

# 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. 2017-23:** 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).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2017-23 based upon the findings and conditions in Resolution No. 2017-75. 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. 2017-23, based on the findings and conditions in Resolution No. 2017-75.

## PROJECT DESCRIPTION

The proposed request by Grimmus Properties LLC is a variance to the rear yard setback requirement (20 feet on the long side of a corner lot) applicable to a carport conversion, as illustrated in Exhibit "A".

The subject site is a single-family residence located on a 13,072 square foot corner lot. The rear yard on this residential lot is the 20 feet measured from the long side of the lot (i.e. north property line), not the 25 feet measured from the short side of the lot (i.e., east property line) as shown in Exhibit "A". The R-1-5 "Rear Yard" development standards for corner lots allows the property owner to determine as to whether the narrow side or long side of the lot is used for the rear yard pursuant to Section 17.12.100 of the Zoning Ordinance. Based on the development of the residential lot, the existing house is constructed within the 25 feet of the narrow side. By contrast there is no portion of the house extending into the 20 feet of the long side of the lot, except for the attached carport which is considered a non-conforming accessory structure.

The attached carport currently does not conform to the Single-Family Residential Zone rear yard



Google Street View of Carport from Ranch Street, May 2016

requirements for accessory structures enclosed only on one side, which may be located in the required rear yard. The existing carport, which has a 17-foot setback from rear property line, is enclosed on two sides and the walls partially extend into the front yard setback as shown in Exhibit "A". The garage being constructed in the carport's place will be enclosed on all sides. As a result it will no longer be an accessory structure but part of the main structure and is subject to the 20-foot rear yard setback. A variance is therefore required to allow the enclosed garage to extend into the rear yard as shown in Exhibit "A".

The new garage will extend further into the required rear yard area and will reduce the residence's rear yard setback from 17 feet to 5 feet. The existing carport has the width to accommodate two cars and a depth of 18 feet, which is two feet less than the depth of a typical garage. A small portion of the residence (the hatched & shaded area in Exhibit "A") will be removed and incorporated into the new garage. The garage will also have a depth of 22 feet, which is typically provided for garages. A new bathroom and pantry are also being added immediately south of the proposed garage. The new garage will have a front yard setback of approximately 31 feet to the face of the garage, meeting the required 30-foot setback from property line to structure. The new garage will also incorporate exterior finishes and roofing elements to match the existing single-family structure (see elevation plan in Exhibit "A").

The applicants have prepared responses to the five required variance findings to support their request, which are included as Exhibit "B". The applicant's findings explain that the existing carport is not able to fully cover two parked cars. Furthermore, the development of the lot as depicted in Exhibit "A" does not make it possible to construct a two-car garage and meet setback requirements without demolishing part of the house.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-12.5 (Single Family Residential, 12,500 sq. ft. minimum lot size)
Surrounding Zoning and Land Use	North: R-1-12.5 – Single Family Residential South: R-1-12.5 – Single Family Residential East: R-1-12.5 – Single Family Residential West: R-1-5 – Single Family Residential
Environmental Review	Categorical Exemption No. 2017-74
Special District	None
Site Plan Review	2017-151

### RELATED PLANS & POLICIES

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

### RELATED PROJECTS

On October 10, 2016, the Planning Commission approved **Variance No. 2016-08**, a request to allow a variance to the minimum side and rear yard setbacks associated with a conversion of a carport to a garage and a house addition, for a residence in the R-1-20 Zone (now changed to the R-1-12.5 Zone). The site is located at 2545 W. Border Links Drive, approximately 500 feet northeast of this residence.

## PROJECT EVALUATION

Staff supports the variance to reduce the rear setback for the proposed garage from the required 20 feet to 5 feet in order to allow an existing carport to be reconstructed into a garage that meets current parking standards for single-family homes. This is based on the project's consistency with past approvals of similar variance request and responses to the required findings (see Exhibit "B" and staff analysis below).

### **Rear Yard Setback Requirements**

The rear yard setback for this corner lot is 20 feet from the long side of the rear yard. The project site contains an existing carport that is constructed with a rear yard setback of 17 feet. The carport is considered an accessory structure (similar to a covered patio). However, it is considered non-conforming because the carport must be open on three sides. In addition, the carport extends into the front yard setback. When the new garage is constructed and fully enclosed, the garage becomes subject to the 20-foot rear yard setback. A variance is therefore required to allow the enclosed garage to be located five feet from the rear property line (north 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 "A". 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 "B".

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:**

The owner would like to build a two-car garage in order to secure his vehicles and storage. Without the granting of this variance, the owner will not be able to have an enclosed space to secure his vehicles.

**Analysis:** Concur with applicant. The confines of the house and existing carport that partially exists within the rear yard setback present a hardship wherein a two-car garage meeting current Zoning standards could not be constructed on the property without obtaining 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:

The existing residence was built on a corner lot prior to the current zoning ordinance and therefore does not make the best use of the allowed building area. The existing carport is currently noncompliant because it is encroaching into the required front yard area and is not open on three sides. In addition, the carport currently is not able to fully cover anything larger than a compact car.

Analysis: Concur with applicant. There is an exceptional circumstance in that the existing carport is already constructed in the rear yard setback at approximately 17 feet to the rear property line and is non-conforming with regards to development standards and parking stall size.

*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:

Per the zoning ordinance Section 17.34.020, Single Family dwellings are to have two parking spaces (one covered) per unit. Nearly all other homes in the area have a minimum of an enclosed two-car garage. It is not possible to construct a two-car garage without demolishing an essential part of the residence.

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, Variance No. 2016-08 was granted in 2016 in the same neighborhood under similar circumstances. Variance No. 2016-08 allowed a carport with a 6-foot side yard setback (10 feet required by zoning standards) to convert to a garage with a 5-foot side yard setback.

*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:

The granting of this variance will not constitute a grant of special privilege as nearly all homes in the neighborhood contain at least a two-car garage. The area surrounding the new construction would be in compliance with the front and side yard requirements of the current zoning ordinance.

Analysis Concur with applicant. There would not be special privilege granted given that the carport already exists in this location and already does not meet current setback requirements. The variance is being requested to enclose the covered parking in a manner that resolves the non-conforming aspects of the structure other than setback. In addition, the house will continue to maintain a usable open area of at least 1,500 square feet with the placement of the garage.

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:

The granting of this variance will increase the safety and security of this residence and the neighborhood by securing the required parking area and limit access from intruders. The new construction would also bring the covered parking into compliance with the front and side yard requirements of the current zoning ordinance.

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. 2017-74). 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;*

The confines of the house and existing carport that partially exists within the rear yard setback present a hardship wherein a two-car garage meeting current Zoning standards could not be constructed on the property without obtaining 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 17 feet to the rear property line and is non-conforming with regards to development standards and parking stall size.

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;*

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, Variance No. 2016-08 was granted in 2016 in the same neighborhood under similar circumstances. Variance No. 2016-08 allowed a carport with a 6-foot side yard setback (10 feet required by zoning standards) to convert to a garage with a 5-foot side yard setback.

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 would not be special privilege granted given that the carport already exists in this location and already does not meet current setback requirements. The variance is being requested to enclose the covered parking in a manner that resolves the non-conforming aspects of the structure other than setback. In addition, the house will continue to maintain a usable open area of at least 1,500 square feet with the placement of the garage.

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 Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2017-74).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That Variance No. 2017-23 shall be developed consistent with the site plan included as Exhibit "A".
2. That the garage addition shall match the architectural style of the house as illustrated in the elevations in Exhibit "A", 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. 2017-75
- Exhibit "A" – Existing / Proposed Site Plan / Elevation Plan
- Exhibit "B" – Variance Findings Prepared by Applicant
- Site Plan Review No. 2017-151 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.

**CODE SUMMARY**

JOB ADDRESS: 228 N. RAVENHURST ST., VISALIA, CA 93291  
 APN: 08-010-005  
 PROJECT OWNER: GEMHIS PROPERTIES LLC

DESIGNER: ZERLANG DESIGN CO. VISALIA, CA 93291  
 TELEPHONE: (559) 734-1810  
 E-MAIL: ZERLANG@ZERLANGDESIGN.COM

SCALE OF LINES: PROPOSED GARAGE ADDITION

CONTRACT AND JOURNAL: 10-1-13  
 DATE: 10-1-13  
 NO. OF SHEETS: 1  
 SHEET NO.: 10  
 SHEET TITLE: 10

APPLICABLE CODES: CALIFORNIA CIVIL CODE, 2014 CODE, STATE OF CALIFORNIA, COUNTY OF SIERRA, BUILDING DEPARTMENT

RESIDENCE: 2244 SF  
 LOT AREA: 1.76 AC.  
 APN: 08-010-005 - 030 AUBREY (03000 SF)

NOT FOR CONSTRUCTION

**LEGEND**

EXISTING BUILDING TO REMAIN

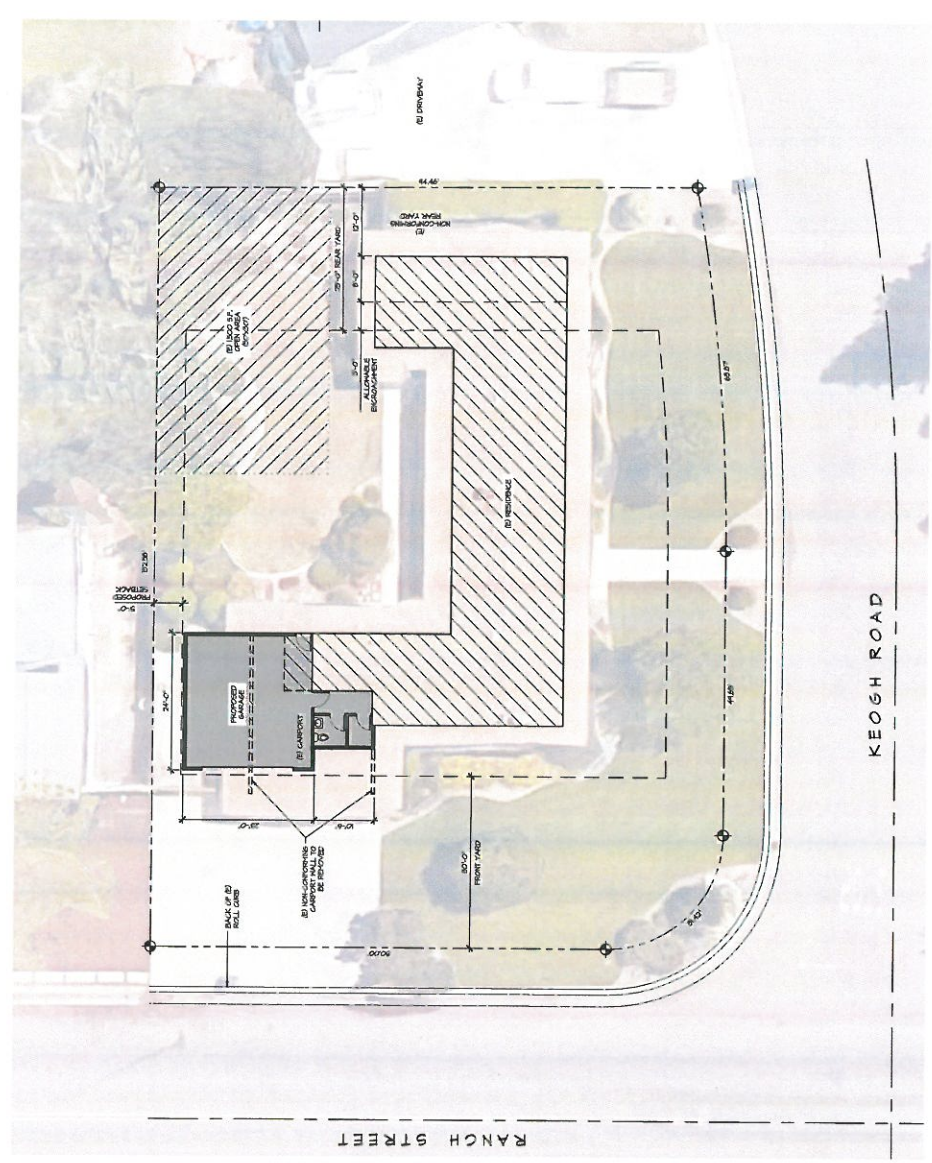
EXISTING BUILDING TO BE REMOVED

PROPOSED BUILDING ADDITION

STREET LOTS

SITE PLAN

1



**SITE PLAN**  
 SCALE: 1" = 10'-0"

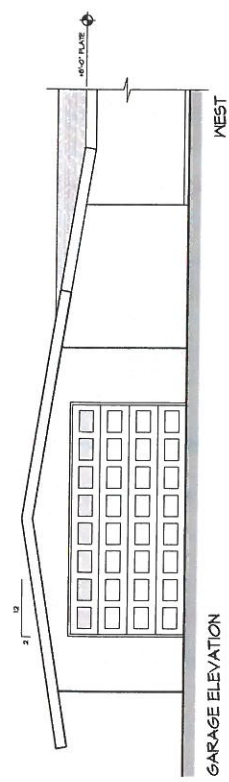


Exhibit "A"

THE PLANNING COMMISSION MUST MAKE THESE FINDINGS FOR A VARIANCE TO BE APPROVED:

- 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;**

The owner would like to build a two-car garage in order to secure his vehicles and storage. Without the granting of this variance, the owner will not be able to have an enclosed space to secure his vehicles.

- 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;**

The existing residence was built on a corner lot prior to the current zoning ordinance and therefore does not make the best use of the allowed building area. The existing carport is currently noncompliant because it is encroaching into the required front yard area and is not open on three sides. In addition, the carport currently is not able to fully cover anything larger than a compact car.

- 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;**

Per the zoning ordinance Section 17.34.020, Single Family dwellings are to have two parking spaces (one covered) per unit. Nearly all other homes in the area have a minimum of an enclosed two-car garage. It is not possible to construct a two-car garage without demolishing an essential part of the residence.

- 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;**

The granting of this variance will not constitute a grant of special privilege as nearly all homes in the neighborhood contain at least a two-car garage. The area surrounding the new construction would be in compliance with the front and side yard requirements of the current zoning ordinance.

- 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 this variance will increase the safety and security of this residence and the neighborhood by securing the required parking area and limit access from intruders. The new construction would also bring the covered parking into compliance with the front and side yard requirements of the current zoning ordinance.

Exhibit "B"



#4

MEETING DATE: AUGUST 16, 2017

SITE PLAN NO. 17-157

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

VARIABLE

HISTORIC PRESERVATION

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

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



RECYCLED PAPER

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: August 16, 2017

SITE PLAN NO: 2017-151  
PROJECT TITLE: 328 N RANCH GARAGE ADDITION  
DESCRIPTION: ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN EXISTING CARPORT (R-1-12.5) (X)  
APPLICANT: ZERLANG AARON  
PROP. OWNER: GRIMMIUS PROPERTIES LLC  
LOCATION TITLE: 328 N RANCH ST  
APN TITLE: 089-090-003  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-12.5 – Single-Family Residential

---

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Variance to setbacks
- Building Permits
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION (08/09/2017):**

1. A Variance to the required 20-ft. rear yard setback is required for the addition of the new garage.
2. Provide responses to the five variance findings when submitting the variance application.
3. Provide full size drawings with the Variance application submittal.

- 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.

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

**Maximum Building Height:** 35 Feet

### **Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
A. Front	30 Feet	30 Feet
B. Front Garage (garage w/door to street)	30 Feet	30 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.



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: 4 DATE: AUGUST 16, 2017

SITE PLAN NO.: 17-151  
PROJECT TITLE: 328 N RANCH GARAGE ADDITION  
DESCRIPTION: ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN EXISTING CARPORT (R15) (X)

APPLICANT: ZERLANG AARON  
PROP OWNER: GRIMMIUS PROPERTIES LLC  
LOCATION: 328 N RANCH ST  
APN: 089-090-003

**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: 17-151  
Date: 8/16/2017

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: 7/01/2017)  
(Project type for fee rates: SFD ADDITION)

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

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 16, 2017

ITEM NO: 4  
SITE PLAN NO: SPR17151  
PROJECT TITLE: 328 N RANCH GARAGE ADDITION  
DESCRIPTION: ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN EXISTING CARPORT (R-1-5) (X)  
APPLICANT: ZERLANG AARON  
PROP. OWNER: GRIMMIUS PROPERTIES LLC  
APN: 089-090-003  
LOCATION: 328 N RANCH ST 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:**

•

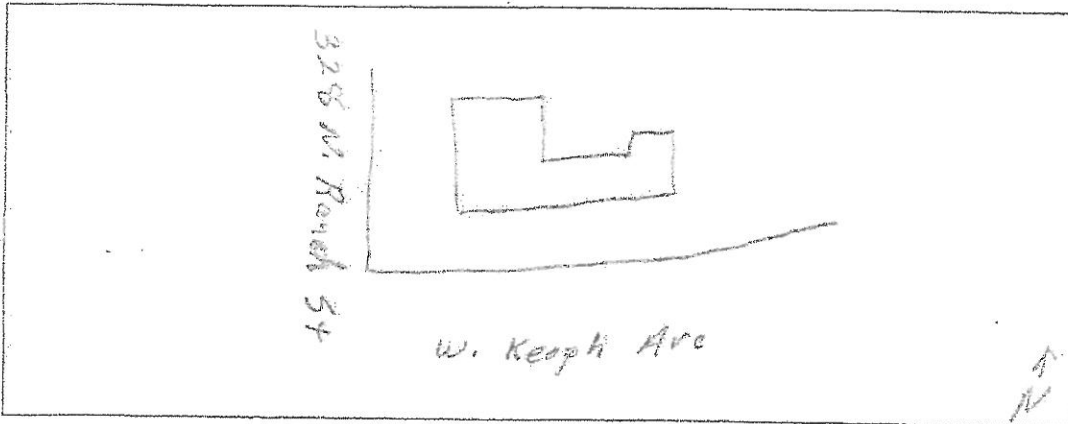
  
\_\_\_\_\_  
Leslie Blair

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

Date: 3-16-17

Site Plan Review # 17151


SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

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

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

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

Email: jhooyer@ci.visalia.ca.us

ITEM NO: 4                      DATE: August 16, 2017  
SITE PLAN NO:                      SPR17151  
PROJECT TITLE:                      328 N RANCH GARAGE ADDITION  
DESCRIPTION:                      ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN  
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LOCATION:                                  328 N RANCH ST  
APN(S):                                    089-090-003


**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:  
\_\_\_\_\_




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

ITEM NO: 4      DATE: August 16, 2017  
 SITE PLAN NO: SPR17151  
 PROJECT TITLE: 328 N RANCH GARAGE ADDITION  
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 APPLICANT: ZERLANG AARON  
 PROP OWNER: GRIMMIUS PROPERTIES LLC  
 LOCATION: 328 N RANCH ST  
 APN(S): 089-090-003

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

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit ~~is required.~~ **FOR EXISTING CARPORT.** *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: PROVIDE 5/8" THK. TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF GARAGE AT THE CEILING AND WALL CONNECTING TO DWELLING WITH SOLID CORE SELF CLOSING 1 3/8" THK. DOOR.  
 Date: 8/16/17  
 Signature



QUALITY ASSURANCE DIVISION

SITE PLAN REVIEW COMMENTS

LOCATION: 400 W MINERAL KING AVE

ITEM NO: 4 DATE: August 16, 2017

SITE PLAN NO: SPR17151

PROJECT TITLE: 328 N RANCH GARAGE ADDITION

DESCRIPTION: ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN EXISTING CARPORT (R-1-5) (X)

APPLICANT: ZERLANG AARON

PROP OWNER: GRIMMIUS PROPERTIES LLC

LOCATION: 328 N RANCH ST

APN(S): 089-090-003


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

8-14-17  
 \_\_\_\_\_  
 DATE



**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: 4

DATE: August 16, 2017

SITE PLAN NO:

SPR17151

PROJECT TITLE:

328 N RANCH GARAGE ADDITION

DESCRIPTION:

ADDITION OF A TWO-CAR GARAGE IN PLACE OF AN EXISTING CARPORT (R-1-5) (X)

APPLICANT:

ZERLANG AARON

PROP OWNER:

GRIMMIUS PROPERTIES LLC

LOCATION:

328 N RANCH ST

APN(S):

089-090-003

**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**

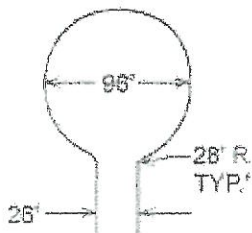
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

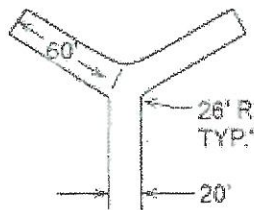
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

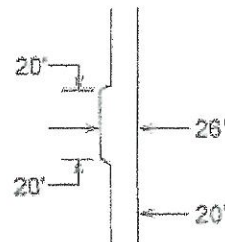
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



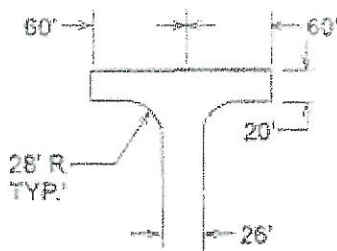
96' DIAMETER  
CUL-DE-SAC



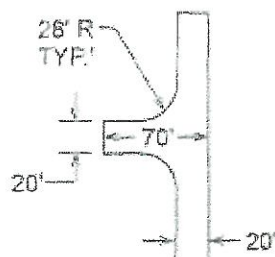
60' "Y"



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"



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:**

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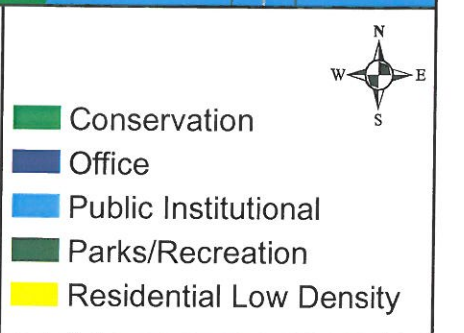
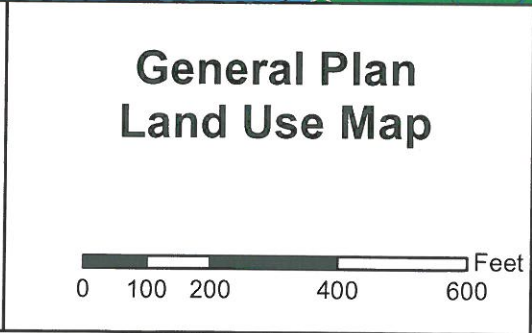
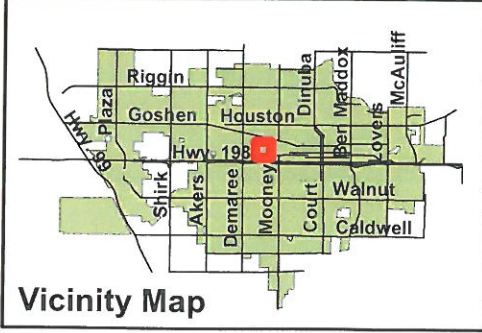
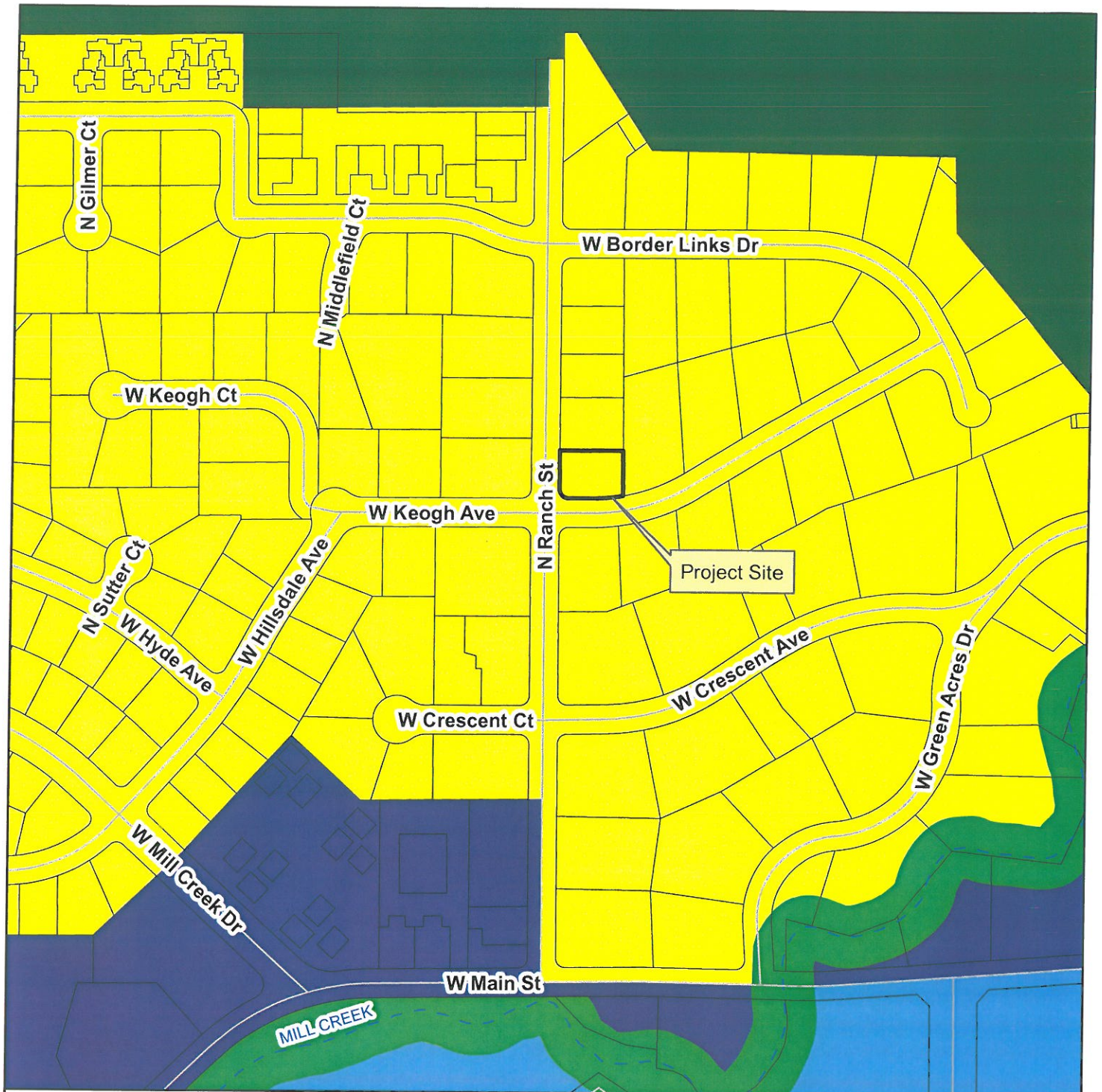



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Kurtis A. Brown  
Fire Marshal

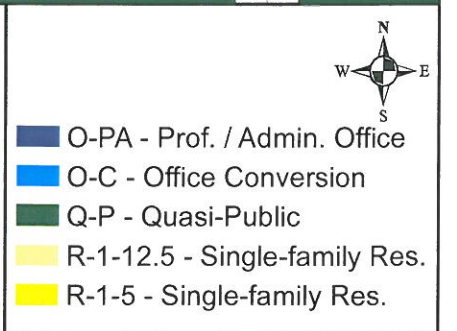
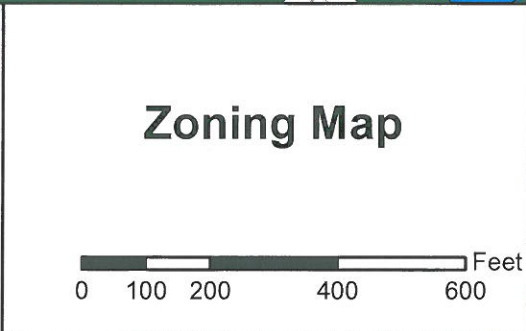
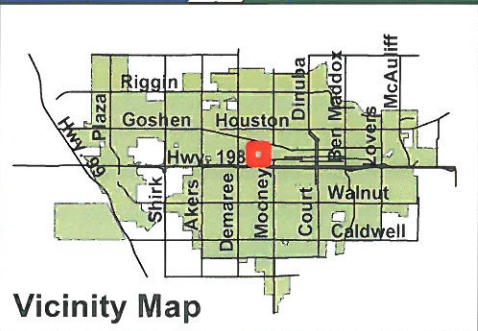
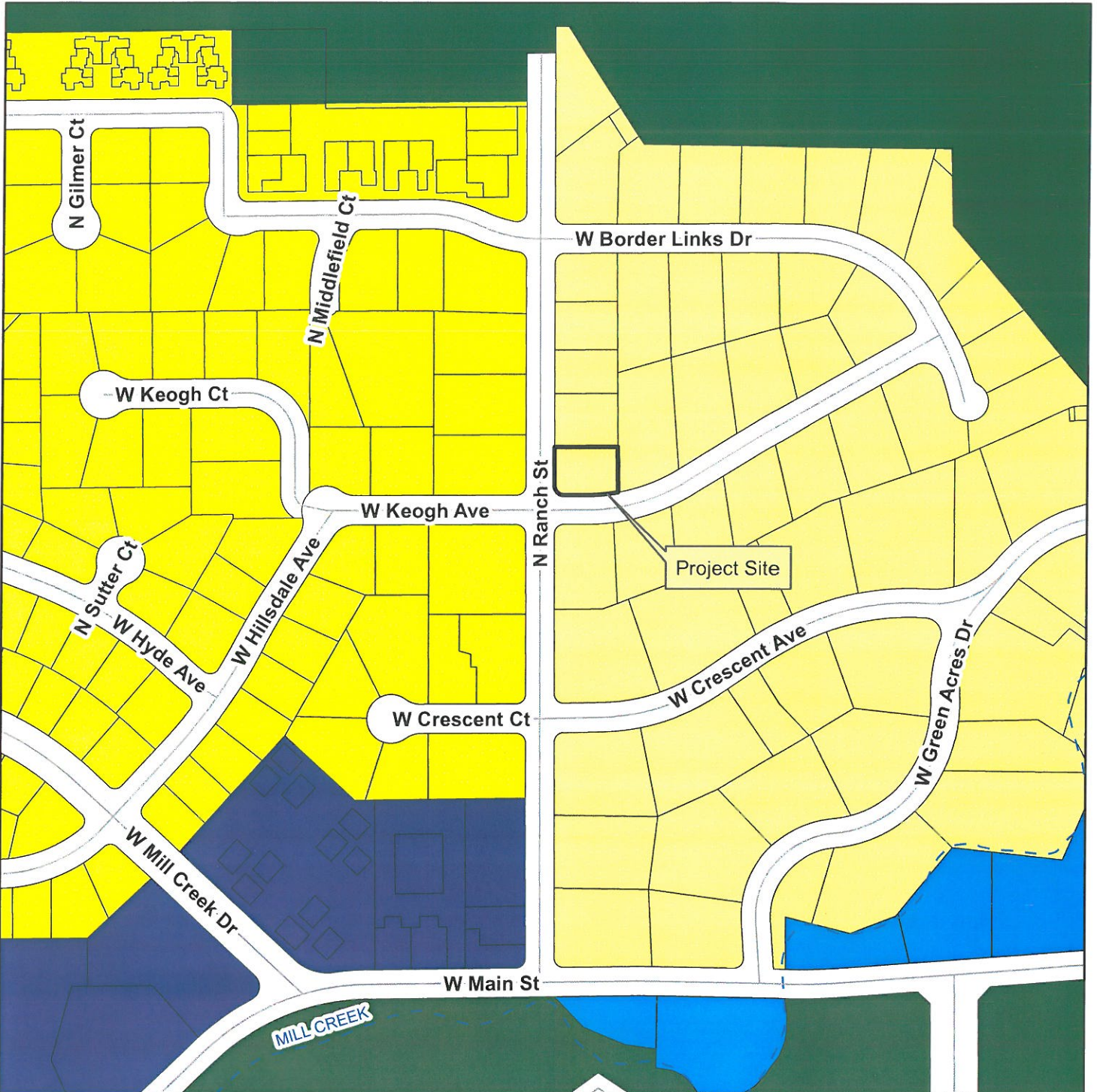
# Variance No. 2017-23

The site is located at 328 N. Ranch Street, on the northeast corner of Ranch Street and Keogh Avenue. (APN: 089-090-003).



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Project Site

N Ranch St

W Keogh Ave



## Aerial Photo

Photo Taken March 2016



- WATERWAYS
- +— RAILROADS
- CITY LIMITS
- PARCELS



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