

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 26, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
 - a. Conditional Use Permit No. 2018-02: A request by Visalia Emergency Aid to add a new 6,000 sq. ft. building and reconfigure the existing Visalia Emergency Aid site in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-06
 - b. Variance No. 2018-02: A request by Visalia Emergency Aid to allow a variance to building, landscaping, and fence setback standards in the C-MU (Commercial Mixed Use) zone. The site is located at 217 NE 3rd Avenue. (APN: 094-071-019, 094-071-020) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-06
6. PUBLIC HEARING – Paul Scheibel
Variance No. 2018-03: A request by the City of Visalia to allow a block wall up to eight feet in height, and a trash enclosure to be located within the minimum side yard setback areas of an existing multiple-family residential complex in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit) Zone District. The project is located at the southeast corner of Demaree Street and Goshen Avenue (APN: 089-230-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-07

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, MARCH 8, 2018 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 12, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: February 26, 2018

PROJECT PLANNER: Paul Scheibel, Principal Planner
Phone No.: (559) 713-4369
E-Mail: paul.scheibel@visalia.city

SUBJECT: Variance No. 2018-03: A request by the City of Visalia to allow a block wall up to eight feet in height, and a trash enclosure to be located within the minimum side yard setback areas of an existing multiple-family residential complex in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit) Zone District. The project is located at the southeast corner of Demaree Street and Goshen Avenue (APN: 089-230-012).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2018-03, as conditioned, based upon the conditions and findings in Resolution No. 2018-05. 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. 2018-03, as conditioned, based on the findings and conditions in Resolution No. 2018-05.

PROJECT DESCRIPTION

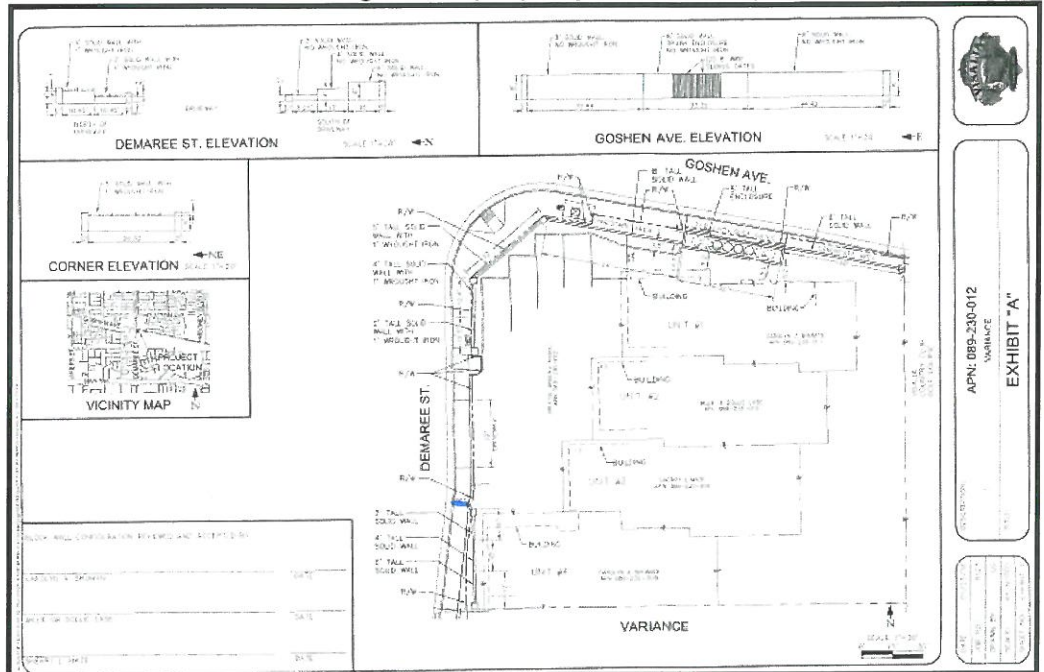
Variance No. 2018-03 is a request by the City of Visalia to place a wall and a trash enclosure in the required side yard setback area of an existing multi-family complex and to exceed the 7-foot maximum height limit for walls and fences in the R-M-2 Zone District. The purpose of the Variance is to facilitate the intersection widening of Demaree Street at Goshen Avenue.

The owners and residents of the complex desire to have these facilities constructed on their behalf to mitigate the noise and privacy impacts of the street and intersection widening project the City is undertaking as part of the Capital Improvement Program (CIP). The City is acquiring approximately 10 to 12 feet in width of property along Demaree Street and a portion of the eastern length of the corner of Goshen Avenue. The result is that portions of the existing landscape areas and an existing common trash enclosure is being eliminated from the site.



The City worked with the property owners to re-configure the site features being lost as a result of the right-of-way acquisition and road widening. The property owners expressed concern for preserving their on-site privacy, and for efficiently storing their trash containers. Consequently, a perimeter wall and a unique trash enclosure were designed into the affected portions of the site as shown in Exhibit A.

The wall will be a combination of solid masonry with decorative block pilasters. Some wall sections will also



have a one foot-tall wrought iron fence segment above the solid masonry wall. Total wall heights will vary between two feet at the Demaree St. driveway (to ensure for traffic visibility), to eight feet in height along the majority of the Goshen Ave. frontage. This is to mitigate traffic noise for the benefit of the northern most building which is located closest to the new traffic lanes.

The trash enclosure will be constructed with the same masonry material as the new adjoining walls. The enclosure will be eight feet in height. The enclosure will house eight standard trash bins (two bins per residential unit). The bins will be accessed by walk-in gates on the backside of the enclosure. The bins inside the enclosure will be screened from street view by a solid metal sliding gate. Trash bins will be pulled out to the curb on Goshen Ave. for standard trash pick-up.

BACKGROUND INFORMATION

| | |
|-----------------------------------|---|
| General Plan Land Use Designation | (R-MD) Medium Density Residential |
| Zoning | R-M-2 – Multi-family Residential, 3,000 sq. ft. of lot area per unit) |
| Surrounding Zoning and Land Use | North: C-N (Neighborhood Commercial)/ Shopping Center South: R-1-5/ Single-family residence East: Q-P (Quasi-Public) / Golf course West: PA-O (Professional Administrative Office / Demaree Square Office park |
| Environmental Review | Categorical Exemption No. 2018-07 |
| Special District | None |
| Site Plan Review | 2015-016 |

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED ACTIONS

None at project site.

PROJECT EVALUATION

The applicant has provided responses for each of the five variance findings below. The applicant's responses to the variance findings are also included in Exhibit "B". Staff concurs with each of the variance findings. Staff's conclusion is based on recognition of the unique nature of the project, in that the variance is being requested to mitigate impacts resulting from an offsite project – the Demaree/Goshen intersection widening. The property would not otherwise need or request the variance if not for the intersection widening project. The intersection widening is a CIP-funded project that is being undertaken to provide the community-wide benefits of reducing traffic delays and increasing traffic efficiency at this already overburdened intersection.

Required Variance 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.
 - a. Trash Enclosure: The strict or literal interpretation and enforcement of the trash enclosure setback requirements will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's street widening project will decrease the size of the Association's site along the Demaree and Goshen street frontages. The existing enclosure, which is currently located along the Demaree Street frontage will have to be relocated along Goshen Avenue. The proposed street improvements along Demaree prohibit the solid waste truck from servicing the existing trash bin. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project result in the BGA parcel area being reduced in order to provide the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
 - b. Wall: The strict or literal interpretation and enforcement of the maximum City standard block wall height of seven (7) feet will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's intersection and street widening project will impact the existing landscaping along both street frontages. The BGA currently uses the existing landscaping to deter pedestrians from trespassing across the parcel. The BGA contends that removal of the existing landscaping will leave the northerly condominium unit vulnerable to trespassing and vehicular noise. The BGA requests that a block wall be constructed along the Goshen Avenue frontage at a height of 8-feet in order to fully secure the site from

trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project.

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
 - a. Trash Enclosure: There are exceptional and extraordinary circumstances and conditions that apply to the proposed placement of the modified trash enclosure along Goshen Avenue. The City's street widening project is necessary due to a deteriorating Level of Service (LOS) for the two regional roads that intersect in this area. The intersection currently operates at a LOS F, and will only continue deteriorate with increased development in the northwest quadrant of the City. Since the BGA site is located at the southeast corner of the intersection, which results in dedication of their property to expand the intersection, there are no other feasible on-site areas where the trash enclosure can be placed. The frontage along Demaree Street will be reduced, and the location of the existing trash enclosure needs to be removed to accommodate the needed drive aisle widths to access each unit. In addition, visitor parking stalls and on-site landscaping will be retained to lessen the impacts associated with the right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
 - b. Wall: There are exceptional and extraordinary circumstances and conditions that apply to the proposed increased wall height along Goshen Avenue. The City's project includes the widening of Goshen Avenue south to provide sufficient room for double left turn lanes by eastbound and westbound traffic. There are existing railroad tracks located on the north side of Goshen Avenue, and therefore, the street cannot be widened to the north. Since the street will be shifted closer to the existing condominiums, and the existing landscaping will be removed, the BGA requests that an eight-foot tall block wall be constructed along the Goshen Avenue frontage in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project.. The necessary improvements required to increase the Levels of Service for this intersection does place extraordinary conditions that do not generally apply 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;
 - a. Trash Enclosure: Strict or literal interpretation and enforcement of the City's setback requirements related to the new trash enclosure location will deprive the BGA of privileges enjoyed by other properties classified in the same zone. Since the available common area for the site is being reduced due to the City's project, there is no on-site feasible alternative to retaining the trash enclosure along the Demaree Street frontage. The Solid Waste Division has noted that there is insufficient space available on-site to maneuver their solid waste truck. Requiring the trash enclosure to comply

with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project results in the BGA parcel area being reduced to in order to facilitate the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.

- b. Wall: There are exceptional and extraordinary circumstances and conditions that apply to the proposed increased wall height along Goshen Avenue. The City's project includes the widening of Goshen Avenue south to provide sufficient room for double left turn lanes by eastbound and westbound traffic. There are existing railroad tracks located on the north side of Goshen Avenue, and therefore, the street cannot be widened to the north. Since the street will be shifted closer to the existing condominiums, and the existing landscaping will be removed, the BGA requests that an eight-foot tall block wall be constructed along the Goshen Avenue frontage in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project. The necessary improvements required to increase the Levels of Service for this intersection does place extraordinary conditions that do not generally apply to 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;
 - a. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zone. This property is being directly impacted by the City's street widening project. The City has worked cooperatively to develop a solid waste option that will meet the needs of both the residences of the BGA site and the City. The issuance of a variance for the proposed placement of the trash enclosure within the required side yard setback is necessitated by the unique circumstance of the street widening project, and is not a result of a special privilege.
 - b. Wall: Granting the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The owners have expressed concerns with the vehicular traffic being closer to the units and pedestrians trespassing across the parcel. Since the parcel is being directly impacted by the City's street widening project, it is reasonable to provide the requested increased block wall height in order to mitigate the owner's concerns.
 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.
 - a. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not be detrimental to the health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed materials for the trash enclosure would match the existing

requirements found in the current City Standard Details, which are not known to be a safety concern. The materials are commonly used for trash enclosures throughout Visalia. In addition, the enclosure will not be detrimental to other properties in the vicinity or to the City's street improvements.

- b. Wall: Granting of the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not be detrimental to public health, safety or welfare. The block wall would be placed on private property, setback from the new curb and gutter alignment. It will not cover any public signs, obscure visibility for drivers or pedestrians, and it will be of a material that matches the existing requirements found in the City Standard Details. The proposed eight-foot tall block wall will also not be materially injurious to properties in the vicinity. The Visalia Country Club owns the parcel located east of the new block wall and will not interfere with the Country Club activities.

Environmental Review

The requested action is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-07).

Projects determined to meet this classification consist of new construction or conversion of small structures on a developed site.

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.
 - a. Trash Enclosure: The strict or literal interpretation and enforcement of the trash enclosure setback requirements will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's street widening project will decrease the size of the Association's site along the Demaree and Goshen street frontages. The existing enclosure, which is currently located along the Demaree Street frontage will have to be relocated along Goshen Avenue. The proposed street improvements along Demaree prohibit the solid waste truck from servicing the existing trash bin. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project result in the BGA parcel area being reduced in order to provide the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
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trespassing across the parcel. The BGA contends that removal of the existing landscaping will leave the northerly condominium unit vulnerable to trespassing and vehicular noise. The BGA requests that a block wall be constructed along the Goshen Avenue frontage at a height of 8-feet in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project.

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
 - a. Trash Enclosure: There are exceptional and extraordinary circumstances and conditions that apply to the proposed placement of the modified trash enclosure along Goshen Avenue. The City's street widening project is necessary due to a deteriorating Level of Service (LOS) for the two regional roads that intersect in this area. The intersection currently operates at a LOS F, and will only continue deteriorate with increased development in the northwest quadrant of the City. Since the BGA site is located at the southeast corner of the intersection, which results in dedication of their property to expand the intersection, there are no other feasible on-site areas where the trash enclosure can be placed. The frontage along Demaree Street will be reduced, and the location of the existing trash enclosure needs to be removed to accommodate the needed drive aisle widths to access each unit. In addition, visitor parking stalls and on-site landscaping will be retained to lessen the impacts associated with the right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
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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;
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common area for the site is being reduced due to the City's project, there is no on-site feasible alternative to retaining the trash enclosure along the Demaree Street frontage. The Solid Waste Division has noted that there is insufficient space available on-site to maneuver their solid waste truck. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project results in the BGA parcel area being reduced to in order to facilitate the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.

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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;
- c. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zone. This property is being directly impacted by the City's street widening project. The City has worked cooperatively to develop a solid waste option that will meet the needs of both the residences of the BGA site and the City. The issuance of a variance for the proposed placement of the trash enclosure within the required side yard setback is necessitated by the unique circumstance of the street widening project, and is not a result of a special privilege.
 - d. Wall: Granting the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The owners have expressed concerns with the vehicular traffic being closer to the units and pedestrians trespassing across the parcel. Since the parcel is being directly impacted by the City's street widening project, it is reasonable to provide the requested increased block wall height in order to mitigate the owner's concerns.

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.
 - c. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not be detrimental to the health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed materials for the trash enclosure would match the existing requirements found in the current City Standard Details, which are not know to be a safety concern. The materials are commonly used for trash enclosures throughout Visalia. In addition, the enclosure will not be detrimental to other properties in the vicinity or to the City's street improvements.
 - d. Wall: Granting of the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not be detrimental to public health, safety or welfare. The block wall would be placed on private property, setback from the new curb and gutter alignment. It will not cover any public signs, obscure visibility for drivers or pedestrians, and it will be of a material that matches the existing requirements found in the City Standard Details. The proposed eight-foot tall block wall will also not be materially injurious to properties in the vicinity. The Visalia Country Club owns the parcel located east of the new block wall and will not interfere with the Country Club activities.
6. That the project is considered Categorically Exempt under Section 15303 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-68).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2015-016.
2. That the site improvements shall be in substantial conformance with the site plan, Exhibit A of this Resolution No. 2018-05.
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 or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2018-05
- Exhibit "A" – Site Plan
- Exhibit "B" – Memo with Findings Prepared by Applicant
- Site Plan Review No. 2015-016 Comments
- Vicinity Map
- Aerial Map
- Zoning Map

RESOLUTION NO. 2018-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2018-03, A REQUEST BY THE CITY OF VISALIA TO ALLOW A BLOCK WALL UP TO EIGHT FEET IN HEIGHT, AND A TRASH ENCLOSURE TO BE LOCATED WITHIN THE MINIMUM SIDE YARD SETBACK AREA OF AN EXISTING MULTIPLE-FAMILY RESIDENTIAL COMPLEX IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. OF LOT AREA PER UNIT) ZONE DISTRICT. THE PROJECT IS LOCATED AT THE SOUTHEAST CORNER OF DEMAREE STREET AND GOSHEN AVENUE (APN: 089-230-012).

WHEREAS, Variance No. 2018-05, is a request by the City of Visalia to allow a block wall up to eight feet in height, and a trash enclosure to be located within the minimum side yard setback area of an existing multiple-family residential complex in the R-M-2 (Multi-family residential, 3,000 sq. ft. of lot area per unit) Zone District. The project is located at the southeast corner of Demaree Street and Goshen Avenue (APN: 089-230-012); and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on February 26, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2018-05, as conditioned by staff, to be in accordance with Section 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 15303.

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.
 - a. Trash Enclosure: The strict or literal interpretation and enforcement of the trash enclosure setback requirements will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's street widening project will decrease the size of the Association's site along the Demaree and Goshen street frontages. The existing enclosure, which is currently located along the Demaree Street frontage will have to be relocated along Goshen Avenue. The proposed street improvements along Demaree

prohibit the solid waste truck from servicing the existing trash bin. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project result in the BGA parcel area being reduced in order to provide the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.

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street widening project. The necessary improvements required to increase the Levels of Service for this intersection does place extraordinary conditions that do not generally apply to 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;
 - a. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zone. This property is being directly impacted by the City's street widening project. The City has worked cooperatively to develop a solid waste option that will meet the needs of both the residences of the BGA site and the City. The issuance of a variance for the proposed placement of the trash enclosure within the required side yard setback is necessitated by the unique circumstance of the street widening project, and is not a result of a special privilege.
 - b. Wall: Granting the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The owners have expressed concerns with the vehicular traffic being closer to the units and pedestrians trespassing across the parcel. Since the parcel is being directly impacted by the City's street widening project, it is reasonable to provide the requested increased block wall height in order to mitigate the owner's concerns.
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.
 - a. Trash Enclosure: Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not be detrimental to the health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed materials for the trash enclosure would match the existing requirements found in the current City Standard Details, which are not know to be a safety concern. The materials are commonly used for trash enclosures throughout Visalia. In addition, the enclosure will not be detrimental to other properties in the vicinity or to the City's street improvements.
 - b. Wall: Granting of the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not be detrimental to public health, safety or welfare. The block wall would be placed on private property, setback from the new curb and gutter alignment. It will not cover any public signs, obscure visibility for drivers or pedestrians, and it will be of a material that matches the existing requirements found in the City Standard Details. The proposed eight-foot tall block wall will also not be materially injurious to properties in the vicinity. The Visalia Country Club owns the parcel located east of the new block wall and will not interfere with the Country Club activities.

6. That the project is considered Categorical Exempt under Section 15303 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-07).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2018-03, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.48.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2015-016.
2. That the site improvements shall be in substantial conformance with the site plan, Exhibit A of this Resolution No. 2018-05.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

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.

17.12.110 Height of structures.

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

Zoning Ordinance Chapter 17.42

VARIANCES AND EXCEPTIONS

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. (Prior code § 7555)

17.42.020 Exception purposes.

A. The planning commission may grant exceptions to ordinance requirements where there is a justifiable cause or reason; provided, however, that it does not constitute a grant of special privilege inconsistent with the provisions and intentions of this title.

B. The planning commission may grant exceptions or modifications to site development standards and zoning in accordance with the provisions of Chapter 17.32, Article 2, density bonuses

and other incentives for lower and very low income households and housing for senior citizens. (Prior code § 7556)

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 and off-street parking facilities, in accordance with the procedures prescribed in this chapter. (Prior code § 7557)

17.42.040 Exception powers of city planning commission.

The city planning commission may grant exceptions to the regulations prescribed in this title, with respect to the following, consistent with the provisions and intentions of this title:

- A. Second dwelling units, pursuant to Sections 17.12.140 through 17.12.200;
- B. Downtown building design criteria, pursuant to Section 17.58.090;
- C. Fences, walls and hedges; and

D. Upon the recommendation of the historic preservation advisory board and/or the downtown design review board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distance between structures and off-street parking facilities;

E. In accordance with Chapter 17.32, Article 2, density bonuses, may grant exceptions or modifications to site development standards and/or zoning codes. (Prior code § 7558)

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 which would result from the strict interpretation and enforcement of this title;
5. The application shall be accompanied by such sketches or drawings which 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. (Prior code § 7559)

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 which is the subject of the hearing. (Prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the city planning commission. (Prior code § 7561)

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. (Prior code § 7562)

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. (Prior code § 7563)

17.42.100 Exception action of the city planning commission.

A. The city planning commission may grant an exception to a regulation prescribed by this title with respect to fences and walls, and, upon recommendation of the historic preservation advisory board, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas, provided that all of the following criteria is applicable:

1. That the granting of the fence exception will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;

2. That the granting of the exception does not create an obstructed visibility that will interfere with traffic safety in the public right-of-way or to adjacent properties;

3. That the exception proposal becomes an integral part of the existing site development (e.g., design, material, contour, height, distance, color, texture).

B. The city planning commission may grant exceptions or modifications to zoning code requirements in accordance with the provisions of Chapter 17.32, Article 2, density bonuses. The granting of the exception shall become effective upon

the granting of the density bonus by the city council. (Prior code § 7564)

17.42.110 Appeal to city council.

A. Within five (5) working days following the date of a decision of the city planning commission on a variance or exception application, the decision may be appealed to the city council by the applicant or any other interested party. An appeal shall be made on a form prescribed by the commission and shall be filed with the city clerk. The appeal shall specify errors or abuses of discretion by the commission, or decisions not supported by the evidence in the record.

B. The city clerk shall give notice to the applicant and the appellant (if the applicant is not the appellant) and may give notice to any other interested party of the time when the appeal will be considered by the city council. (Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Action of city council.

A. The city council shall review and may affirm, reverse or modify a decision of the city planning commission on a variance or exception application; provided, that if a decision denying a variance or exception is reversed or a decision granting a variance or exception is modified, the city council shall, on the basis of the record transmitted by the city planner and such additional evidence as may be submitted, make the findings prerequisite to the granting of a variance or exception as prescribed in Section 17.42.090(A) or (B), or 17.42.100(A), whichever is applicable.

B. A variance which has been the subject of an appeal to the city council shall become effective immediately after review and affirmative action by the city council. (Ord. 9605 § 30 (part), 1996: prior code § 7566)

17.42.130 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 which was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure which 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. (Prior code § 7567)

17.42.140 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. (Prior code § 7568)

17.42.150 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. (Prior code § 7569)



Community Development Department

To: Planning Commission
From: Rebecca Keenan
CC: Nick Mascia, Paul Bernal, Steven Weatherly, file
Date: January 24, 2018
Re: Variance Supplemental Application
Demaree Street and Goshen Avenue Intersection and Street Widening Project, Bristol
Greens Association

BACKGROUND:

The City's Engineering Division is currently working on a Capital Improvement Project (CIP) to widen the Demaree Street and Goshen Avenue intersection. . The project requires that right-of-way be obtained from several adjacent parcels, including the San Joaquin Valley Railroad, the Demaree Square office business park, the Visalia Country Club, and adjacent residential properties.

Staff has been working with the Bristol Greens Association (BGA) for over a year to obtain a portion of the Association's common parcel needed for the intersection widening project at the southeast corner of Demaree Street and Goshen Avenue. . The City's intersection street widening project will impact the following BGA features:

- Visitor parking area,
- Landscaping along Demaree Street and Goshen Avenue,
- On-site trash enclosure.

Staff presented a preliminary site layout to the Site Plan Review committee in 2015, and received a Revise and Proceed. The relocation of the trash enclosure was the item that required further coordination.

REQUESTED VARIANCE:

1. Engineering has worked with the City Planning Division, the City Solid Waste Division, and the Bristol Greens Association to develop a solution to the solid waste impacts that are acceptable to each party. Staff requests that a variance be issued to allow the construction of a modified trash enclosure along the Goshen Avenue frontage within the required side yard setback. The new trash enclosure will be modified to hold residential trash cans rather than the City standard 12'x10' enclosure. Trash collection service will be done along Goshen Avenue as a result of the trash enclosure relocation. The BGA enclosure will be 4.3' wide by 32' long and will hold up to 8 residential trash cans.
2. In addition, as right-of-way negotiations with the Bristol Greens Association continued, the BGA requested as a condition of the sale, an 8' tall block wall be installed along the Goshen Avenue frontage. This request requires a variance because the City Standard permits a maximum block wall height of 7'.

EXHIBIT B

JUSTIFICATION FOR VARIANCE:

Following are the findings which provide an explanation to the trash enclosure and 8' tall block wall request for the Bristol Greens Association Parcel, located at the southeast corner of the intersection of Demaree Street and Goshen Avenue:

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.
 - a. The strict or literal interpretation and enforcement of the trash enclosure setback requirements will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's street widening project will decrease the size of the Association's site along the Demaree and Goshen street frontages. The existing enclosure, which is currently located along the Demaree Street frontage will have to be relocated along Goshen Avenue. The proposed street improvements along Demaree prohibit the solid waste truck from servicing the existing trash bin. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project result in the BGA parcel area being reduced in order to provide the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
 - b. The strict or literal interpretation and enforcement of the maximum City standard block wall height of seven (7) feet will result in an unnecessary hardship that is inconsistent with the objectives of the zoning ordinance. The City's intersection and street widening project will impact the existing landscaping along both street frontages. The BGA currently uses the existing landscaping to deter pedestrians from trespassing across the parcel. The BGA contends that removal of the existing landscaping will leave the northerly condominium unit vulnerable to trespassing and vehicular noise. The BGA requests that a block wall be constructed along the Goshen Avenue frontage at a height of 8-feet in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project.
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
 - a. There are exceptional and extraordinary circumstances and conditions that apply to the proposed placement of the modified trash enclosure along Goshen Avenue. The City's street widening project is necessary due to a deteriorating Level of Service (LOS) for the two regional roads that intersect in this area. The intersection currently operates at a LOS F, and will only continue deteriorate with increased development in the northwest quadrant of the City. Since the BGA site is located at the southeast corner of the intersection, which results in dedication of their property to expand the intersection, there are no other feasible on-site areas where the trash enclosure can

be placed. The frontage along Demaree Street will be reduced, and the location of the existing trash enclosure needs to be removed to accommodate the needed drive aisle widths to access each unit. In addition, visitor parking stalls and on-site landscaping will be retained to lessen the impacts associated with the right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.

- b. There are exceptional and extraordinary circumstances and conditions that apply to the proposed increased wall height along Goshen Avenue. The City's project includes the widening of Goshen Avenue south to provide sufficient room for double left turn lanes by eastbound and westbound traffic. There are existing railroad tracks located on the north side of Goshen Avenue, and therefore, the street cannot be widened to the north. Since the street will be shifted closer to the existing condominiums, and the existing landscaping will be removed, the BGA requests that an eight-foot tall block wall be constructed along the Goshen Avenue frontage in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project.. The necessary improvements required to increase the Levels of Service for this intersection does place extraordinary conditions that do not generally apply 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;
 - a. Strict or literal interpretation and enforcement of the City's setback requirements related to the new trash enclosure location will deprive the BGA of privileges enjoyed by other properties classified in the same zone. Since the available common area for the site is being reduced due to the City's project, there is no on-site feasible alternative to retaining the trash enclosure along the Demaree Street frontage. The Solid Waste Division has noted that there is insufficient space available on-site to maneuver their solid waste truck. Requiring the trash enclosure to comply with the 10-foot side yard setback along Goshen Avenue will unnecessarily cause a hardship because the intersection and street improvements required for the Demaree/Goshen project results in the BGA parcel area being reduced to in order to facilitate the necessary right-of-way improvements. The new trash enclosure location and residential bins allows the City of Visalia's Solid Waste Division to service the site along the Goshen Avenue frontage. The new trash enclosure location and change from a solid waste bin to individual residential can service provides the BGA with a reasonable alternative to the project while mitigating any further impacts to their site.
 - b. There are exceptional and extraordinary circumstances and conditions that apply to the proposed increased wall height along Goshen Avenue. The City's project includes the widening of Goshen Avenue south to provide sufficient room for double left turn lanes by eastbound and westbound traffic. There are existing railroad tracks located on the north side of Goshen Avenue, and therefore, the street cannot be widened to the north. Since the street will be shifted closer to the existing condominiums, and the

existing landscaping will be removed, the BGA requests that an eight-foot tall block wall be constructed along the Goshen Avenue frontage in order to fully secure the site from trespassers and reduce any potential vehicular noise impacts as a result of the right-of-way improvements associated with the intersection and street widening project. The necessary improvements required to increase the Levels of Service for this intersection does place extraordinary conditions that do not generally apply to 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;
 - a. Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zone. This property is being directly impacted by the City's street widening project. The City has worked cooperatively to develop a solid waste option that will meet the needs of both the residences of the BGA site and the City. The issuance of a variance for the proposed placement of the trash enclosure within the required side yard setback is necessitated by the unique circumstance of the street widening project, and is not a result of a special privilege.
 - b. Granting the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone. The owners have expressed concerns with the vehicular traffic being closer to the units and pedestrians trespassing across the parcel. Since the parcel is being directly impacted by the City's street widening project, it is reasonable to provide the requested increased block wall height in order to mitigate the owner's concerns.
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.
 - a. Granting of the variance for the placement of the modified trash enclosure along the parcel's Goshen Avenue frontage will not be detrimental to the health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed materials for the trash enclosure would match the existing requirements found in the current City Standard Details, which are not know to be a safety concern. The materials are commonly used for trash enclosures throughout Visalia. In addition, the enclosure will not be detrimental to other properties in the vicinity or to the City's street improvements.
 - b. Granting of the variance for the proposed eight-foot tall block wall along the Goshen Avenue frontage will not be detrimental to public health, safety or welfare. The block wall would be placed on private property, setback from the new curb and gutter alignment. It will not cover any public signs, obscure visibility for drivers or pedestrians, and it will be of a material that matches the existing requirements found in the City Standard Details. The proposed eight-foot tall block wall will also not be materially injurious to properties in the vicinity. The Visalia Country Club owns the parcel located east of the new block wall and will not interfere with the Country Club activities.

City of Visalia

Bristol Greens Association

Variance Request: 8' Tall Block Wall



Exhibit "B" Solid Block Wall

City of Visalia
Bristol Greens Association



Wrought Iron on top of block wall will be 1' tall. See Exhibit "A" site plan for locations that will have wrought iron.

Solid Block Wall Height will vary between 2' to 5' tall. See Exhibit "A" site plan for wall height designations.

Exhibit "C" Block Wall with Wrought Iron



MEETING DATE 01/28/2015
SITE PLAN NO. 15-016
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 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 HISTORIC PRESERVATION OTHER _____

- ADDITIONAL COMMENTS** Requires an Ecroachment Permit.

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

Site Plan Review Committee



MEETING DATE JAN. 28, 2015
SITE PLAN NO. 15-016
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.
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- 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~~ ^{ENCROACHMENT} permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

- Your plans must be reviewed by:

- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> 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*

ITEM NO: 8 DATE: January 28, 2015
 SITE PLAN NO: SPR15016
 PROJECT TITLE: IMPROVEMENTS FOR DEMAREE & GOSHEN
 DESCRIPTION: FRONTAGE IMPROVEMENTS, TRASH ENCLOSURE
 AND PARKING ON PORTION OF 9,521 SF AREA
 SECTION OF SEC DEMAREE AND GOSHEN (RM2
 ZONED) (AE)
 APPLICANT: CITY OF VISALIA
 PROP OWNER: BRISTOL GREENS ASSOCIATION
 LOCATION: SEC GOSHEN & DEMAREE
 APN(S): 089-230-012

The following comments are applicable when checked:

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

General:

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

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

Water Supply:

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

Emergency Access:

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

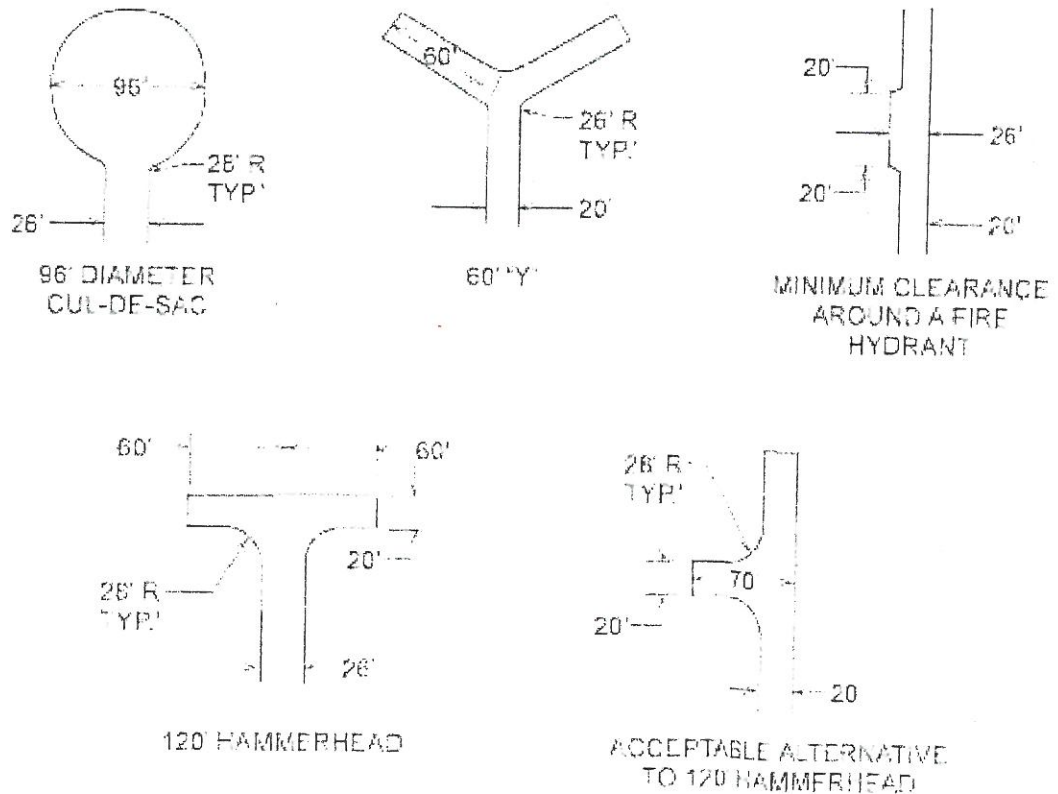


FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:
2013 CFC D103.5
- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person. (power outages)
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

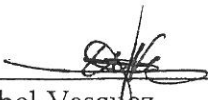
- In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

Fire Protection Systems:

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

Special Comments:

-



Maribel Vasquez
Fire Inspector

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

SITE PLAN NO: SPR15016
PROJECT TITLE: IMPROVEMENTS FOR DEMAREE & GOSHEN
DESCRIPTION: FRONTAGE IMPROVEMENTS, TRASH ENCLOSURE AND PARKING ON PORTION OF 9,521 SF AREA SECTION OF SEC DEMAREE AND GOSHEN (RM2 ZONED) (AE)
APPLICANT: CITY OF VISALIA
PROP OWNER: BRISTOL GREENS ASSOCIATION
LOCATION: SEC GOSHEN & DEMAREE
APN(S): 089-230-012

COMMERCIAL BIN SERVICE

- No comments.
- Same comments as 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 be fore disposing of in recycle containers.
- ALL refuse enclosures must be R-2 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.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- 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.

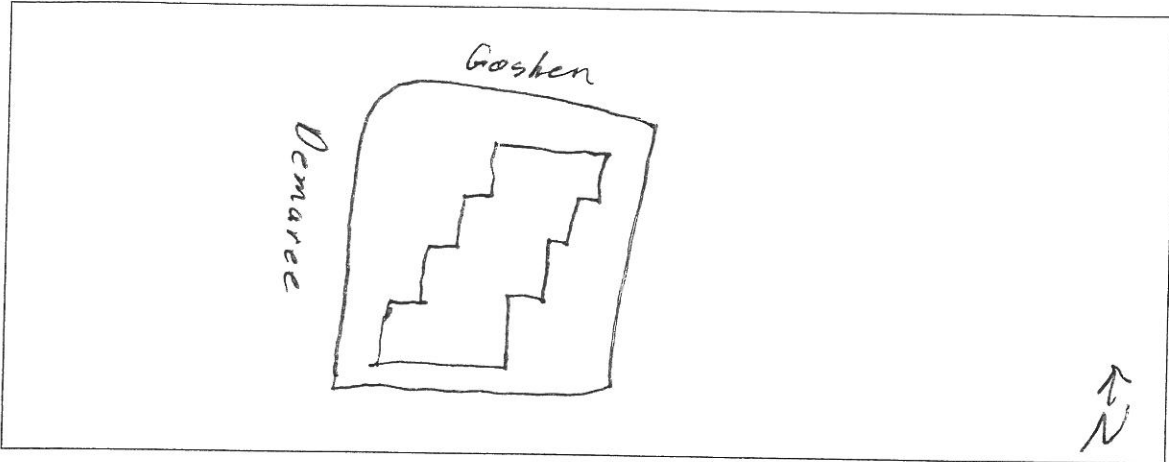
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

PROJECT IS GOOD TO GO.

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338

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

Email: jhooyer@ci.visalia.ca.us

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 28, 2015

| | |
|----------------|---|
| ITEM NO: | 6 |
| SITE PLAN NO: | SPR15016 |
| PROJECT TITLE: | IMPROVEMENTS FOR DEMAREE & GOSHEN |
| DESCRIPTION: | FRONTAGE IMPROVEMENTS, TRASH ENCLOSURE AND PARKING ON PORTION OF 9,521 SF AREA SECTION OF SEC DEMAREE AND GOSHEN (RMZ ZONED) (AE) |
| APPLICANT: | CITY OF VISALIA |
| PROP. OWNER: | BRISTOL GREENS ASSOCIATION |
| LOCATION: | SEC GOSHEN & DEMAREE |
| APNS: | 089-230-012 |

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.

Additional Comments:

•



Leslie Blair

ITEM NO: 8

DATE: January 28, 2015

SITE PLAN NO:

SPR15016

PROJECT TITLE:

IMPROVEMENTS FOR DEMAREE & GOSHEN

DESCRIPTION:

FRONTAGE IMPROVEMENTS, TRASH ENCLOSURE AND PARKING ON PORTION OF 9,521 SF AREA SECTION OF SEC DEMAREE AND GOSHEN (RM2 ZONED) (AE)

APPLICANT:

CITY OF VISALIA

PROP OWNER:

BRISTOL GREENS ASSOCIATION

LOCATION:

SEC GOSHEN & DEMAREE

APN(S):

089-230-012

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:

Visalia Police Department

292

SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: January 28, 2015

SITE PLAN NO: 2015-016
PROJECT TITLE: IMPROVEMENTS FOR DEMAREE & GOSHEN
DESCRIPTION: FRONTAGE IMPROVEMENTS, TRASH ENCLOSURE AND PARKING ON PORTION OF 9,521 SF AREA SECTION OF SEC DEMAREE AND GOSHEN (RM2 ZONED) (AE)
APPLICANT: CITY OF VISALIA
PROP. OWNER: BRISTOL GREENS ASSOCIATION
LOCATION TITLE: SEC GOSHEN & DEMAREE
APN TITLE: 089-230-012
GENERAL PLAN: RMD (Residential Medium Density)
EXISTING ZONING: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site per unit)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit

PROJECT SPECIFIC INFORMATION: 01/28/2015

1. Planning staff recommends that the new trash enclosure be painted to match the existing condominiums. This will reduce the visual impact of the new trash enclosure from the public right-of-way.
2. Planning staff requires that a three-foot hedge and/or shrubs be planted in the landscape planters that buffer the parking stalls that are adjacent to a public street.

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan.

Parking:

1. Retain existing parking if feasible.

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.

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.

Signature



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 8 DATE: JANUARY 28, 2015

SITE PLAN NO.: 15-016
PROJECT TITLE: IMPROVEMENTS FOR DEMAREE & GOSHEN
DESCRIPTION: FRONTAGE IMPROVEMENTS, TRASH
ENCLOSURE AND PARKING ON PORTION OF
9,521 SF AREA SECTION OF SEC DEMAREE
AND GOSHEN (RM2 ZONED) (AE)
APPLICANT: CITY OF VISALIA
PROP OWNER: BRISTOL GREENS ASSOCIATION
LOCATION: SEC GOSHEN & DEMAREE
APN: 089-230-012

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. Eliminate or reduce the sharp angled landscape islands within parking area to increase vehicle maneuverability onsite.***
- 2. Refuse enclosure size and location is adequate.***
- 3. Comply with City & ADA standards.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 15-016
Date: 1/28/2015

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.)

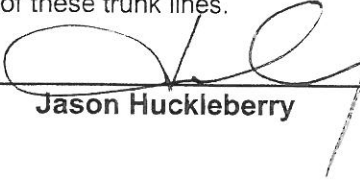
(Fee Schedule Date:8/15/2014)
(Project type for fee rates:)

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:

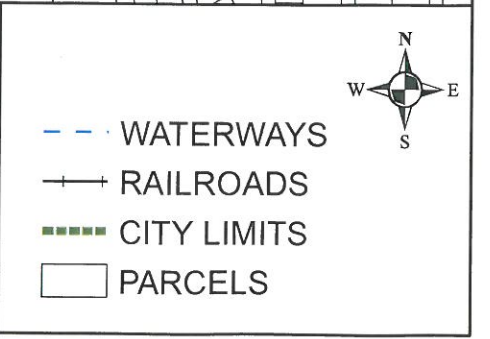
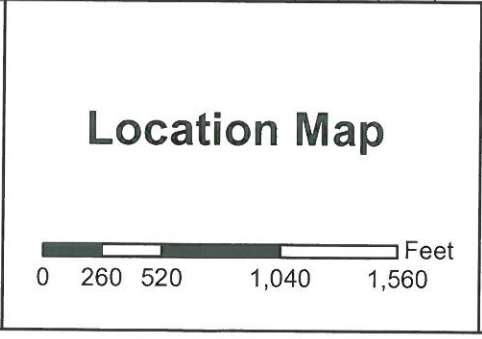
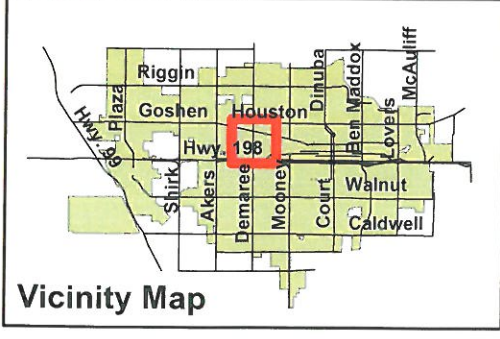
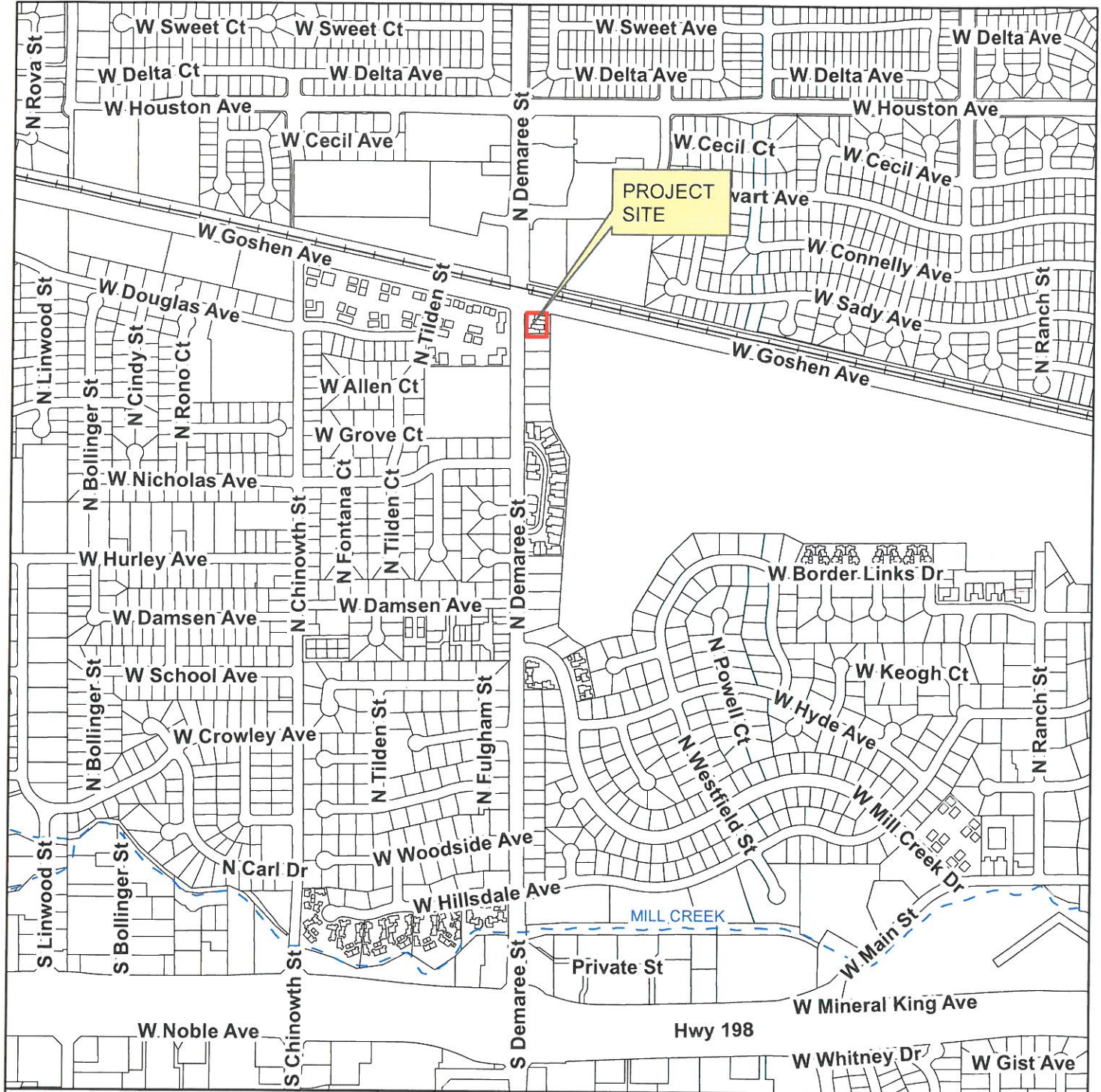
- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in 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.



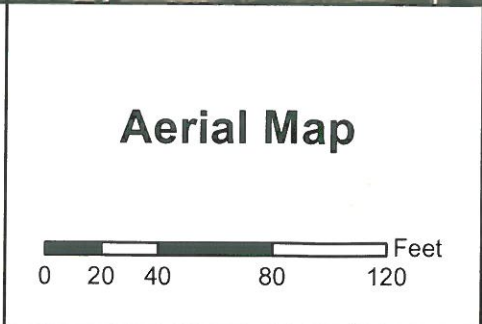
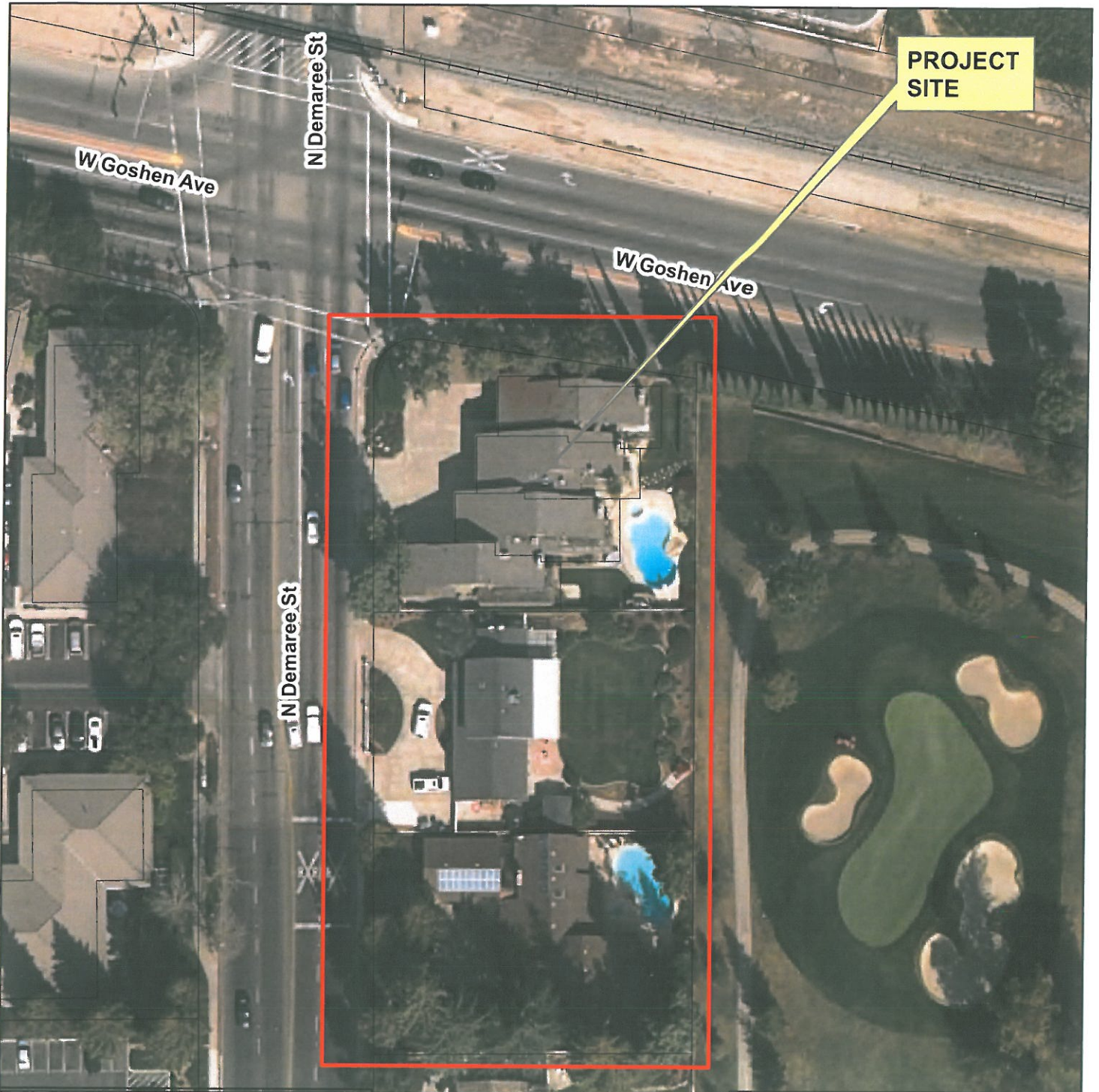
Jason Huckleberry

VARIANCE 2018-03

SOUTHEAST CORNER DEMAREE ST. AND GOSHEN AVE.

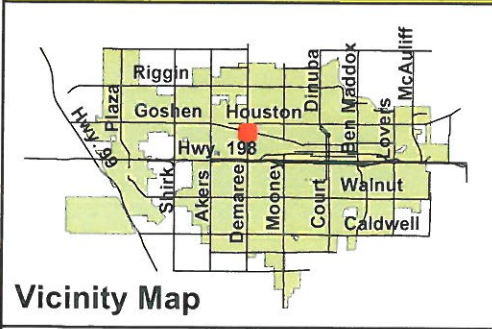
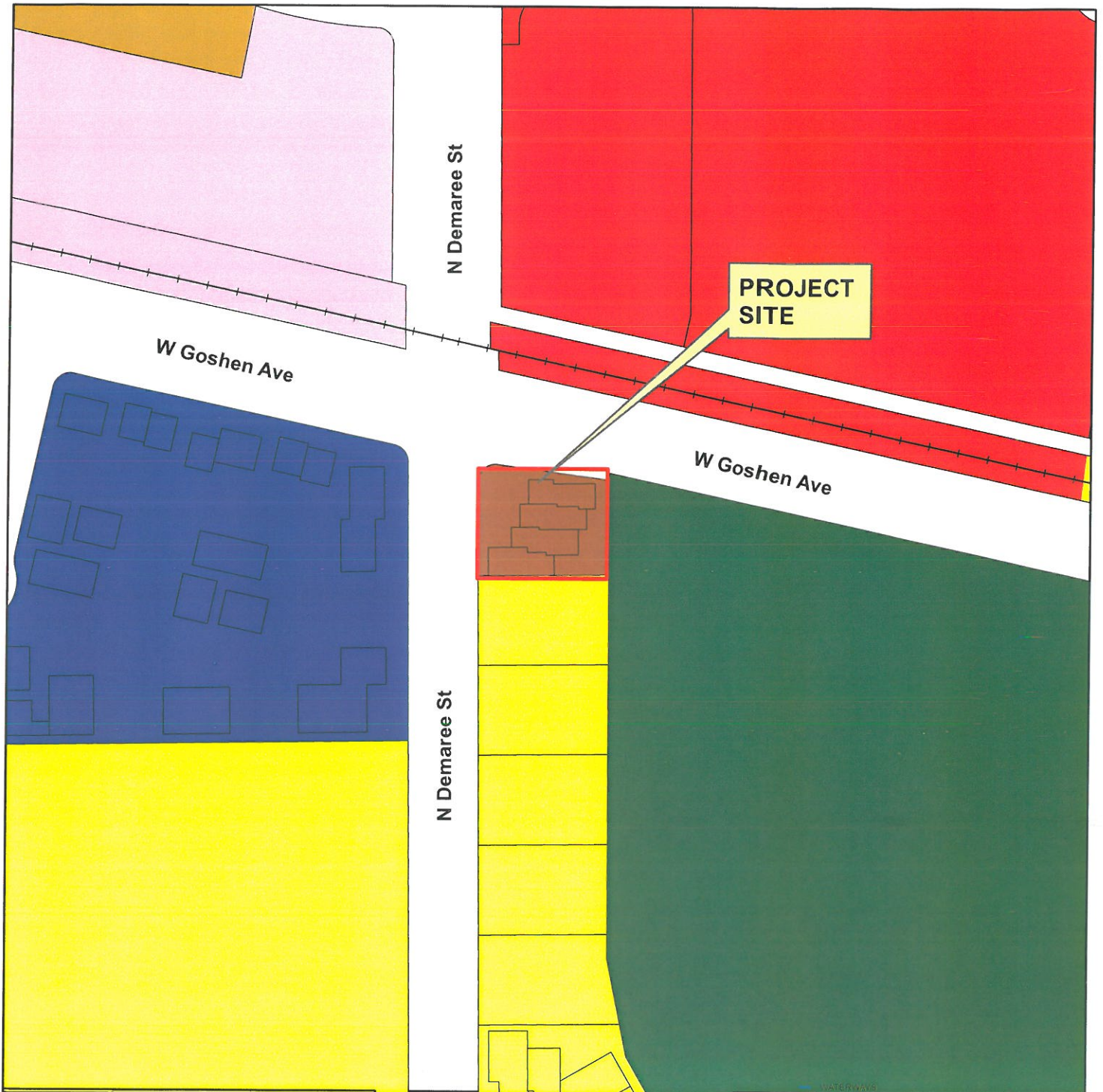


VARIANCE 2018-03 SOUTHEAST CORNER DEMAREE ST. AND GOSHEN AVE.



- WATERWAYS
- +--- RAILROADS
- ... CITY LIMITS
- PARCELS

VARIANCE 2018-03 SOUTHEAST CORNER DEMAREE ST. AND GOSHEN AVE.



Zoning Map



- RAILROADS
- CITY LIMITS
- PARCELS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU Mixed Use Downtown
- I - Industrial
- I-L - Light Industrial
- O-PA - Prof. /Admin. Office
- O-C - Office Conversion
- QP - Quasi-Public
- OS - Open Space
- R-1-20 - 20,000 SF Min Site Area
- R-1-12.5 - 12,500 SF Min Site Area
- R-1-5 - 5,000 SF Min Site Area
- R-1-2 - 2,000 SF Min Site Area

