

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, OCTOBER 9, 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.
  - No Items on Consent Calendar
5. PUBLIC HEARING – Brandon Smith  
Variance No. 2017-22: A request by Vince and Betty Hutcheson to allow a variance to the minimum rear yard setback associated with a conversion of carport to garage, for a residence in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) Zone. The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-73
6. PUBLIC HEARING – Brandon Smith  
Variance No. 2017-23: A request by Grimmus Properties LLC to allow a variance to the minimum rear yard setback associated with a conversion of carport to garage, for a residence in the R-1-12.5 (Single-Family Residential, 12,500 square foot minimum lot size) Zone. The site is located at 328 N. Ranch Street, on the northeast corner of Ranch Street and Keogh Avenue. (APN: 089-090-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-74
7. 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 19, 2017 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 23, 2017**





## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** October 9, 2017

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
Phone No.: 713-4636, Email: brandon.smith@visalia.city

**SUBJECT: Variance No. 2017-22:** A request by Vince and Betty Hutcheson to allow a variance to the minimum rear yard setback associated with a conversion of carport to garage, for a residence in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) Zone. The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001).

### STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2017-22 based upon the findings and conditions in Resolution No. 2017-73. Staff's recommendation is based on the required variance findings and the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

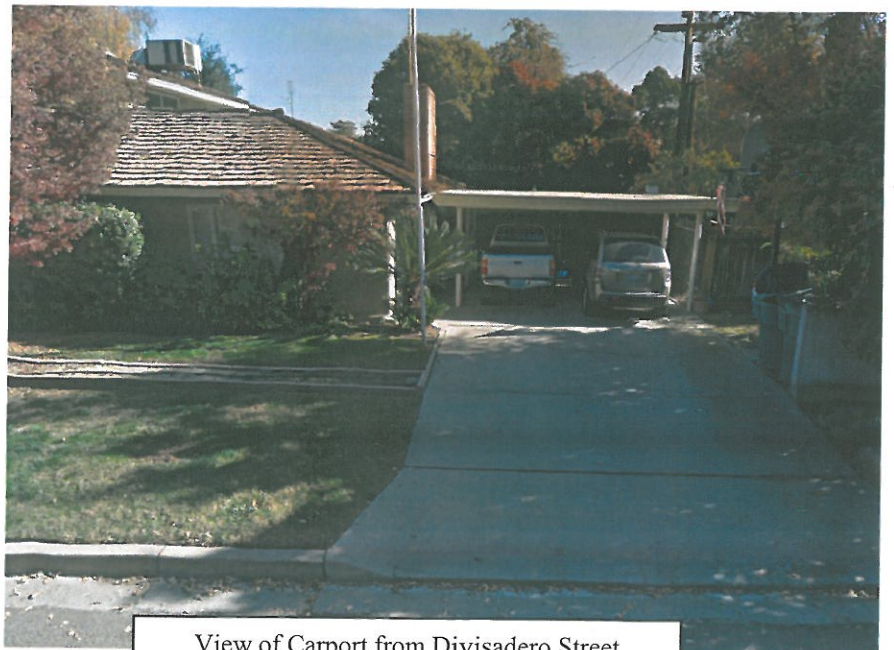
### RECOMMENDED MOTION

I move to approve Variance No. 2017-22, based on the findings and conditions in Resolution No. 2017-73.

### PROJECT DESCRIPTION

The proposed request by Vince and Betty Hutcheson is a variance to the 25-foot rear yard setback requirement applicable to a carport conversion, as illustrated in Exhibits "A" and "B".

The subject site is a single-family residence located on a 10,116 square foot corner lot. The rear yard is the 25-feet measured from the narrow side of the lot (i.e. south property line). The attached carport is in the rear yard setback and has an approximately 7-foot setback to the rear (south) property line. The carport conforms to the R-1-5 Zone rear yard requirement, wherein accessory structures enclosed only on one side may be located in the required rear yard but not closer than three feet to any lot line (ref. Visalia Municipal Code Section 17.12.100.B). As a result of the carport being enclosed on all sides, the new garage is now subject to the 25-foot rear yard setback. A variance is therefore required to allow the enclosed garage to be five feet from rear property line.



View of Carport from Divisadero Street



The carport, as depicted on Exhibit "A", was recessed back approximately three feet from the west wall of the house. The new garage will extend towards the street bringing the garage doors flush with the west wall of the house. The conversion will result in the garage having a street side yard setback of 23'-0" along the entire west-facing side of the house, meeting the required 22-foot setback from curb face to a front-loading garage. The new garage will incorporate exterior finishes and roofing elements to match the existing single-family structure (see elevation plan in Exhibit "D"). Notwithstanding the conversion of the carport to a garage, the project does not include any additions to the house's habitable space.

The applicants have prepared responses to the five required variance findings to support their request, which are included as Exhibit "E". The applicant's findings explain that there are other residences in the neighborhood with attached garages located on the rear property line. In addition, the development of the lot as depicted in Exhibit "A" does not provide space for an attached or detached garage to be located elsewhere on the property and still meet the setback requirements.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-5 Single Family Residential
Surrounding Zoning and Land Use	North: R-1-5 – Single Family Residential South: R-1-5 – Single Family Residential East: R-1-5 – Single Family Residential West: R-1-5 – Single Family Residential
Environmental Review	Categorical Exemption No. 2017-73
Special District	None
Site Plan Review	2017-159

### 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 supports the variance to reduce the rear setback from 25 feet to 5 feet in order to allow an existing attached carport to be converted in to a garage. This is based on the project's consistency with past approvals of similar variance request and responses to the required findings (see Exhibit "E" and staff analysis below).

### Rear Yard Setback Requirements

The rear yard setback for R-1-5 zoned lots is 25 feet. The project site contains an existing carport that is constructed with a rear yard setback of 7 feet, however the carport is considered an accessory structure that is enclosed only on one side (similar to a covered patio) and therefore is allowed to encroach into the rear yard and maintain a minimum 3-foot setback. When the carport converts into a garage and is fully enclosed, the garage becomes subject to



the 25-foot rear yard setback. A variance is therefore required to allow the enclosed garage to be located five feet from the rear property line.

Staff is recommending approval of the reduction in rear yard setback largely based on the pre-existing location of the carport within the rear yard setback and based on the lot being built out to the extent that there is no other location within the lot's buildable area where a garage could be built.

### **Garage Design**

Staff is recommending inclusion of Condition No. 2, requiring the garage addition to match the architectural style of the house as illustrated in the elevations in Exhibit "D". The condition is to help ensure that the architecture style and features present in the main structure will be carried over into the garage.

### **Required Variance Findings**

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding below. The applicant's responses to the variance findings are also included in Exhibit "E".

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

Applicant's Findings: Would be a hardship to the Owners without a functional spaced enclosed structure with the room required for opening car doors without damage and adequate access between vehicles for path of travel.

Analysis: Concur with applicant. Due to the confines of the house and existing carport, the garage is best and most practically suited at its existing location. The rear yard setback requirement presents a practical difficulty in that two cars could not fit in a garage without a variance.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

Applicant's Findings: See attached photos, other residences have garages on property lines in this neighborhood. We will keep a 5'-0"+ setback from the property line. The property exceeds 1500 s.f. backyard requirement..

Analysis: Concur with applicant. There is an exceptional circumstance in that the existing carport is already constructed in the rear yard setback at approximately 7' to property line.

The applicant has provided photos of garage structures at two other locations in the neighborhood where the garage is built with a zero-foot setback (i.e. on property line).

- Exhibit "F" – 601 S. Conyer (SW corner of Kaweah & Conyer). This lot contains a garage that is attached to the primary residence and is located in the rear yard setback. The rear yard is adjacent to the narrow side of the lot and the long side has an approximately 5'

setback to the residence. Based on the applicant's photo and staff's geographic data, the garage does appear to be built on the rear yard property line.

- Exhibit "G" – 1300 W. Beverly (NW corner of Beverly & Giddings). This lot contains a garage that is attached to the primary residence and is located in the rear yard setback. The rear yard is adjacent to the narrow side of the lot and the long side has an approximately 15' setback to the residence. Based on the applicant's photo and staff's geographic data, the garage does appear to be built on the rear yard property line.

Staff also conducted review of current aerial photography that revealed at least one other house in the neighborhood with an attached garage located within the rear yard setback. The lot directly south of the subject property (1536 W. Myrtle) is a corner lot with an identical layout wherein the garage is approximately 5' from rear property line.

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

Applicant's Findings: As answered in #2, other neighborhood corner lots have added garages to their property lines, this request is not out of the norm. Consistent with the surrounding neighborhood.

Analysis: Concur with applicant. Most properties in the neighborhood and in the city have enclosed garages. Allowing the variance for the applicant to remodel the carport into a garage would allow the house to share the same privilege enjoyed by other residences in the city. In addition, there are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 Zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

*4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Applicant's Findings: Please see answer to requests #2 & #3.

Analysis: Concur with applicant. There are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 Zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

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

Applicant's Findings: It improves the health, safety, and welfare of the Owners by enclosing the new structure. Does not affect adjacent properties, no building offset, just a continuing extension of existing building with materials matching.

Analysis: Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and would improve the safety and welfare of the owners by enclosing the covered parking spaces.



## Environmental Review

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-73). This exemption is based on the project being characterized as a variance, which is a minor alteration to land use limitations that does not result in changes in land use or density.

### **RECOMMENDED FINDINGS**

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

Due to the confines of the house and existing carport, the garage is best and most practically suited at its existing location. The rear yard setback requirement presents a practical difficulty in that two cars would not be able to fit in the garage without a variance.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*

There is an exceptional circumstance in that the existing carport is already constructed in the rear yard setback at approximately 7' to property line. There are also at least three other houses in the neighborhood with an attached garage located within the rear yard setback.

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

Most properties in the neighborhood and in the city have enclosed garages. Allowing the variance for the applicant to remodel the carport into a garage would allow the house to share the same privilege enjoyed by other residences in the city. In addition, there are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

4. *That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

There are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

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

The granting of a variance to setbacks would improve the safety and welfare of the owners by enclosing the covered parking spaces.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-73).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2017-22 shall be developed consistent with the site plan included as Exhibit "B".
2. That the garage addition shall match the architectural style of the house as illustrated in the elevations in Exhibit "D", including being limited to single-story construction.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

## APPEAL INFORMATION

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

### Attachments:

- Related Plans and Policies
- Resolution No. 2017-73
- Exhibit "A" – Existing Site Plan
- Exhibit "B" – Proposed Site Plan
- Exhibit "C" – Proposed Floor Plan
- Exhibit "D" – Elevation Plans
- Exhibit "E" – Variance Findings Prepared by Applicant
- Exhibit "F" – Street view of garage at 601 S. Conyer (SW corner of Kaweah & Conyer)
- Exhibit "G" – Street view of garage at 1300 W. Beverly (NW corner of Beverly & Giddings)
- Site Plan Review No. 2017-159 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch



## RELATED PLANS AND POLICIES

### Zoning Ordinance Chapter 17.12: SINGLE-FAMILY RESIDENTIAL ZONE

#### **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.

### Zoning Ordinance Chapter 17.42: VARIANCES

#### **17.42.010 Variance purposes.**

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

#### **17.42.020 [Reserved]**

#### **17.42.030 Variance powers of city planning commission.**

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17.12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

#### **17.42.040 [Reserved]**

#### **17.42.050 Application procedures.**

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
  3. Address and legal description of the property;
  4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
  5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
  6. Additional information as required by the historic preservation advisory board;
  7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

**17.42.060 Hearing and notice.**

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

**17.42.070 Investigation and report.**

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

**17.42.080 Public hearing procedure.**

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

**17.42.090 Variance action of the city planning commission.**

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;



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

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application.

**17.42.100 [Reserved]**

**17.42.110 Appeal to city council.**

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

**17.42.120 Lapse of variance.**

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

**17.42.130 Revocation.**

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

**17.42.140 New application.**

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2017-73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2017-22: A REQUEST BY VINCE AND BETTY HUTCHESON TO ALLOW A VARIANCE TO THE MINIMUM REAR YARD SETBACK ASSOCIATED WITH A CONVERSION OF CARPORT TO GARAGE, FOR A RESIDENCE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM LOT SIZE) ZONE. THE SITE IS LOCATED AT 1519 W. KAWEAH AVENUE, ON THE SOUTHEAST CORNER OF KAWEAH AVENUE AND DIVISADERO STREET. (APN: 096-061-001).

**WHEREAS**, Variance No. 2017-22 is a request by Vince and Betty Hutcheson to allow a variance to the minimum rear yard setback associated with a conversion of carport to garage, for a residence in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) Zone. The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on October 9, 2017; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2017-22, as conditioned by staff, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

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

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

Due to the confines of the house and existing carport, the garage is best and most practically suited at its existing location. The rear yard setback requirement presents a practical difficulty in that two cars would not be able to fit in the garage without a variance.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;*



There is an exceptional circumstance in that the existing carport is already constructed in the rear yard setback at approximately 7' to property line. There are also at least three other houses in the neighborhood with an attached garage located within the rear yard setback.

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

Most properties in the neighborhood and in the city have enclosed garages. Allowing the variance for the applicant to remodel the carport into a garage would allow the house to share the same privilege enjoyed by other residences in the city. In addition, there are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

*4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

There are other properties in the same neighborhood that currently do not meet the minimum rear yard setback requirements for the R-1-5 zone with respect to garages. This request is consistent with other existing non-conforming setbacks in the neighborhood.

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

The granting of a variance to setbacks would improve the safety and welfare of the owners by enclosing the covered parking spaces.

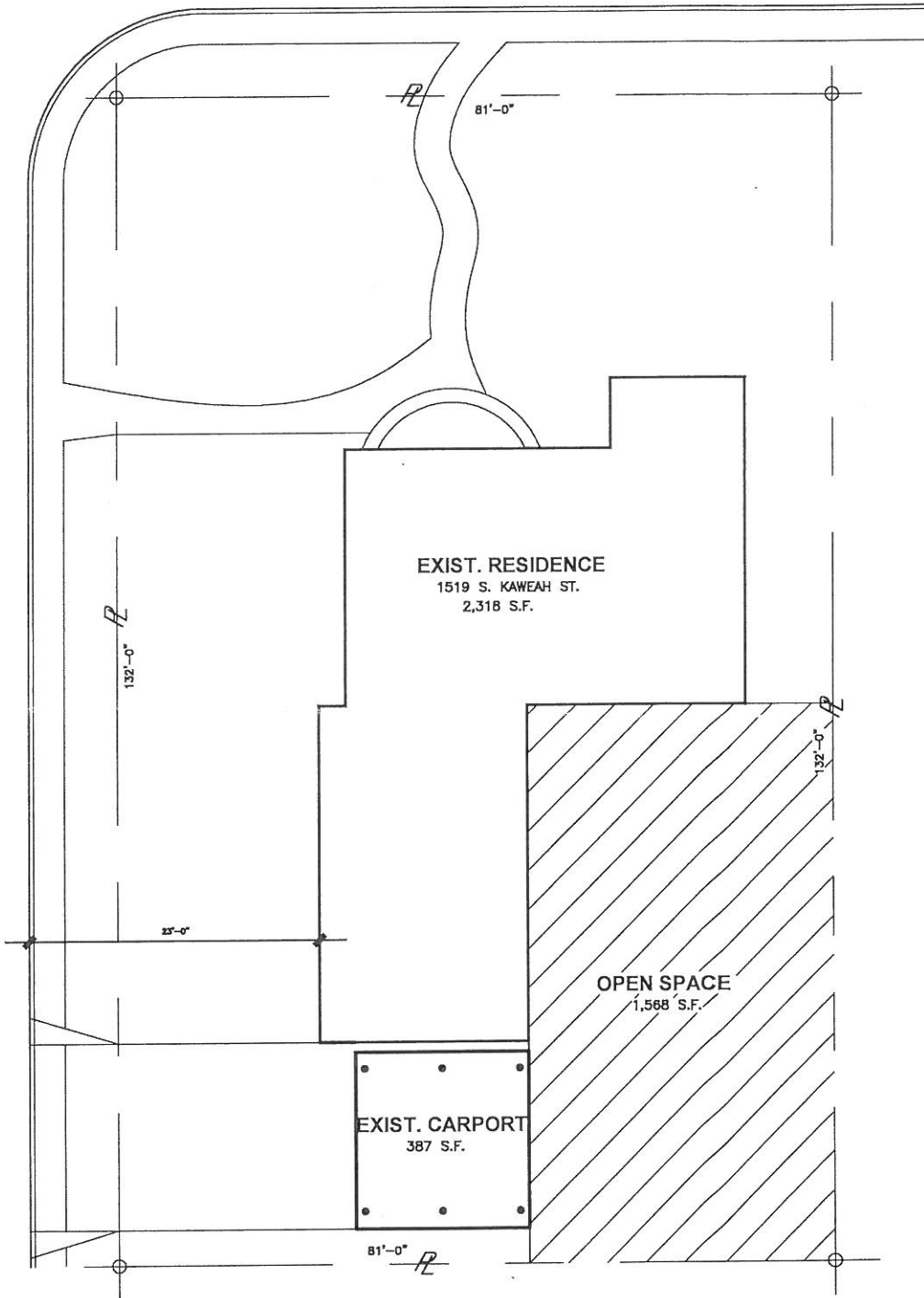
6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-73).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2017-22, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2017-22 shall be developed consistent with the site plan included as Exhibit "B".
2. That the garage addition shall match the architectural style of the house as illustrated in the elevations in Exhibit "D", including being limited to single-story construction.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

E. KAWEAH ST.

DIVISADERO AVE.



EXISTING SITE PLAN

APN: 098-008-001 (1519 S. KAWEAH ST.)

SCALE: 1" = 20'

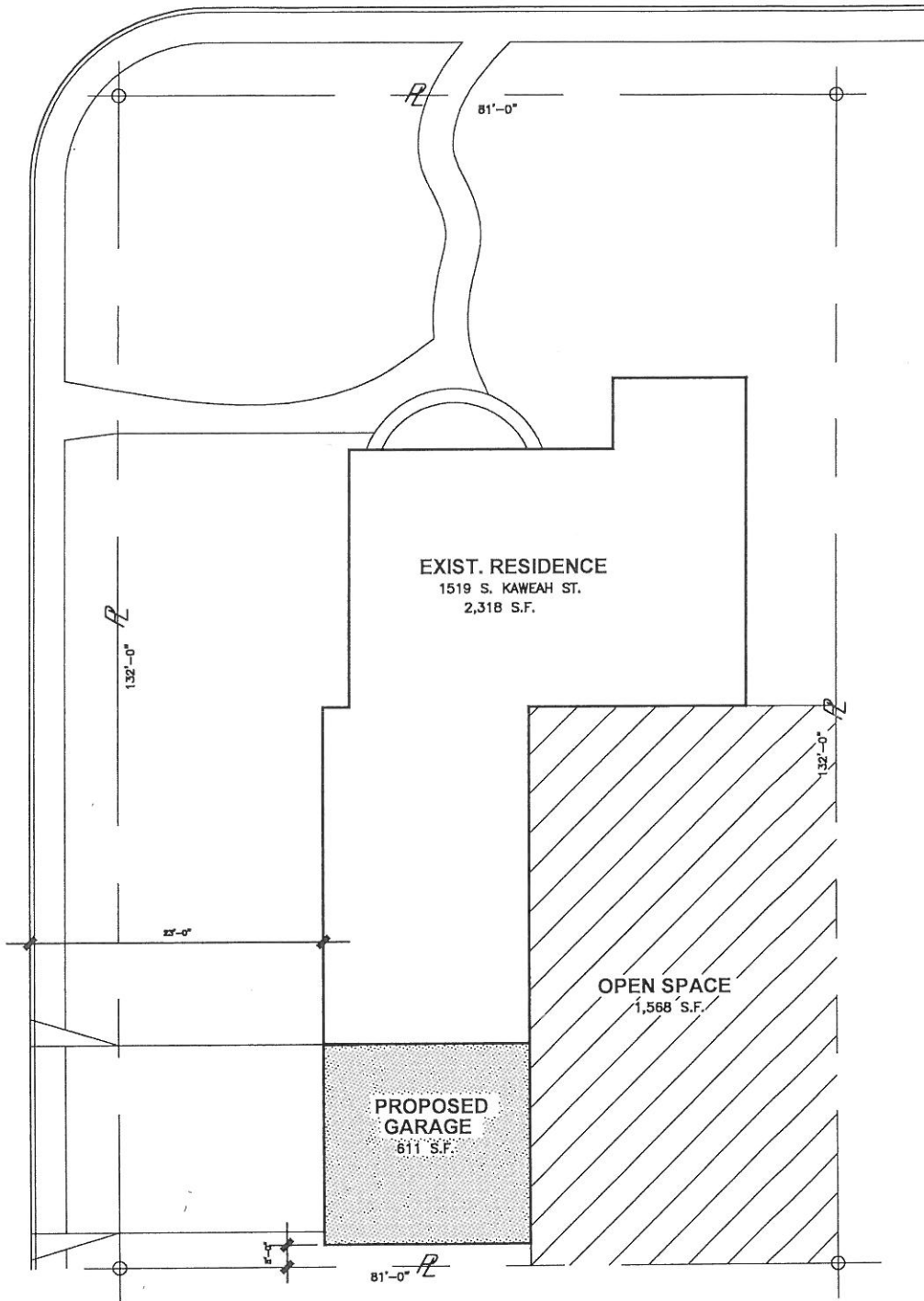
VINCE & BETTY HUTCHESON GARAGE ADDITION

Exhibit "A"



E. KAWEAH ST.

DIVISADERO AVE.



**PROPOSED SITE PLAN**

APN: 098-008-001 (1519 S. KAWEAH ST.)

SCALE: 1" = 20'

**VINCE & BETTY HUTCHESON GARAGE ADDITION**

Exhibit "B"

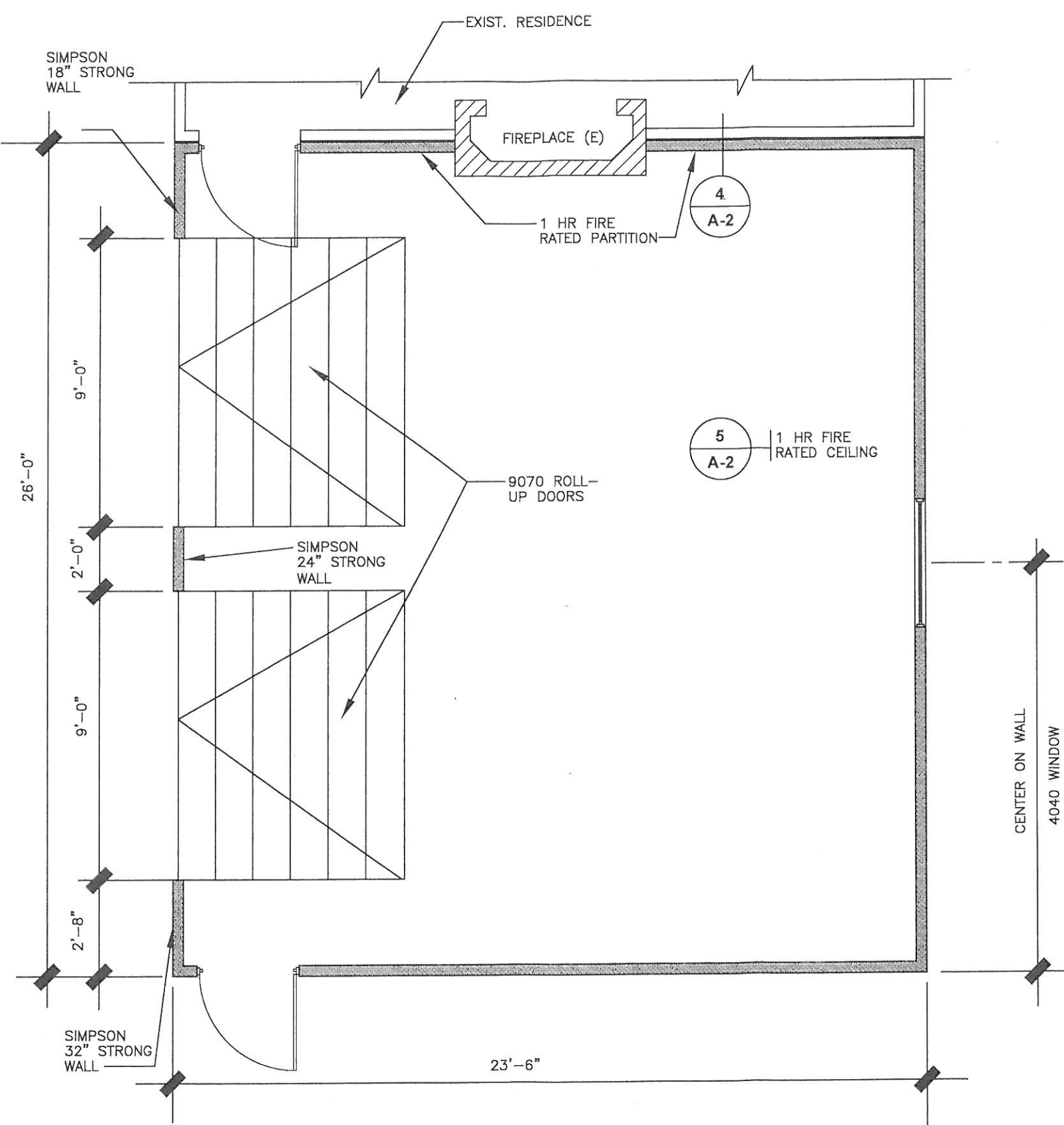


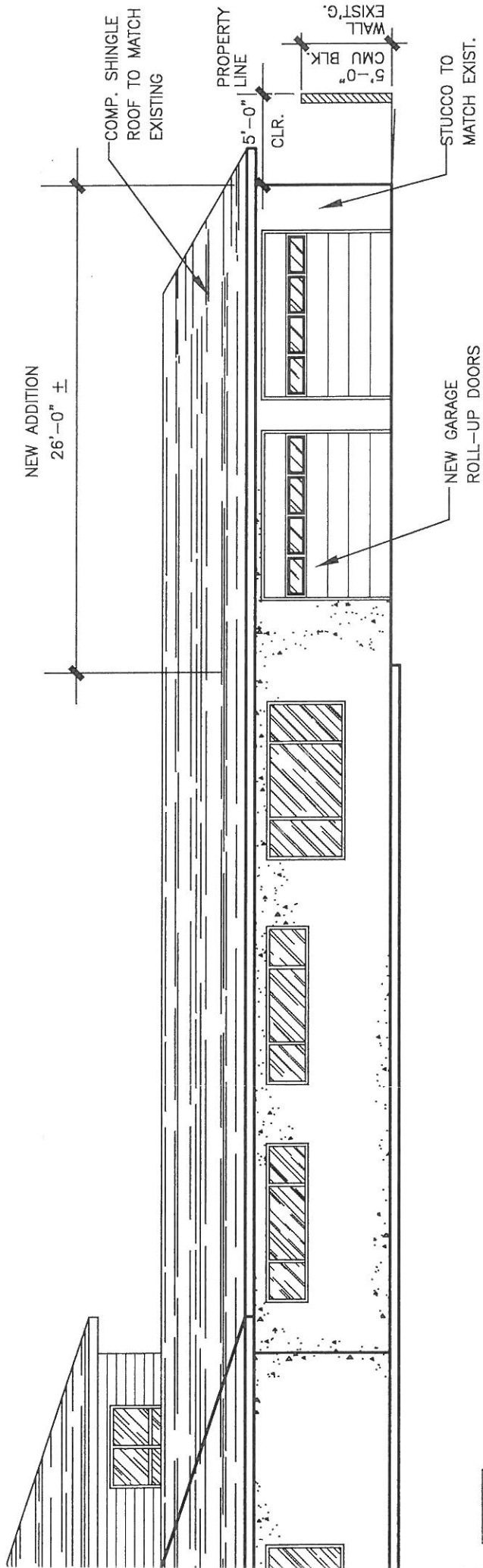
Exhibit "C"



**PROPOSED FLOOR PLAN**

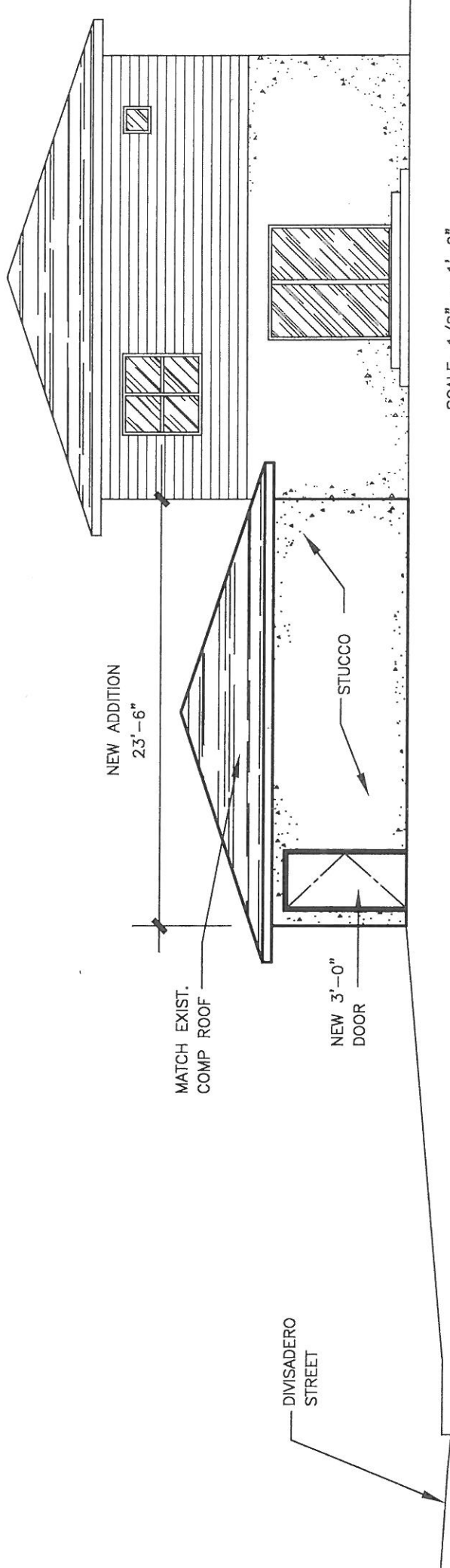
SCALE: 1/8" = 1'-0"





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

Exhibit "D"



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

# SOUTH ELEVATION



CITY OF VISALIA  
PLANNING DEPARTMENT  
VARIANCE/EXCEPTION SUPPLEMENTAL  
APPLICATION  
RESPONSE

to

1519 W. Kaweah Ave. Garage Addition

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

Would be a hardship to the Owners without a functional spaced enclosed structure with the room required for opening car doors without damage and adequate access between vehicles for path of travel.

2. *That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone:*

See attached photos, other residences have garages on property lines in this neighborhood. We will keep a 5'-0"+ setback from the property line. The property exceeds 1500 s.f. backyard requirement.

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

As answered in #2, other neighborhood corner lots have added garages to their property lines, this request is not out of the norm. Consistent with the surrounding neighborhood.

4. *That granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;*

Please see answer to requests #2 & #3.

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

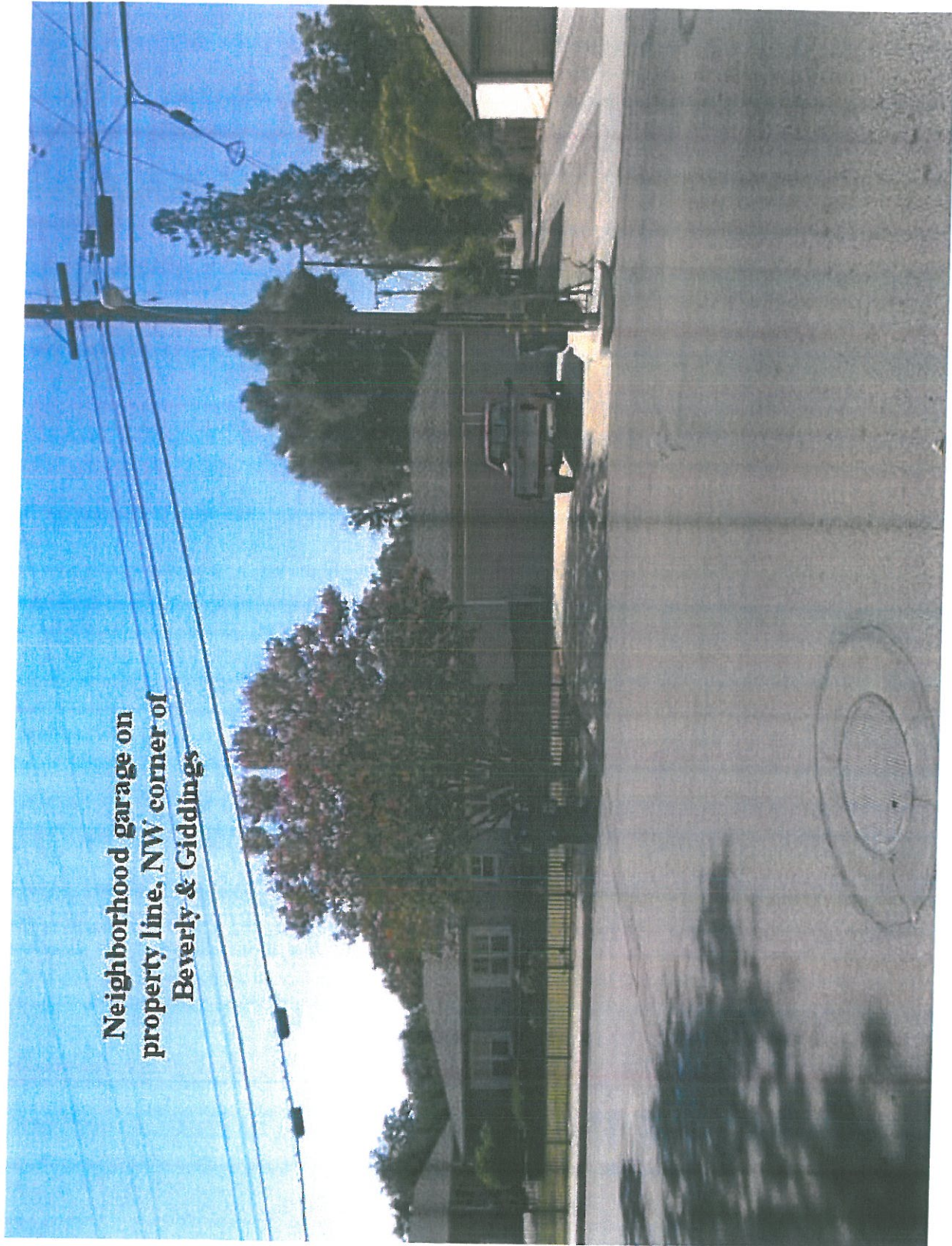
It improves the health, safety and welfare of the Owners by enclosing the new structure. Does not affect adjacent properties, no building offset, just a contuning extension of existing building with materials matching.

Exhibit "E"

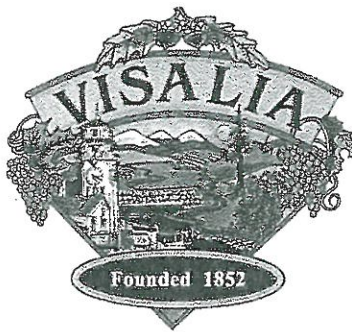


Exhibit "F"





**Neighborhood garage on  
property line, NW corner of  
Beverly & Giddings**



#9

MEETING DATE: AUGUST 23, 2017

SITE PLAN NO. 17-159

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

\_\_\_\_\_

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*





**Site Plan Review Comments For:**

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

Date: 08/23/2017  
Item # 9  
Site Plan # 17159  
Project: 1519 W Kaweah Garage  
Description: Demo carport replace w/garage  
Applicant: Hash Dean  
Location: 1519 W Kaweah  
APN: 096-061-001

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

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- Construction and demolition sites prior to and during construction shall comply with the following:
- Water Supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. *2016 CFC 3312*
  - An all-weather, 20 feet width Construction Access Road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. *2016 CFC 3310*
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2016 CFC 505.1*
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2016 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2016 CFC 304.3.3*



- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. Please allow adequate time for shipping and installation. *2016 CFC 506.1*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2016 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

**Water Supply for Residential, Commercial & Industrial:**

Residential

- Fire hydrant spacing and location shall comply with the following requirements:  
The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120(5)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.

Commercial & Industrial

- Where a portion of the facility or building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. *2016 CFC 507.5.1*
- Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with *CFC 2016 Appendix C102 & C103 & CFC 507.5.1*
- To determine fire hydrant location(s) and distribution the following information was provided to the Site Plan Review committee: **Type of construction** \_\_\_\_\_ **Square footage** \_\_\_\_\_

**Emergency Access**

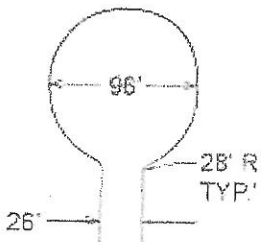
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

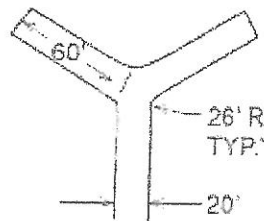
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
- Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

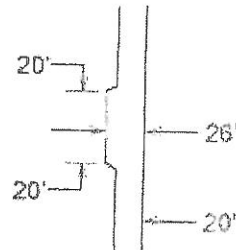
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



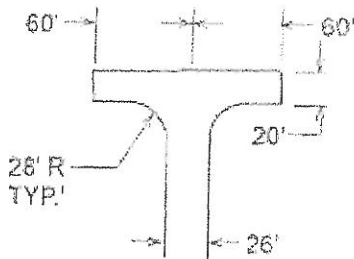
96' DIAMETER  
CUL-DE-SAC



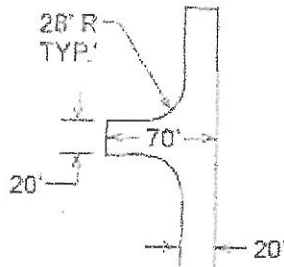
60' "Y"



MINIMUM CLEARANCE  
AROUND A FIRE  
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

**Fire Protection Systems**

- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. *2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4*
  
- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 707 W. Acequia, Visalia, CA 93291. *2016 CFC 912.4.1*
  
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2016 CFC 904.12 & 609.2*

**Special Comments:**



Kurtis A. Brown  
Fire Marshal



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

COMMERCIAL BIN SERVICE

# 17-159  
#

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

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

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COMMENTS

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

SRP 17-159

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

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

Business Tax Certification is required. *For information call (559) 713-4326*

A building permit will be required. *For information call (559) 713-4444*

Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)

Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.

Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

Meet State and Federal requirements for accessibility for persons with disabilities.

A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.

Multi family units shall be accessible or adaptable for persons with disabilities.

Maintain sound transmission control between units minimum of 50 STC.

Maintain fire-resistive requirements at property lines.

A demolition permit & deposit is required. *For information call (559) 713-4444*

Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to any demolition work

*For information call (661) 392-5500*

Location of cashier must provide clear view of gas pump island

Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*

Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.

Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*

School Development fees. Commercial \$0.56 per square foot. Residential \$3.75 per square foot.

Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*

Acceptable as submitted

No comments

See previous comments dated: \_\_\_\_\_

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

\_\_\_\_\_  
Signature Date: 8/23/17



# SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division (559) 713-4025

Date: August 23, 2017

SITE PLAN NO: 2017-159  
PROJECT TITLE: 1519 W. Kaweah garage  
DESCRIPTION: Demo carport replace with new garage  
APPLICANT: Hash Dean  
PROP. OWNER: Hutcheson W. Vincent & Elizabeth J Trust  
LOCATION TITLE: 1519 W. Kaweah  
APN TITLE: 096-061-001  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-5 – Single-Family Residential

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## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Variance to setbacks if less than 5 feet to side PL or 22 feet to ROW
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (08/23/2017):**

1. Provide five findings for Variance approval, if Variance required.
2. Provide scaled drawings with the Variance application submittal, if Variance required.

- 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-1-12.5 Single Family Residential Zone [17.12]**

### **Article 1. General**

#### **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.

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  \_\_\_\_\_

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: 9 DATE: AUGUST 23, 2017

SITE PLAN NO.: 17-159  
PROJECT TITLE: 1519 W KAWEAH AVE GARAGE  
DESCRIPTION: DEMO RESIDENTIAL CARPORT AND REPLACE WITH STUD WALL GARAGE TO MATCH EXISTING FINISHES, NON CONDITION SPACE (R15) (X)  
APPLICANT: HASH DEAN  
PROP OWNER: HUTCHESON W VINCENT & ELIZABETH J (TRS)  
LOCATION: 1519 W KAWEAH AVE  
APN: 096-061-001

**SITE PLAN REVIEW COMMENTS**

REQUIREMENTS (indicated by checked boxes)

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



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

**Additional Comments:**

***1. No comments as submitted.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 17-159

Date: 8/23/2017

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

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

(Fee Schedule Date:8/18/2017)

(Project type for fee rates:RES ALTERATION)

Existing uses may qualify for credits on Development Impact Fees.

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

**Reimbursement:**

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



Adrian Rubalcaba

SPR 17159

**City of Visalia  
Police Department**

303 S. Johnson St.  
Visalia, Ca. 93292  
(559) 713-4370

**Site Plan Review Comments**



No Comment at this time.



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



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

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



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

\_\_\_\_\_



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

\_\_\_\_\_



Access Controlled / Restricted etc:

\_\_\_\_\_



Lighting Concerns:

\_\_\_\_\_



Landscaping Concerns:

\_\_\_\_\_



Traffic Concerns:

\_\_\_\_\_



Surveillance Issues:

\_\_\_\_\_



Line of Sight Issues:

\_\_\_\_\_



Other Concerns:

BARBARA L. W.



QUALITY ASSURANCE DIVISION  
SITE PLAN REVIEW COMMENTS

ITEM NO: 9  
SITE PLAN NO: SPR17159  
PROJECT TITLE: 1519 W KAWEAH AVE GARAGE  
DESCRIPTION: DEMO RESIDENTIAL CARPORT AND REPLACE WITH STUD WALL GARAGE TO MATCH EXISTING FINISHES, NON CONDITION SPACE. (R-1-5) (X)  
APPLICANT: HASH DEAN  
PROP. OWNER: HUTCHESON W VINCENT & ELIZABETH J (TRS)  
APN: 096-061-001  
LOCATION: 1519 W KAWEAH AVE VISA

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

YOUR PROJECT IS ALSO SUBJECT TO THE FOLLOWING REQUIREMENTS:

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

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

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



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

8-21-17

\_\_\_\_\_  
DATE

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 23, 2017

ITEM NO: 9  
SITE PLAN NO: SPR17159  
PROJECT TITLE: 1619 W KAWEAH AVE GARAGE  
DESCRIPTION: DEMO RESIDENTIAL CARPORT AND REPLACE WITH STUD WALL GARAGE TO MATCH EXISTING FINISHES. NON CONDITION SPACE. (R-1-5) (X)  
APPLICANT: HASH DEAN  
PROP. OWNER: HUTCHESON W VINCENT & ELIZABETH J (TRS)  
APN: 096-061-001  
LOCATION: 1519 W KAWEAH 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:

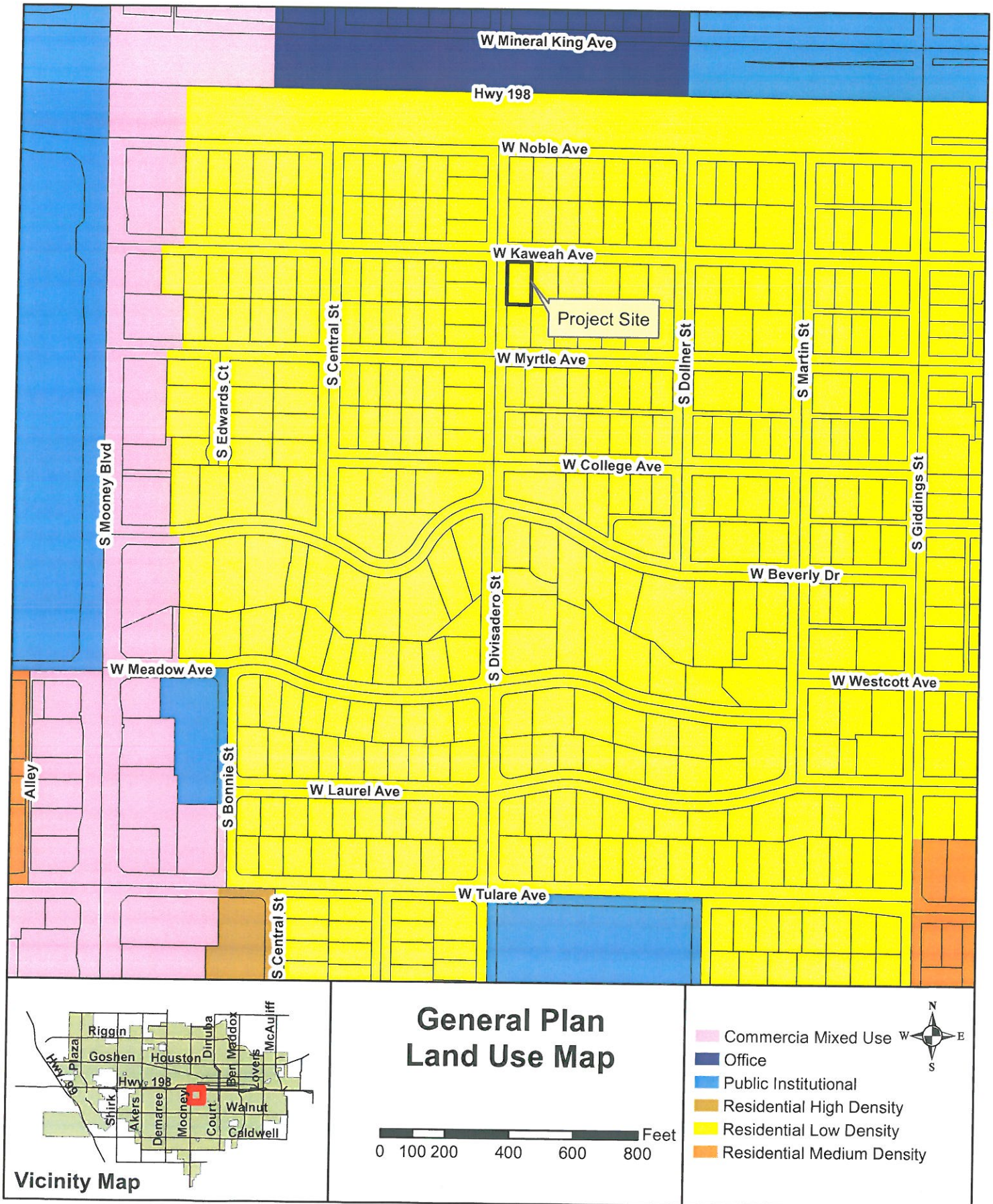


Leslie Blair

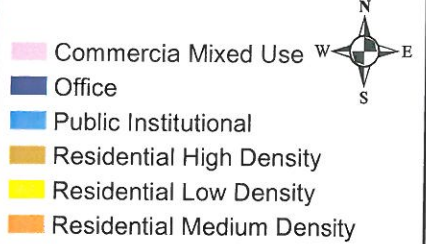


# Variance No. 2017-22

The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001).



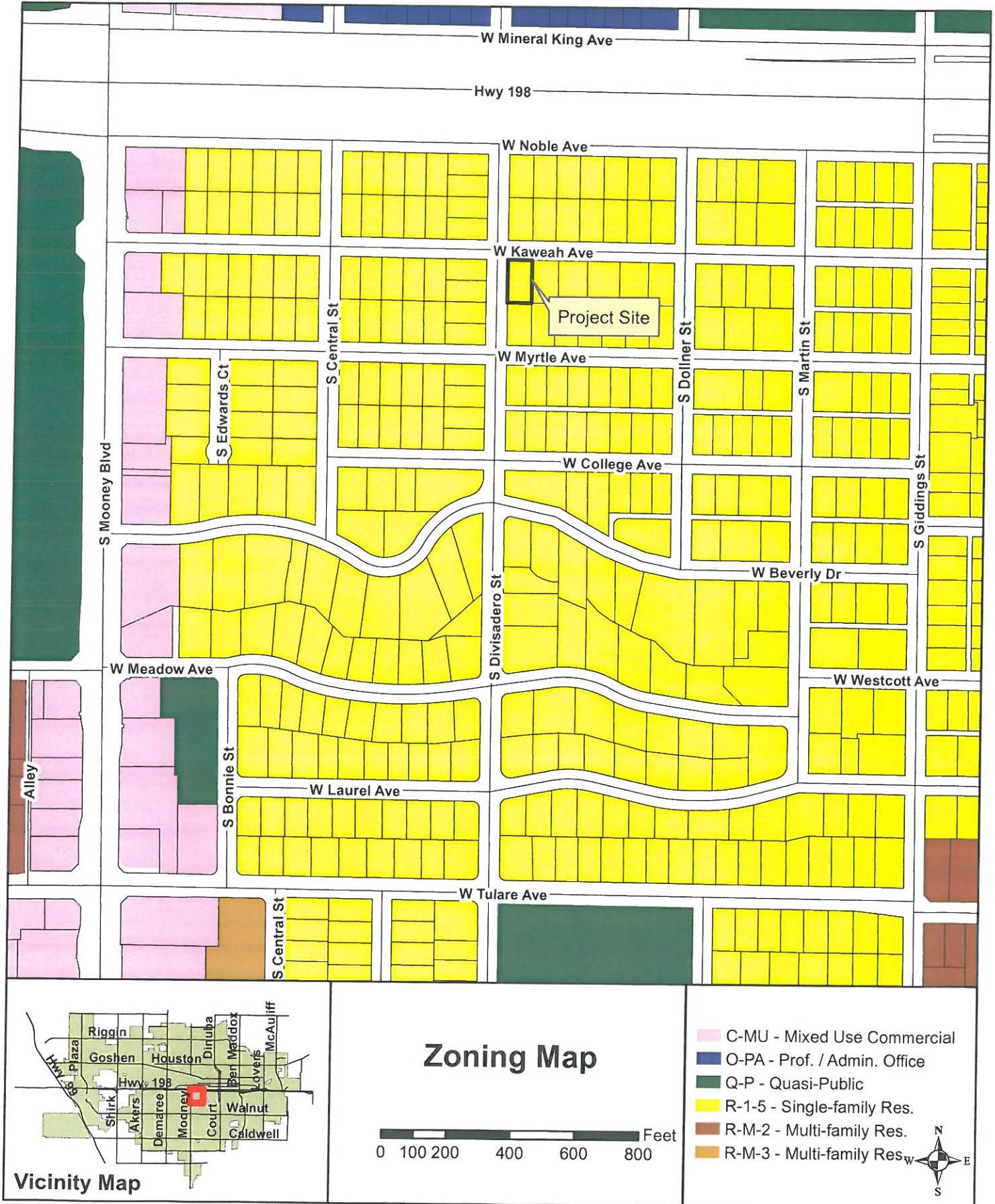
## General Plan Land Use Map





# Variance No. 2017-22

The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001).





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The site is located at 1519 W. Kaweah Avenue, on the southeast corner of Kaweah Avenue and Divisadero Street. (APN: 096-061-001).

