

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, MAY 29, 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.
 - a. Time Extension for Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09.
 - b. Time Extension for Conditional Use Permit No. 2016-07.
 - c. Request for a General Plan Finding of Consistency Pursuant to Public Resource Code §21151.2 and Government Code §65402 for the Disposition of Real Property Owned by College of the Sequoias located on the southeast corner of S. Mooney Blvd. and W. Myrtle Ave. (APN: 096-035-010).
 - d. Request for General Plan Consistency Finding Pursuant to Public Resource Code §21151.2 and Government Code §65402 for Visalia Unified School District's Acquisition of 649 S. County Center Dr. located on the northwest corner of S. County Center Dr. and W. Campus Ave. (APN: 095-010-063).
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-06: A request by Champions Center, Crystal Hernandez to allow individual and group counseling in the OC (Office Conversion) zone. The site is located at 910 W. Center Street. (APN: 093-224-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-19.
6. PUBLIC HEARING – Andy Chamberlain
Variance No. 2018-05: A request by Brandon Gee to allow a variance to fence setback standards in the OC (Office Conversion) zone. The site is located at 201 E. Noble Avenue (APN: 097-052-009). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-18.

7. PUBLIC HEARING – Paul Scheibel

Rose Estate Tentative Subdivision Map No. 5567: A request to subdivide 2.98 acres into six numbered lots and two lettered lots. Located within the R-1-5 (Single-family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the northwest corner of Roeben Street and Walnut Avenue (APN: 087-442-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-31.

8. PUBLIC HEARING – Andy Chamberlain

a. Conditional Use Permit No. 2018-05: A request by River Management Group to install a new 105-foot high Monopine with a 100-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is zoned C-MU (Commercial Mixed Use). The site is located at 537 E. Houston Avenue. (APN: 094-130-005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-17.

b. Variance No. 2018-04: A request by River Management Group to install a new 105-foot high Monopine with a 100-foot high telecommunications tower which is less than the required 1 to 5 (vertical height to horizontal separation) from a property line. The site is zoned C-MU (Commercial Mixed Use). The site is located at 537 E. Houston Avenue. (APN: 094-130-005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-17.

9. PUBLIC HEARING – Brandon Smith

Candelas Tentative Subdivision Map No. 5566: A request by Lennar Homes of California, Inc. to subdivide five parcels totaling 33.71-acres into 149-lots for single-family residential use, five lettered lots for landscaping and lighting district purposes, and two remainder lots. This subdivision map will also modify the property lines of two existing parcels with existing residential uses that total 1.11 acres and will become the remainder parcels. The project site has a zoning designation of R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size). The site is located on the northwest corner of McAuliff Street and Tulare Avenue within the City of Visalia, situated in Tulare County. (APN: 101-300-014, 017, 018; 101-310-010, 011) An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2018-09 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Staff concludes that the Environmental Impact Report adequately analyzed and addressed the proposed project.

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- a. Reappointment of Commissioners.
- b. ARCO Appeal Update.

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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 FRIDAY, JUNE 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, JUNE 11, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 29, 2018

PROJECT PLANNER: Paul Scheibel, AICP, Principal Planner
Phone No.: (559) 713-4369

SUBJECT: Tentative Subdivision Map No. 5567: A request to subdivide 2.98 acres into six numbered lots and two lettered lots. Located within the R-1-5 (Single-family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the northwest corner of Roeben Street and Walnut Avenue (APN: 087-442-008).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Subdivision Map No. 5567, as conditioned, based on the findings and conditions in Resolution No. 2018-17. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

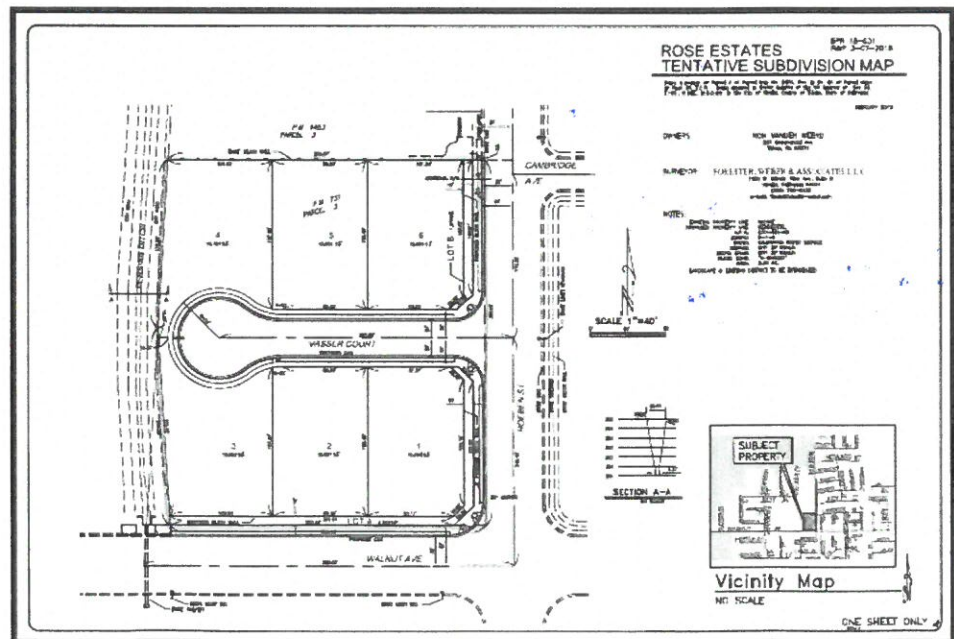
RECOMMENDED MOTION

I move to approved Tentative Subdivision Map No. 5567, based on the findings and conditions in Resolution No. 2018-17.

PROJECT DESCRIPTION

Tentative Subdivision Map (TSM) No. 5567 is a proposal to subdivide a 2.98-acre parcel into six lots for residential development. The residential lots will average 16,000 square feet. The lots will be oriented on a cul-de-sac (Vasser Court) that connects with Roeben St., and extends 330 feet to the west, and terminating near the Persian Ditch alignment. The residential lots will be for individual resale and eventual custom homes development. The two lettered lots will be landscape and lighting district (LLD) lots for perimeter walls and landscaping along Walnut Ave. (Lot A) and Roeben St. (Lot B).

The proposed subdivision will be subject to the standard yard setbacks and building heights as prescribed in Zoning Ordinance Chapter 17.12 (Single-family Residential Zone).



This includes:

- 50-foot minimum lot width
- 25-foot minimum rear yard setback (20 feet for single-story houses)
- 5-foot side yard setback, 10-foot minimum side street setback
- 22-foot minimum front setback to garages, 15-foot minimum setback to living areas
- 35-foot maximum permitted building height

The subdivision exhibit erroneously labels the existing wood fence along a portion of the project



north boundary as “existing block wall”. The fence belongs to the property owner adjacent to the north. The project does not propose any changes to the existing property line fencing.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Low Density
Zoning:	R-1-5 (Single-family Residential, 5,000 sq.ft. minimum lot size)
Surrounding Land Use and Zoning:	North: R-1-20 / single-family residence South: R-1-5 / Single-family residences beyond Walnut Ave. East: R-1-5 / Single-family residences beyond Roeben St. West: Persian Ditch, City retention basin beyond
Environmental Review:	Categorical Exemption No. 2018-20
Special Districts:	None
Site Plan Review No:	2018-031

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

PROJECT EVALUATION

Staff recommends approval of Tentative Subdivision Map No. 5567, as conditioned, based on the project’s consistency with the Land Use Element Policies of the General Plan, Zoning Ordinance, and the Subdivision Ordinance.

Staff recommends approval of the Rose Estates Tentative Subdivision Map No. 5567, based on the project's consistency with the Land Use Element of the General Plan and Zoning and Subdivision Ordinance policies for approval of the tentative subdivision map. The following potential issue areas have been identified for the proposed project.

General Plan, Zoning and Subdivision Ordinances Consistency

Development Density

The proposed 6-lot single-family residential subdivision on 2.98 acres is compatible with the densities allowed by the underlying General Plan (RLD) and Zone District (R-1-5) designations. These allow densities between 2 to 10 units per acre (gross). The project proposes to be developed at 2.1 units per acre. This density is at the low end of the density range allowed in the RLD land use and R-1-5 zone districts. Other existing RLD neighborhoods in the immediate area (east and south of the project site) are developed at slightly over four units per gross acre. However, the project site is adjacent to the south of residential properties that are designated RVLDD (Residential, Very Low Density) and are zoned R-1-20. These properties are developed at approximately .75 unit per acre. Consequently, the density proposed by the project can be seen as a suitable density for transitioning between the adjacent and nearby higher and lower density developments.

Subdivision Map Act Findings

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

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

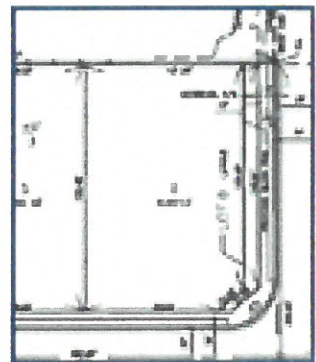
<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map and Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically	The site is physically suitable for the proposed

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

Proposed Lots

The proposed subdivision will consist of six residential lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will be required to meet R-1-5 zone setback standards, including a 15-foot setback to living space, a 22-foot setback to a front-loading garage, a 5-foot setback to an interior side property line, a 10-foot setback to a street side property line, and a 25-foot setback to a rear property line.

Lot No. 6 is defined as a “reverse corner lot”, meaning that it has an atypical lot configuration in that its rear property line coincides with the front property line of the lot to its rear. Staff is recommending Special Condition No. 1 to ensure that there is a new continuous rear fence that ties to the perimeter wall that will be installed along Roeben St.



Persian Ditch

The project avoids intrusion into the Persian Ditch watercourse. Persian Ditch is not part of the City Waterways and Trails plan. Consequently, there is no formal recreational trail associated with the project.

Animal Raising

The project is within the R-1-5 Zone District, which limits the types (cats and dogs) and the number (four per household maximum). This is in sharp contrast to the R-1-20 Zone District adjacent to the north. In addition to household pets, the R-1-20 Zone District allows farm animals (including but not limited to chickens, horses, goats, and cattle). This could potentially cause confusion or conflict among residents in the two Zone Districts. Special Condition No. 2 is recommended to serve as an informational advisory to future home buyers in the project

informing them that the farm animals are permitted on the adjacent R-1-20 property, while their animal raising allowances are more restrictive.

Wall/Fencing

Staff recommends Special Condition No. 1 that a seven (7) foot high fence be constructed along the north property line of the subdivision, within the subdivision boundary. This requirement is consistent with other subdivisions abutting existing neighborhoods. Further, it will ensure that a new fence, contiguous among all three of the northern parcels is installed along the common property line with the existing residence to the north. Also see the Correspondence Received portion of this report.

Correspondence Received

On May 21st, staff received correspondence from the resident of the property on the north side of the project site. The resident expresses several items of concern. Staff's response is provided as follows:

- The resident's side yard will have three houses along their side yard. This will affect privacy, and noise. Request a block wall along the property line.

Response: The project will comply with the standard 25-foot setbacks that are common for all single-family residential zones, including the R-1-20 Zone District. There is no indication that the three residents will create noise levels in excess of that anticipated in the Noise Element of the General Plan for residential uses. The Zoning Code for walls in conjunction with residences is limited to new commercial abutting residential (ZO section 17.36.050; or, where a solid wall is required along arterial roads to mitigate traffic noise.

- The six lots may be further subdivided in the future, and there could be two-story homes developed on the site.

It is unlikely that the project would be further subdivided because the majority of the proposed lots are less than 100 feet in width. The minimum lot width in the R-1-5 Zone District is 50 feet. This effectively precludes further subdivision of the lots. There is no proposed restriction on allowing two-story houses. Staff recommends that the 25-foot minimum rear yard setback for two-story units is adequate to ensure for privacy among existing and future residences.

- Provide a timeline for when the project will be developed.

The applicant has 24 months to complete the improvement requirements to finalize a tentative map. This would include the improvements to Roeben St., including construction of the block wall and installation of the sidewalk parkway landscaping. No construction or construction impacts are anticipated to occur on the residents property in conjunction with development of the project site.

- Share in the costs of closing off access to Persian Ditch. The City is unaware of any plans to close off informal access to Persian Ditch, including the maintenance road. Consequently, this is a separate matter out of the scope of discretion to the Planning Commission.

The letter is provided as Attachment 2 of this report.

Recommended Conditions

In addition to the standard conditions applicable to a TSM project, staff recommends two Special Conditions to be placed on the both the TSM and CUP components of the project:

1. Before issuance of the first building permit on the project site, the project proponent shall, at their sole expense and wholly within their property boundaries, install a seven-foot tall solid fence that extends from the northwest property corner to the perimeter wall located generally at the northeast property corner. Said fence shall be treated with an anti-graffiti finish.
2. Prior to recordation of the final map, the project proponent shall prepare a buyers disclosure statement, in a form suitable to the Community Development Director or their representative. Said disclosure statement shall advise buyers that farm animals are permitted by right in the R-1-20 Zone District, and that animal raising in the R-1-5 Zone District is limited to household pets, pursuant to Visalia Municipal Code sections 17.12.015 I, O, and P.

General Plan Consistency

The project, as conditioned, is not inconsistent with any General Plan policies. The project specifically supports General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45), and encouraging a variety of housing products (LU-P-50).

Environmental Review

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill projects). A Notice of Exemption may be filed upon approval of the project.

RECOMMENDED FINDINGS

Tentative Subdivision Map No. 5567

1. That the proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 8.76-acre project site, which is the site of the proposed 51 lot small lot residential subdivision, is specifically consistent with General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45), and to encouraging a variety of housing products (LU-P-50).
2. That the proposed Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development.
3. That the site is physically suitable for the proposed tentative subdivision map. The Rose Estates Tentative Subdivision Map No. 5567 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public

health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which although not consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. Specifically, the project meets the development density range (2 to 10 dwelling units per acre) for the RLD (Residential Low Density) Land Use designation.
5. That the proposed Rose Estates Tentative Subdivision Map No. 5567, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The six-lot subdivision is designed to comply with the City's Engineering Improvement Standards.
6. That the project is Categorically Exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Projects).

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Subdivision Map No. 5567

1. The tentative subdivision map shall be prepared in substantial compliance with Exhibit "A".
2. That the tentative subdivision map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-031, incorporated herein by reference.
3. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all other federal and state laws and city codes and ordinances be complied with.
5. Before issuance of the first building permit on the project site, the project proponent shall, at their sole expense and wholly within their property boundaries, install a seven-foot tall solid fence that extends from the northwest property corner to the perimeter wall located generally at the northeast property corner. Said fence shall be treated with an anti-graffiti finish.
6. Prior to recordation of the final map, the project proponent shall prepare a buyers disclosure statement, in a form suitable to the Community Development Director or their representative. Said disclosure statement shall advise buyers that farm animals are permitted by right in the R-1-20 Zone District, and that animal raising in the R-1-5 Zone District is limited to household pets, pursuant to Visalia Municipal Code sections 17.12.015 I., O., and P.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning

Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.ci.visalia.ca.us or from the City Clerk.

Attachments:

- Related Plans & Policies
- 1. Resolution No. 2018-17 (Tentative Subdivision Map No. 5567)
 - Exhibit "A" – Tentative Subdivision Map 5567 (Rose Estates)
- 2. Letter dated May 11, 2018
- 3. Site Plan Review SPR 2018-031 Comments
- 4. General Plan Land Use Map
- 5. Zoning Map
- 6. Aerial Map

RELATED PLANS AND POLICIES

City of Visalia General Plan Land Use Element

LU-P-19 Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. *The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.*

LU-P-45 Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan. *Techniques to be used include designation of infill opportunity zones as part of the implementation process and provision of incentives, such as reduced parking and streamlined review, and residential density bonuses, and floor area bonuses for mixed use and/or higher-density development, subject to design criteria and findings of community benefit.*

LU-P-50 Provide development standards to ensure that a mix of detached and attached single-family and multi-family housing types can be compatible in a single development. *Development standards may include but not be limited to requiring heights, setbacks, and building massing to be in scale with surrounding uses or to provide a transition in scale and character; and establishing the spacing of curb cuts and location of parking.*

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

16.16.030 Tentative subdivision maps.

A. The tentative map shall be prepared by a registered civil engineer or a licensed land surveyor in accord with the provisions of the Subdivision Map Act and this title and shall be filed with the city planner. Such filing shall be prior to the completion of final surveys of streets and lots and before the start of any grading or construction work within the proposed subdivision.

B. A minimum of thirty (30) copies of the tentative map, and accompanying reports and statements shall be submitted to the city planner at the time of filing. Filing of required documents will be deemed official upon written receipt from the city planner. (Ord. 9605 § 32 (part), 1996: prior code § 9100)

16.16.090 Staff reports.

Any report or recommendation on a tentative map by the staff of the commission or council shall be in writing and a copy thereof served on the subdivider at least three days prior to any hearing or action on such map by the commission or council. (Prior code § 9135)

16.16.100 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative subdivision map or vesting tentative subdivision map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9140)

16.16.110 Commission approval.

Within fifty (50) days after the tentative map has been filed with the city planner or at such later date as may be required to concurrently process the appurtenant environmental impact review documents required by state law and local ordinances, the commission shall report in writing to the subdivider their decision regarding approval, conditional approval, or disapproval of the map and the conditions on which such action is based. (Ord. 9605 § 32 (part), 1996: prior code § 9145)

16.16.120 Council action.

The city council may overrule or modify any ruling or determination of the commission in regard to a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance from the provisions of this title. (Prior code § 9150)

16.16.130 Expiration of maps and extensions.

A. Expiration. The approval or conditional approval of a tentative map shall expire twenty-four (24) months from the date the map was approved or conditionally approved.

B. Extension. The person filing the tentative map may request an extension of the tentative map approval or conditional approval by written application to the city planner who shall forward it to the planning commission for action. Such application shall be filed before the approval or conditional approval is due to expire. The application shall state the reasons for requesting the extension.

C. Time Limit on Extensions. An extension or extensions of tentative map approval or conditional approval shall not exceed an aggregate of three years. (Ord. 9605 § 32 (part), 1996: prior code § 9155)

Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

Section 16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

Chapter 16.28: PARCEL MAPS

Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

Section 16.28.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

Section 16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

Section 16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.

B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

Chapter 17.04: Definitions

“Household pets” means animals or birds ordinarily permitted in a dwelling and kept only for the company or pleasure provided to the occupants. Household pets shall not include horses, cows, goats, sheep, other equine, bovine, ovine or ruminant animals, pigs, predatory wild animals, chickens, ducks, geese, turkeys, pigeons (except as provided in Section 17.32), game birds, fowl that normally constitute an agricultural use, poisonous reptiles, and bees. Rodents and rabbits shall not exceed four per property.

“Lot, reversed corner” means a corner lot whose side street line is substantially a continuation of the front lot line of the first lot to its rear.

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

Sections:

Article 1. General

- 17.12.010 Purpose and intent.**
- 17.12.015 Applicability.**
- 17.12.020 Permitted uses.**
- 17.12.030 Accessory uses.**
- 17.12.040 Conditional uses.**
- 17.12.050 Site area.**
- 17.12.060 One dwelling unit per site.**
- 17.12.070 Replacement and expansion of legally existing multiple family units.**
- 17.12.080 Front yard.**
- 17.12.090 Side yards.**
- 17.12.100 Rear yard.**
- 17.12.110 Height of structures.**
- 17.12.120 Off-street parking.**
- 17.12.130 Fences, walls and hedges.**
- 17.12.135 Lot area less than 5,000 square feet.**
- 17.12.137 Signs.**

Article 2. Accessory Dwelling Units

- 17.12.140 Purpose and intent.**
- 17.12.150 Definitions.**
- 17.12.160 General provisions.**
- 17.12.170 Process.**
- 17.12.180 Development requirements.**
- 17.12.190 Appeals.**
- 17.12.200 Existing nonconforming accessory dwelling units.**

Article 1. General

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

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

17.12.020 Permitted uses.

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

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.

O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;

P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

17.12.030 Accessory uses.

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

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.12.100(B).
- C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035.

17.12.040 Conditional uses.

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

- A. Planned development subject to the provisions of Chapter 17.26;
- B. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- D. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations, i.e., community water service wells;
- H. Communications equipment buildings;

- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.] M. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this article and in which the private streets are designed and constructed to meet or exceed public street standards;
- N. Adult day care in excess of twelve (12) persons;
- O. Duplexes on corner lots;
- P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;
- Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;
- R. Other uses similar in nature and intensity as determined by the city planner.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.12.050 Site area.

The minimum site area shall be as follows:

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

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

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

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

17.12.060 One dwelling unit per site.

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

17.12.070 Replacement and expansion of legally existing multiple family units.

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

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

17.12.080 Front yard.

- A. The minimum front yard shall be as follows:

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

- B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

- A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.
- B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.
- C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.
- D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.
- E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.
- F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

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

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

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

17.12.120 Off-street parking.

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

17.12.130 Fences, walls and hedges.

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

17.12.135 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.050, lots in the R-1-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. The Planning Commission finds that the development's overall density is consistent with the General Plan.
2. The maximum number of lots less than 5,000 square feet that may be approved by a tentative subdivision map shall be fifty (50) percent or less of the total lots.
3. Streets shall be constructed to public street standards.
4. Each subdivision with at least 15 lots that are less than 5,000 square feet in size shall make available to buyers at least three (3) different small lot floor plans with at least four (4) available elevation designs for each floor plan to construct on those lots.
5. The primary frontage of the dwelling unit shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
6. The primary frontage of the dwelling unit shall include the primary entrance and at least one window.
7. Required covered parking spaces shall be in garages. Carports are prohibited.
8. The width of the garage shall not be greater than fifty (50) percent of the width of the dwelling unit.
9. The garage shall not extend beyond the front building facade (living area.)
10. All dwelling units shall include a covered front porch at least four (4) feet deep and six (6) feet wide or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the dwelling unit or a wall or fence between three (3) and four (4) feet high with a pedestrian gate or entryway.
11. The building official shall not approve a building permit for a new dwelling unit on a lot with a lot area less than 5,000 square feet until the city planner, or designee, has determined that the standards identified in this section are met.
12. The subdivision shall provide a common, usable open space area of a minimum 3,000 square feet or two hundred fifty (250) square feet per lot under 5,000 square feet, whichever is greater. The area shall be

landscaped and maintained with funding from either a homeowner's association or a landscape and lighting act district.

B. Notwithstanding this Chapter, lots with less than five thousand (5,000) square feet shall have the following minimum dimensions and building setback areas, unless they were approved with a planned development permit:

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty-six (46) feet for interior lots and fifty-one (51) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and twenty (20) feet for garages.
4. The minimum rear yard building setback area shall be fifteen (15) feet.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.
7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots less having a lot area of 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned development permit process per Chapter 17.26.

17.12.137 Signs.

Signs shall be placed in conformance with Chapter 17.48.

RESOLUTION NO 2018-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE SUBDIVISION MAP NO. A REQUEST TO SUBDIVIDE 2.98 ACRES INTO SIX NUMBERED LOTS AND TWO LETTERED LOTS. LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF ROEBEN STREET AND WALNUT AVENUE (APN: 087-442-008).

WHEREAS, Tentative Subdivision Map No. 5567 is a request to subdivide 2.98 acres into six numbered lots and two lettered lots, located within the R-1-5 (Single-family Residential, minimum 5,000 square foot lot size) Zone District. The project site is located on the northwest corner of Roeben Street and Walnut Avenue (APN: 087-442-008); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on May 29, 2018; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.26 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds that the project is categorically exempt under CEQA Guidelines section 15332 (In-fill Project).

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

1. That the proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 8.76-acre project site, which is the site of the proposed 51 lot small lot residential subdivision, is specifically consistent with General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45), and to encouraging a variety of housing products (LU-P-50).
2. That the proposed Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development.

3. That the site is physically suitable for the proposed tentative subdivision map. The Catalina Tentative Subdivision Map No. 5558 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which although not consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. Specifically, the project meets the development density range (2 to 10 dwelling units per acre) for the RLD (Residential Low Density) Land Use designation.
5. That the proposed Rose Estates Tentative Subdivision Map No. 5567, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The six-lot subdivision is designed to comply with the City's Engineering Improvement Standards.
6. That the project is Categorically Exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Projects).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. The tentative subdivision map shall be prepared in substantial compliance with Exhibit "A".
2. That the tentative subdivision map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-031, incorporated herein by reference.
3. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all other federal and state laws and city codes and ordinances be complied with.
5. Before issuance of the first building permit on the project site, the project proponent shall, at their sole expense and wholly within their property boundaries, install a seven-foot tall solid fence that extends from the northwest property corner to the perimeter wall located generally at the northeast property corner. Said fence shall be treated with an anti-graffiti finish.
6. Prior to recordation of the final map, the project proponent shall prepare a buyers disclosure statement, in a form suitable to the Community Development Director or

their representative. Said disclosure statement shall advise buyers that farm animals are permitted by right in the R-1-20 Zone District, and that animal raising in the R-1-5 Zone District is limited to household pets, pursuant to Visalia Municipal Code sections 17.12.015 I., O., and P.

ROSE ESTATES TENTATIVE SUBDIVISION MAP

SPR 18-031
R&P 3-07-2018

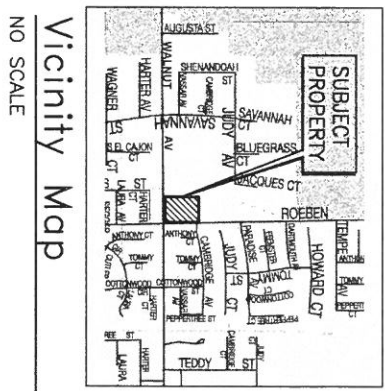
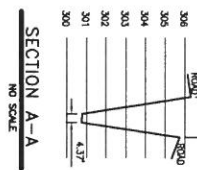
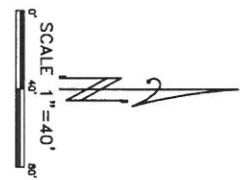
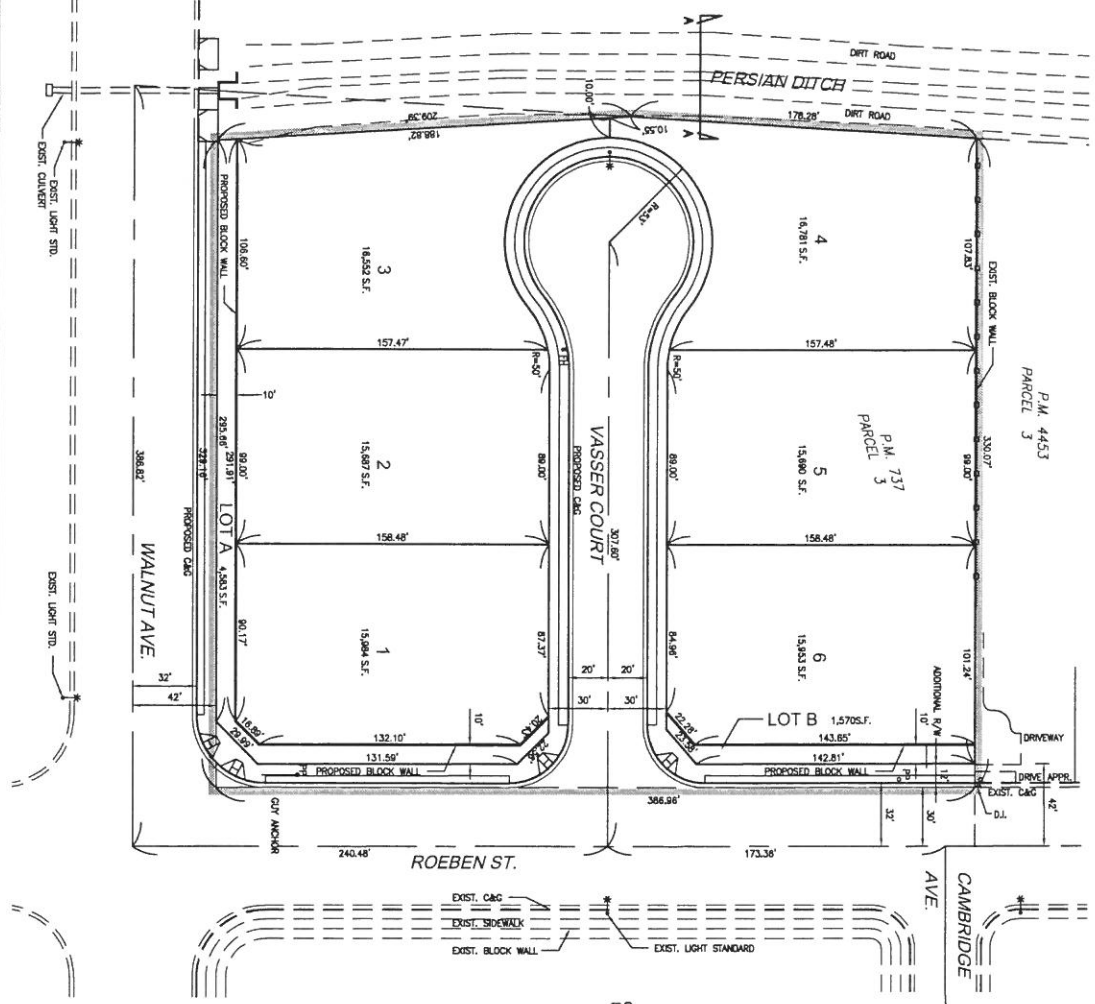
Being a portion of Parcel 3 of Parcel Map No. 4453, Rec. in Bk. 45 of Parcel Maps of Page 506, T.C.R. being situated in Block Quarter of the SW Quarter of S. 34 N. 11. 60N, 42E. W. 1/4, in the City of Walnut, County of Yuba, State of California.

FEBRUARY 2018

OWNERS:
RON VANDER WEERD
237 Commercial Ave.
Tulare, CA 93274

SURVEYOR: FORESTER WEBER & ASSOCIATES L.L.C.
1800
Visalia, California 93291
(559) 733-0102
e-mail: fw@foresterweber.com

NOTES:
EXISTING PROPERTY USE: VACANT
PROPOSED PROPERTY USE: RESIDENTIAL
ZONING: R-1-5
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
FLOOD ZONE: UN-SPECIFIED
LANDSCAPE & LIGHTING DISTRICT TO BE ESTABLISHED



ONE SHEET ONLY

EXHIBIT "A"

To Whom it may concern,

RE: Rose Estates Tentative Subdivision Map No 5567 for 5/29/2018 Public Hearing

I am the home owner for 1833 South Roeben which is the home on the North side of the planned Rose Estates. I would like Mr Bernal from the City planning dept or his designee to represent my concerns since I am unable to attend the scheduled public hearing.

From informal discussions with others and the brief written communication from the city in regards to this planned development, there will be 6 14-15,000 sq. foot lots with a concrete wall with landscaping on the frontage areas of both the Roeben Street (East perimeter) and the Walnut Street (South) Perimeters.

My concern is that my side yard border (measures about 300 feet) will potentially now have 3 different property owners backing onto it which will adversely affect my privacy with a possible dramatic increase in noise level even with the standard 25-foot set backs from the back property line of these lot owners. I would hereby request that there be consideration for installation of a concrete divider wall between my property and that of the proposed lots, prior to the lots being sold. I would request consideration for the wall to be at least 7-8 feet high.

After contact with the city department of planning, they communicated that there would generally be no limitation for anyone purchasing these lots to further subdivide on their own and/or to build two story structures which is concerning particularly with the privacy issue. It appears there would be no legal standing for me to dispute any of these options for the owners once they buy their property, so the tall concrete wall between my property and that of the proposed housing area would be even more critical.

Secondly, I have developed landscaping plans for my front yard which includes artificial turf, but would like some reassurance that the construction activity for the Rose Estates will not damage these products once installed. It would be helpful to have a timeline for development so I could optimize when to install my front yard.

I would also like to request consideration of subdivision company to consider sharing in the efforts and costs to close off the pathway accessible to the public along the West side of property (bordering canal and holding pond) since we have had multiple issues with homeless folks setting up in this area in addition to teens using as a hang out area late at night. This would of course be a project that all of the tenants on Roeben are interested in and we have discussed undertaking and splitting the cost. With the plans for the Rose Estates, we could now include all the tenants affected. This would be a good selling point for anyone considering purchasing the lots that back of your planned subdivision.

I look forward to having the open acreage being developed and wish you the best in your endeavors.

ATTACHMENT 2

Thank you for your attention to this matter.

Respectfully

Debbie Tuttle

Homeowner
1833 S Roeben St
Visalia, CA 93277

Djtuttle2011@att.net





#1

MEETING DATE: MARCH 7, 2018
SITE PLAN NO. 18-031
PARCEL MAP NO.
SUBDIVISION:
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- TSM
- HISTORIC PRESERVATION OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



RECYCLED PAPER


City of Visalia
Building: Site Plan
Review Comments

ITEM NO: 1 DATE: March 07, 2018
SITE PLAN NO: SPR18031
PROJECT TITLE: 6 LOT TENTATIVE SUBDIVISION
DESCRIPTION: SUBDIVISION 2.98 ACRES INTO 6 LOTS OF 15690 TO
18362 SF. (X) (R-1-5)
APPLICANT: FORESTER, WEBER & ASSOC LLC
PROP OWNER: MC CLELLAN JERRY & MARILOU(TRS)(MC FAM 1
LOCATION: NW CORNER WALNUT AVE & ROEBEN ST
APN(S): 087-442-008

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

- A building permit will be required. **FOR BLOCK WALL** *For information call (559) 713-4444*
- Submit 5 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 5 sets of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (559) 230-6000*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.56 per square foot. Residential \$3.45 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

 3/7/18
Signature



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: 1

DATE: March 07, 2018

SITE PLAN NO: SPR18031
PROJECT TITLE: 6 LOT TENTATIVE SUBDIVISION
DESCRIPTION: SUBDIVISION 2.98 ACRES INTO 6 LOTS OF 15690 TO
18362 SF. (X) (R-1-5)
APPLICANT: FORESTER, WEBER & ASSOC LLC
PROP OWNER: MC CLELLAN JERRY & MARILOU (TRS) (MC FAM 1
LOCATION: NW CORNER WALNUT AVE & ROEBEN ST
APN(S): 087-442-008

The following comments are applicable when checked:

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

General:

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

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

Water Supply for Residential, Commercial & Industrial:

Residential

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

Commercial & Industrial

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

Emergency Access

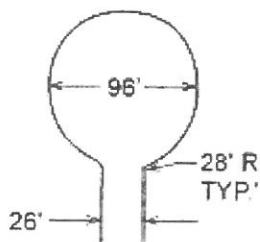
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

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

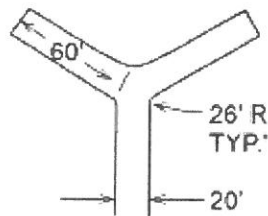
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

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

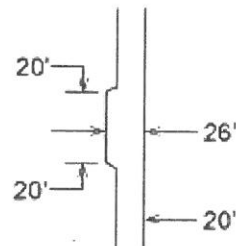
☐ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



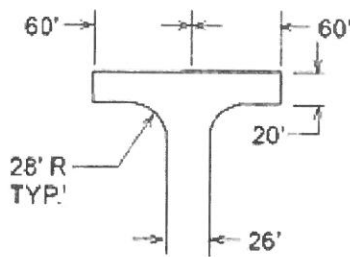
96' DIAMETER
CUL-DE-SAC



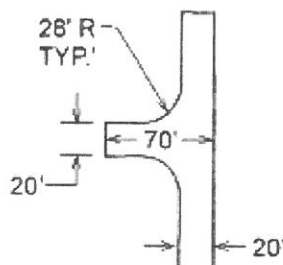
60' "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

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

SIGN TYPE "A"



12"

SIGN TYPE "C"



12"

SIGN TYPE "D"



12"

18"

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

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

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

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

Fire Protection Systems

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

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

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

Special Comments:



Kurtis A. Brown
Fire Marshal

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DESCRIPTION:	SUBDIVISION 2.98 ACRES INTO 6 LOTS OF 15690 TO 18362 SF. (X) (R-1-5)
APPLICANT:	FORESTER, WEBER & ASSOC LLC
PROP OWNER:	MC CLELLAN JERRY & MARILOU (TRS) (MC FAM 1
LOCATION:	NW CORNER WALNUT AVE & ROEBEN ST
APN(S):	087-442-008


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: 466


SITE PLAN REVIEW COMMENTS

Andrew Chamberlin - 713-4003

Date: March 7, 2018

SITE PLAN NO: 2018-31
PROJECT TITLE: 6 Lot Subdivision
DESCRIPTION: 6 Lot Subdivision
APPLICANT: Forrester Weber
PROP. OWNER: McClellan
LOCATION TITLE: Walnut / Roeben
APN TITLE: 087-442-008
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-5

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map at Planning Commission Required
- Density – 2 units to the acre
- See Engineering Comments

PROJECT SPECIFIC INFORMATION (3-7-18):

1. Meets density for R-1-5 zone and Low Density Residential Land Use Designation
2. LLA Lot "A" needs to wrap around the Roeben frontage and cover Roeben also.
3. Block wall required as part of LLA along Walnut and Roeben
4. Provide ditch cross section for PC action
5. Show 15 X 15 (foot) No Build area on northeast corner of lot No. 6.

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
1. Front	15 Feet	15 Feet
2. Front Garage (garage w/door to street)	22 Feet	22 Feet
3. Side	5 Feet	5 Feet
4. Street side on corner lot	10 Feet	10 Feet
5. Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:


Maximum Height: 12 feet (as measured from average grade next to the structure)

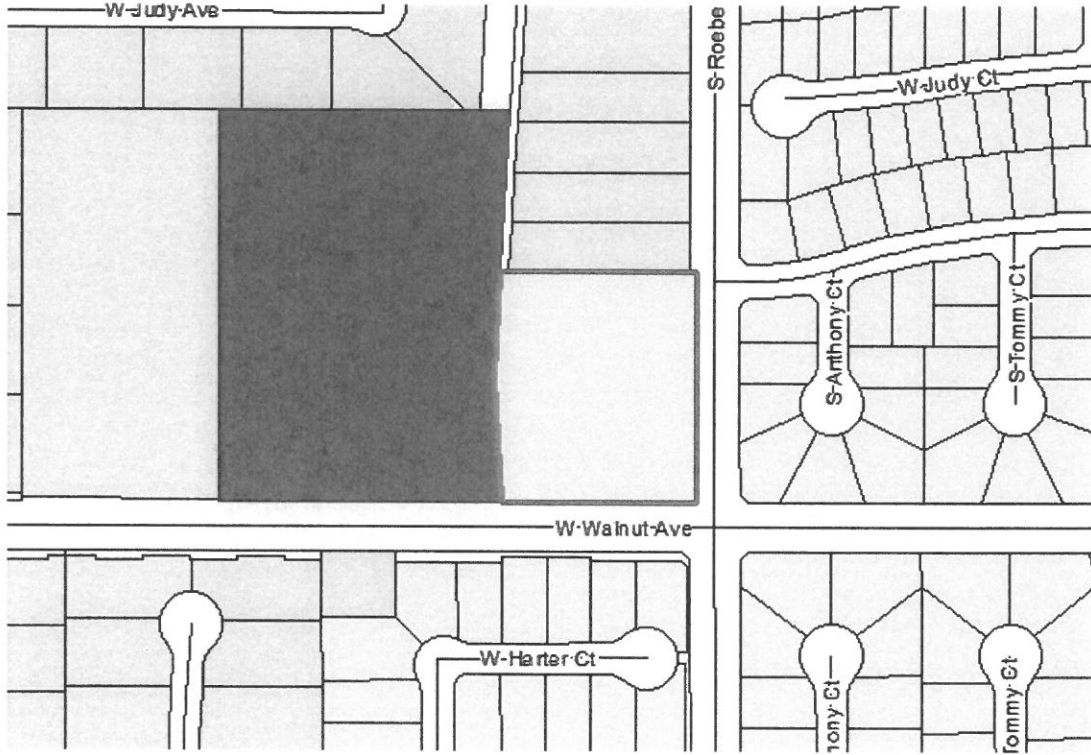
Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 25 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Landscaping and Lighting Act District required.

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

Signature _____ 



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Jason Huckleberry 713-4259
 Adrian Rubalcaba 713-4271

ITEM NO: 1 DATE: MARCH 7, 2018

SITE PLAN NO.: 18-031
PROJECT TITLE: 6 LOT TENTATIVE SUBDIVISION
DESCRIPTION: SUBDIVISION 2,98 ACRES INTO 6 LOTS OF
15,690 TO 18,362 SF (X) (R15)
APPLICANT: FORESTER, WEBER, & ASSOC LLC
PROP. OWNER: MC CLELLAN JERRY & MARILOU (TRS) (MC FAM
TR)
LOCATION: ROEBEN AND WALNUT
APN: 087-442-008

SITE PLAN REVIEW COMMENTS

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

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: **1** each at **300' INTERVALS**
 - Traffic indexes per city standards: **REFER TO CITY LOCAL, ARTERIAL, AND COLLECTOR STDS**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer. **ROEBEN**
 - Install sidewalk: **6** ft. wide, with **5** ft. wide parkway on **WALNUT & ROEBEN, SEE ADDL COMMENTS**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

RESUBMIT REVISED TENTATIVE MAP AS OFF-AGENDA ITEM PRIOR TO TSM FILING.

1. Proposed subdivision will incur impact fees due with site development and mapping. Refer to page 4 for applicable fees and summary.

2. Vassar local street connection to Roeben is adequate. Curb return design shall meet City 30' radius standards.

3. Proposed layout on Roeben St. is not supported. A cross section on Roeben shall be shown on tentative map and shall include a block wall and landscape lot, similar to the existing east side improvements. Per City collector street standards, sidewalk width shall be 6' with 5' parkway, and remaining landscape lot to block wall shall be 9'. Said conditions apply to Walnut Ave.

4. A 35' radius dual ramp return shall be installed at corner of Roeben and Walnut.

5. Additional street striping on Roeben will be required.

6. Street lights shall be installed in accordance to the City's current street lighting standards. An electrical design plan shall accompany the civil drawings and include voltage calc drops.

7. Lots 1 & 6 will be required to set access drives near west end of property lines.

- 8. Vassar Ct. to meet City local street and cul-de-sac standards.*
- 9. Public improvements to Walnut and Roeben shall include curb & gutter, pavement, sidewalk, landscaping, street lighting, signage, striping, and utility extensions.*
- 10. The City is currently under design phase for improvements to Walnut Ave. that will include this parcels' Walnut street frontage and slated for FY 2019/20 budget, if approved. Frontage improvement completion will depend on the timing of the two projects - whichever comes first.*
- 11. City records indicate a 15" sewer main stub is existing on the north side of Walnut Ave. There is also a 10" sewer main on the east side of Roeben. It is recommended the development connect and extend the 15" line to serve the subdivision.*
- 12. Install storm drain manhole(s), lateral(s), and drain inlet(s) accordingly.*
- 13. All required frontage improvements and right-of-way dedications for Walnut and Roeben fall within the developer responsibility area of improvements per the City's current Transportation Impact Fee program. Transitioning of pavement or other public improvements are made part of developer responsibility.*
- 14. A cross section of the adjacent ditch shall be shown to properly delineate required ditch bank and setbacks from residential.*
- 15. Refer to Planning Dept. for further entitlement conditions.*
- 16. All landscaping shall comply with MWELo standards. Additional consideration to sight distances shall be detailed for placement of trees in the parkways at Vassar/Roeben & Roeben/Walnut intersections.*
- 17. An Irrevocable Offer of Dedication will be necessary for the right-of-way on Roeben and corner diagonal section on Walnut should the subdivision mapping not be filed with the City and ready to record prior to City project startup. Further coordinate with City Engineer.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **18-031**
Date: **3/7/2018**

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

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

(Fee Schedule Date:**8/18/2017**)
(Project type for fee rates:**TSM**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$772/UNIT X 6 = \$4,632
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$42/LF X 329 (WALNUT) = \$13,828
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,066/AC X 3.37 = \$10,332
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,518/UNIT X 6 = \$9,108
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,502/AC X 3.37 = \$8,432

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 7, 2018

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PROP. OWNER: MC CLELLAN JERRY & MARILOU(TRS)(MC FAM TR
APN: 087-442-008
LOCATION:

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 on Vassar Ct at Roeben Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
- Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

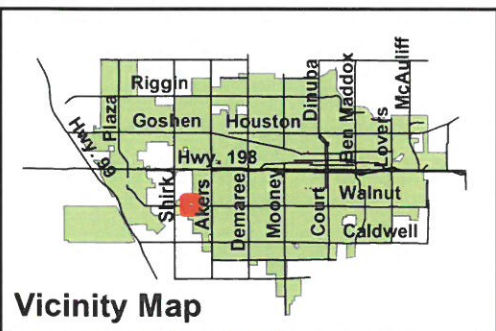
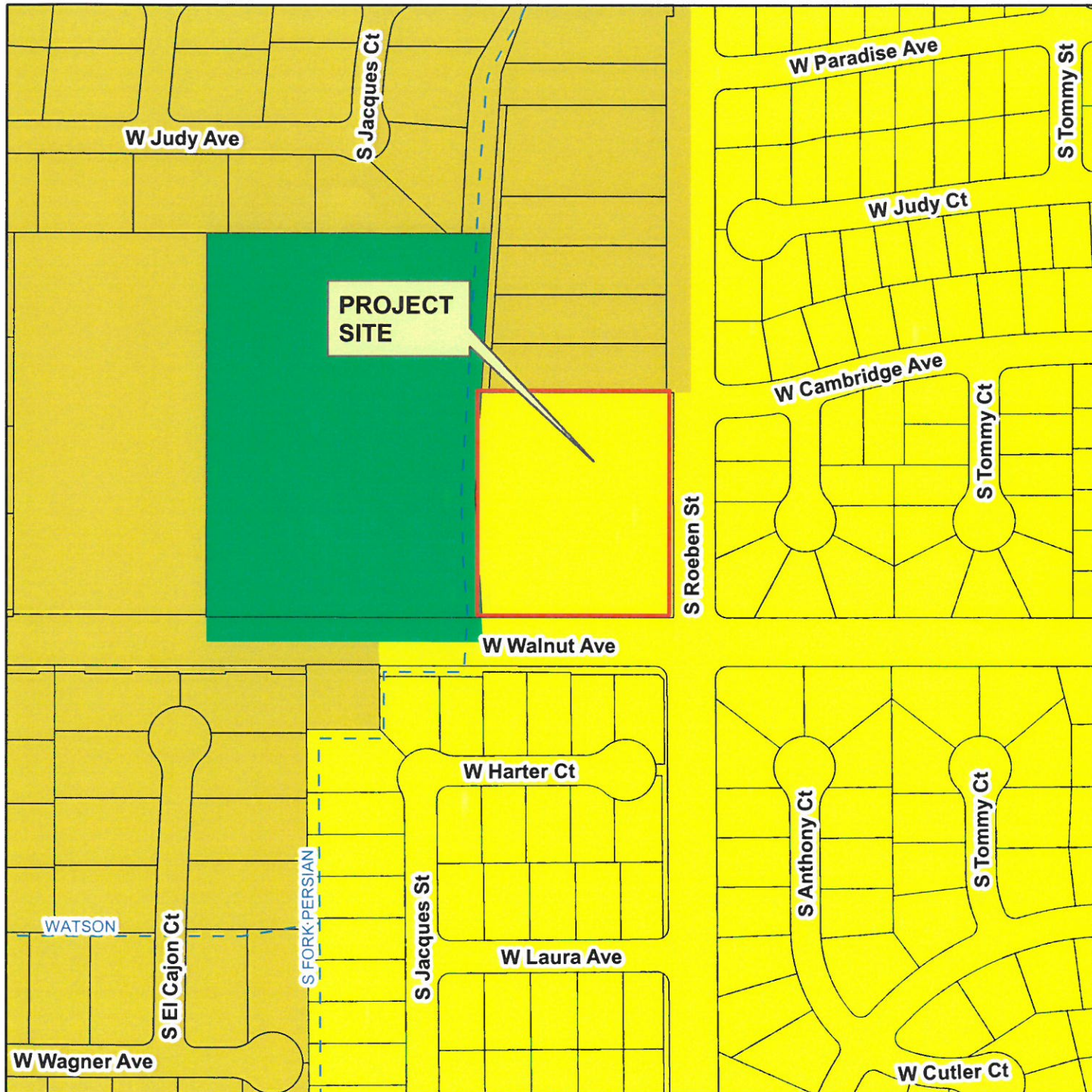
Additional Comments:

- Street name required to be submitted for approval. (Vassar Ct incorrectly spelled on map)
- Roeben is a collector status roadway. Striping may require revision for a two way left turn lane.



Leslie Blair

TSM 5567 Rose Estates



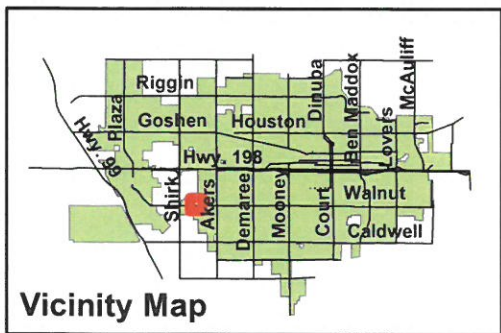
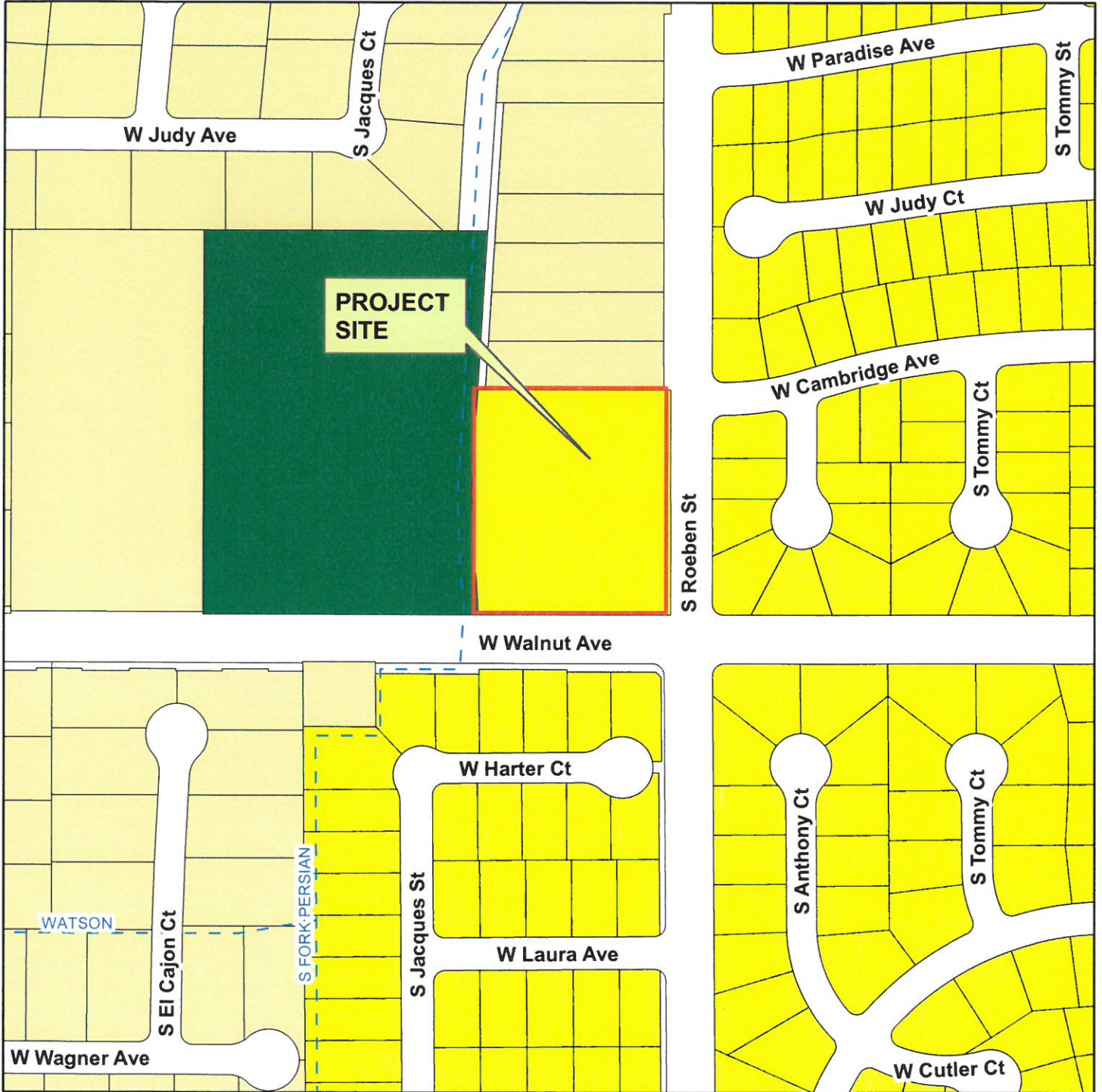
General Plan Map



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density



TSM 5567 Rose Estates



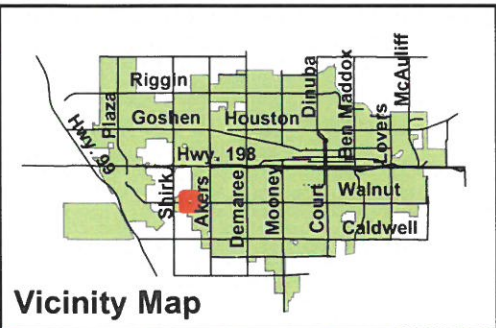
Zoning Map



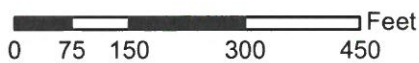
- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS
- A - Agriculture
- AP - Airport
- BRP - Business Research Park
- C-N - Neighborhood Commercial
- C-R - Regional Commercial
- C-S - Service Commercial
- C-MU - Mixed Use Commercial
- D-MU - Mixed Use Downtown
- I - Industrial
- I-L - Light Industrial
- O-PA - Prof. / Admin. Office
- O-C - Office Conversion
- OP - 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-M-2 - 3,000 SF Min Site Area



TSM 5567 Rose Estates

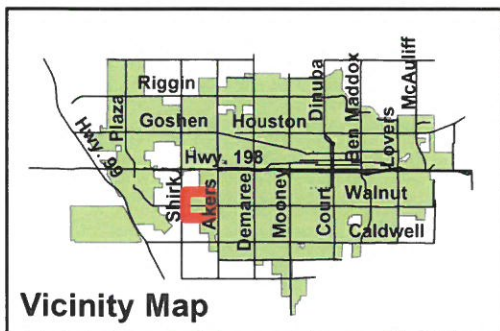
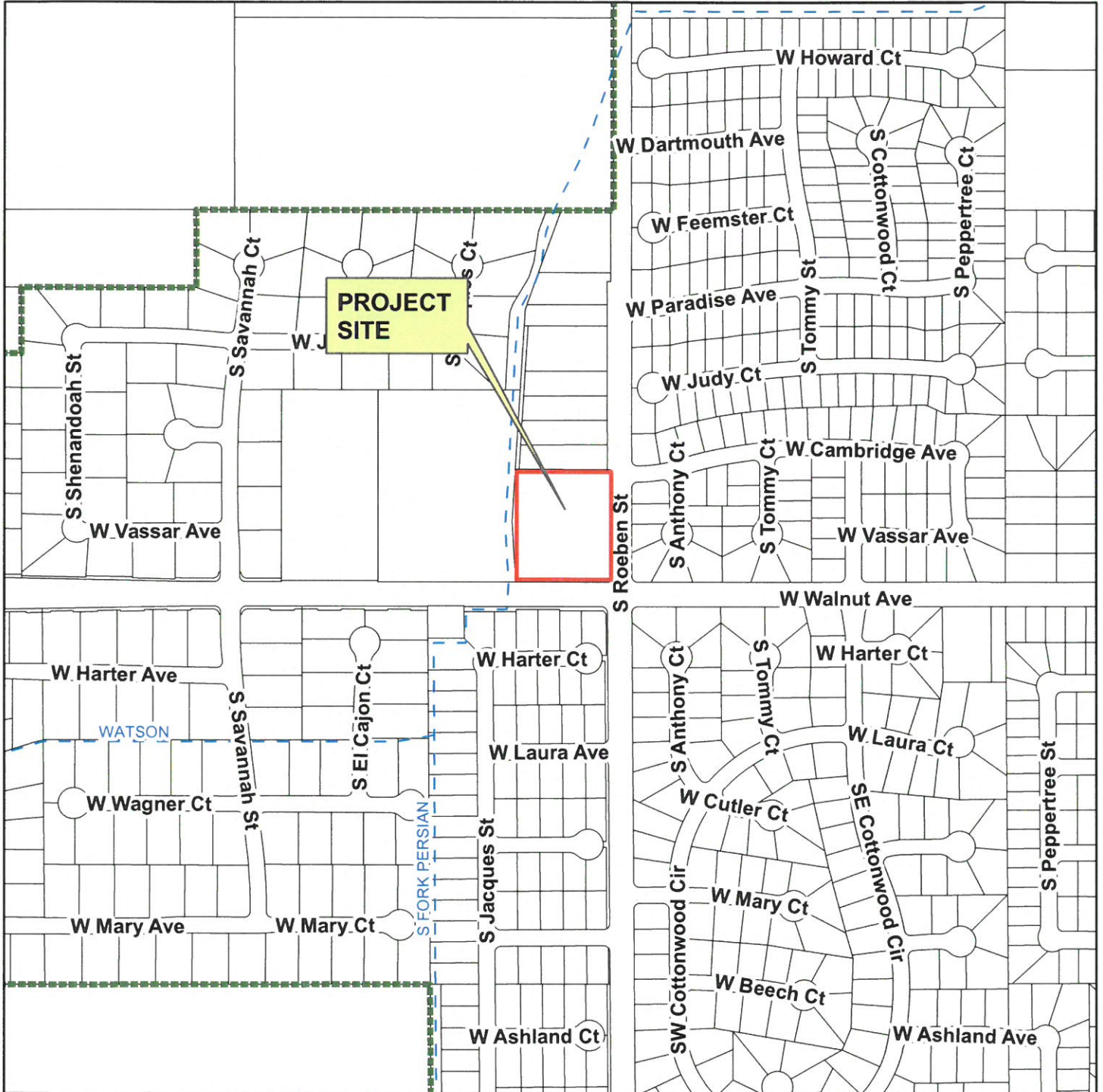


Aerial Map

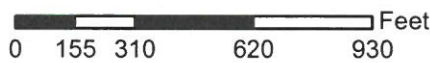


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Vicinity Map



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