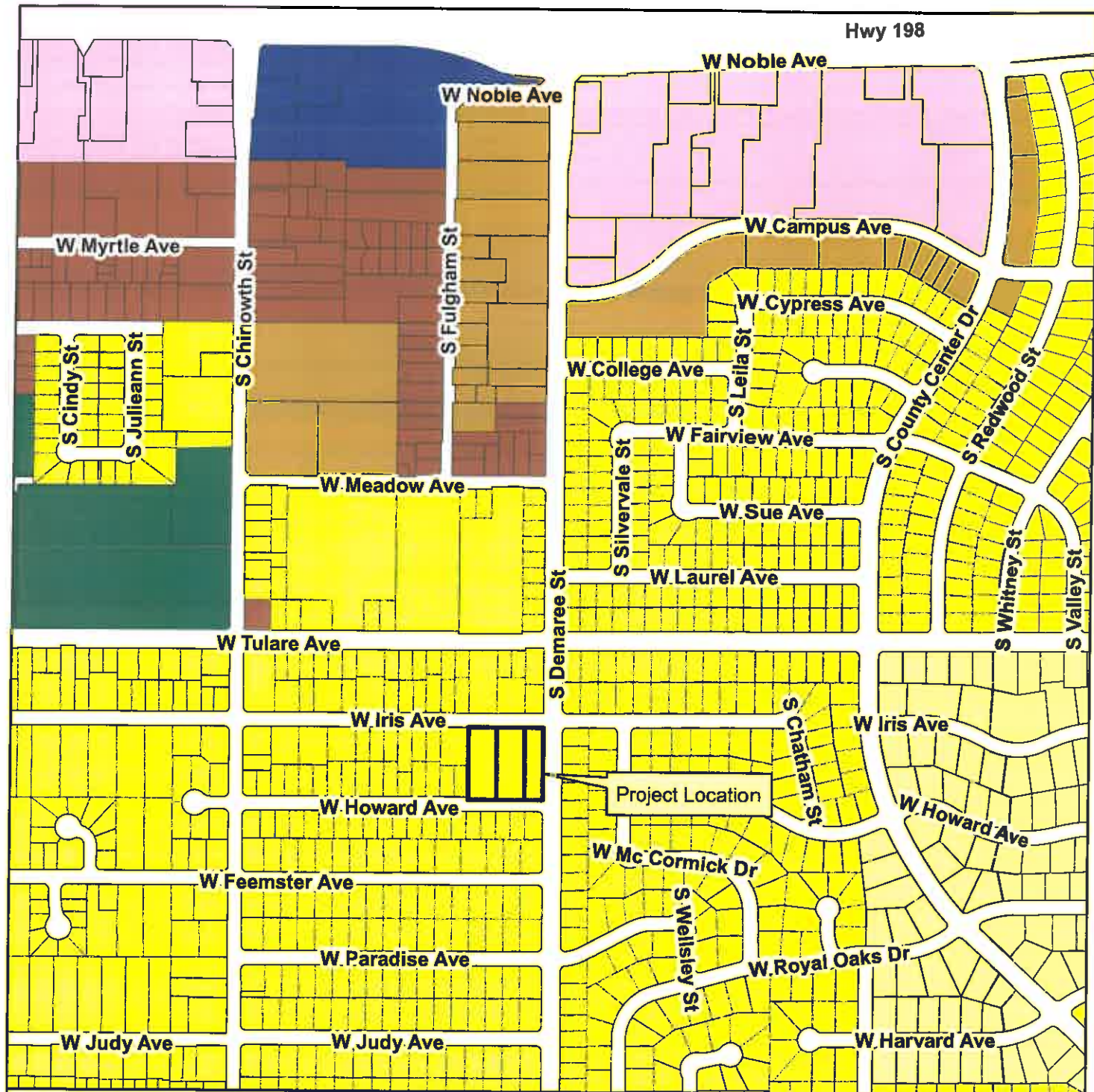
Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31

The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013)



Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31

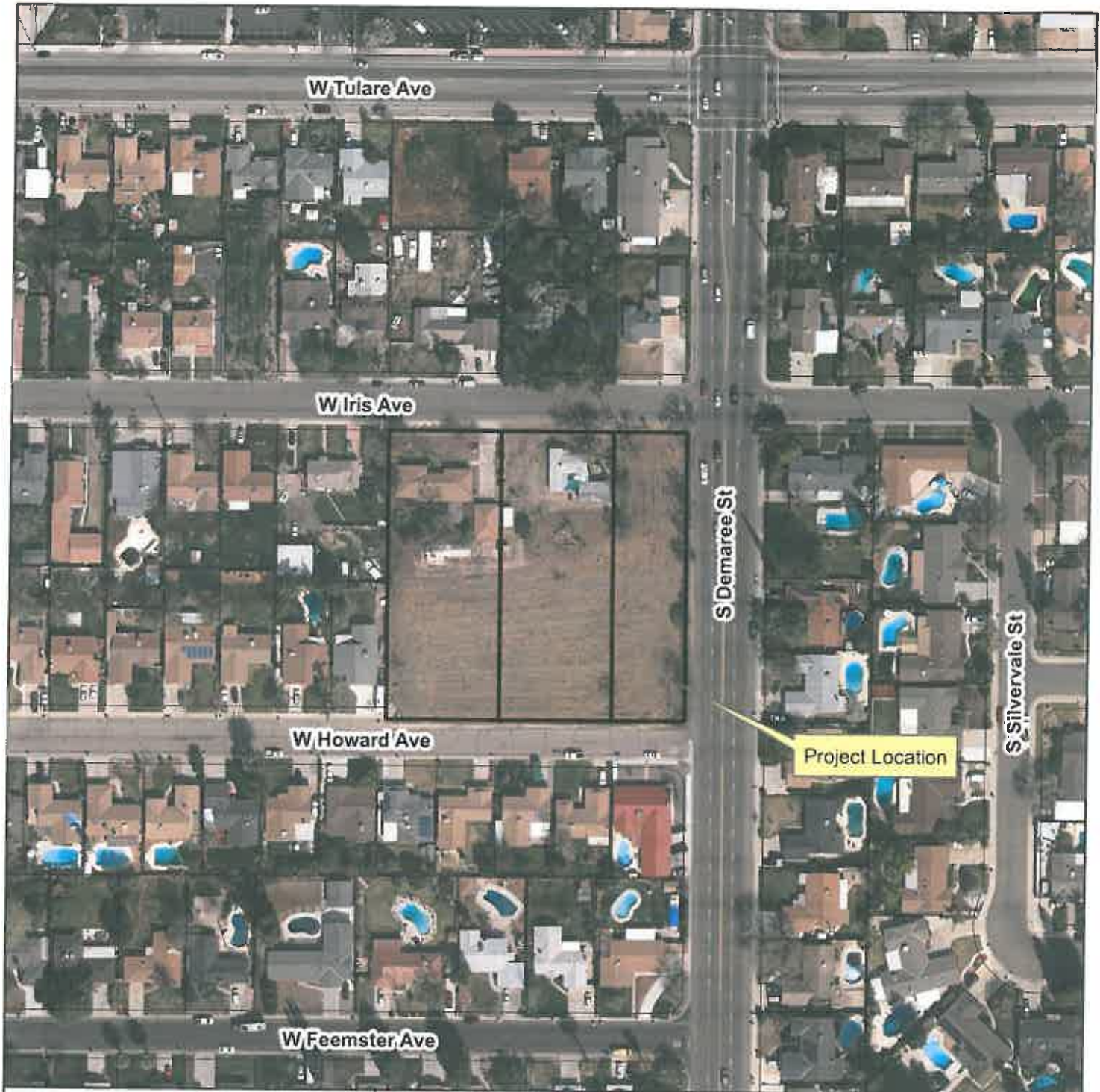
The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013)



- C-MU - Mixed Use Commercial
- O-PA - Prof. / Admin. Office
- QP - Quasi-Public
- R-1-12.5 - 12,500 SF Min Site Area
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- R-M-3 - 1,200 SF Min Site Area

Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31

The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013)



Aerial Photo

Photo Taken March 2016



Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31

The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013)

