

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, JUNE 11, 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 city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No Items on the Consent Calendar
5. PUBLIC HEARING – Brandon Smith  
Tentative Parcel Map No. 2018-02: A request by Aditya Verma M.D. Inc. to subdivide a 19,604 square foot parcel into two parcels for office use. The proposed parcels created by this project will utilize the public access easement and easement for public utilities created through the planned office development that was established with the approval of Conditional Use Permit No. 9612. The proposed parcels are consistent with Conditional Use Permit No. 9612. The project is zoned O-PA (Professional / Administrative Office), located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2018-21.
6. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-10: A request by Courthouse Square Ventures LLC to establish a 34 room hotel with rooftop lounge in an existing building in the D-MU (Downtown Mixed Use) zone. The site is located at 210 N. Court Street. (APN: 094-287-001) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-83.

7. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-08: A request by Arnulfo Gonzalez to amend Conditional Use Permit No. 97-05 for the existing assisted living facility, increasing the number of residents from 52 to 59 in the R-M-2 (Medium Density Residential) zone. The site is located at 2948 & 2950 E. Douglas Avenue. (APN: 103-290-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-22
8. PUBLIC HEARING – Paul Bernal  
Teagan Ranch Tentative Subdivision Map No. 5568 is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-27
9. PUBLIC HEARING – Paul Scheibel  
SUBJECT: Zoning Text Amendment No. 2018-03: A request by the City of Visalia to amend Chapter 17.63 of the City of Visalia Zoning Ordinance pertaining to Micro-brewery/Micro-winery uses, Citywide. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-28.

#### 10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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

For 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 THURSDAY, JUNE 21, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 25, 2018**

# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** June 11, 2018

**PROJECT PLANNER:** Paul Bernal, City Planner  
(559) 713-4025  
[paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**SUBJECT:** **Teagan Ranch Tentative Subdivision Map No. 5568** is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042).

## STAFF RECOMMENDATION

### Teagan Ranch Tentative Subdivision Map No. 5568

Staff recommends approval of the Teagan Ranch Tentative Subdivision Map No. 5568, as conditioned, based on the findings and conditions in Resolution No. 2018-21. 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 adopt Resolution No. 2018-21, approving the Teagan Ranch Tentative Subdivision Map No. 5568.

## PROJECT DESCRIPTION

Teagan Ranch Tentative Subdivision Map No. 5568 is a request by G.J. Gardner Homes to subdivide 1.59-acres into an eight lot single-family residential subdivision (see Exhibit "A"). The proposed subdivision abuts the First Christian Church property and parking lot to the east and the proposed lot pattern is consistent with existing residential subdivision located on the west side of N. Rono Ct.

The proposed lots meet the R-1-5 lot area standards. The average lot sizes range from 7,422 to 8,962 square feet. The subdivision will be completed in one phase shown in Exhibit "A". The eight lot single-family subdivision includes installation of a streetlight at the end of the cul-de-sac and sidewalks along the east side of N. Rono Ct. within the boundaries of the subdivision. In addition, a block wall is required along the south property lines of Lots 1 and 2 and along a portion of the north property line of Lot 3 adjacent to the church's parking lot. The block wall noted on the north property line of Lot 1 is not a required block wall and the landscaping area north of the block wall of Lot 1 will be the responsibility of the property owner of Lot 1.

The 1.59-acre parcel is used for outdoor recreational activities for the First Christian Church. The area is vacant and the open recreational fields provide pedestrian access to the church site and W. Douglas Ave. The 1.59-acre parcel, Parcel 1 of Parcel Map 5175, was created with the approval of Tentative Parcel Map No. 2015-09, which was approved by the Planning Commission at their January 11, 2016 meeting. Tentative Parcel Map No. 2015-09 was a request by the First Christian Church to subdivide their 7.5-acre parcel into two parcels (see Exhibit "B").

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Low Density Residential
City Zoning:	R-1-5 – (Single-family Residential, 5,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: W. Douglas Ave. / local street South: R-1-5 / Single-family residential subdivision East: R-1-6 / First Christian Church property & parking lot West: R-1-5 / Rono Ct. and Single-family residential subdivision
Environmental Review:	Categorical Exemption No. 2018-27
Special Districts:	None
Site Plan Review:	SPR No. 2018-044

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

### **RELATED PROJECTS**

Tentative Parcel Map No. 2015-09, approved by the Planning Commission on January 11, 2016, is a request to subdivide the First Christian Church property into two parcels. Parcel 1 is 1.95-acres at the west side of the church site, and Parcel 2 is 5.55-acres on the east side of the site which contains the existing First Christian Church building and parking.

## **PROJECT EVALUATION**

Staff recommends approval of the Teagan Ranch Tentative Subdivision Map No. 5568 based on the project's consistency with the Land Use Element of the General Plan, and the Zoning / Subdivision Ordinance policies for approval of the tentative subdivision map. The following potential issue areas have been identified for the proposed project.

### **General Plan and Zoning/Subdivision Ordinance Consistency**

The proposed eight lot single-family residential subdivision on 1.59-acres is compatible with the surrounding development. The proposed tentative subdivision map qualifies as is an infill project because it is surrounded by R-1-5 development to the south and west. The project is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The subdivision will be developed at a density of 5.03 units per acre which is consistent with the density range of the Low Density Residential land use designation (2 to 10 units per acre). Staff finds the proposed tentative subdivision map compatible with the surrounding area and the Low Density Residential land use designation.

## Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project’s Categorical Exemption determination under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

### **Street Improvements**

Rono Ct., is a designated local residential street that is fully built out with curb and gutter existing along the east side of Rono Ct. The Teagan Ranch Tentative Subdivision Map No. 5568 is conditioned with the requirement to install sidewalks along the projects street frontage, and the developer of the subdivision is required to install one street light at the end of the cul-de-sac as identified in the Traffic Engineer's Site Plan Review comments. The local street connections within the entire residential area provide connections to the major streets. Development of the site will result in increased traffic in the area. According to the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition, the eight lot subdivision on average may generate 80 vehicle trips per weekday. Local streets are designed to accommodate 1,500 vehicle trips per day. The local and area street system can absorb this slight increase in daily traffic.

### **R-1-5 Lot Setbacks**

The proposed subdivision will consist of eight residential lots. The residential lots conform to standard single-family residential standards for lot size and setbacks. The lots will all be required to meet R-1-5 zone setback standards including 15-feet to habitable space, 22-feet the garage, 5-foot interior side yard and 25-foot rear yards.

### **Perimeter Wall and Landscaping**

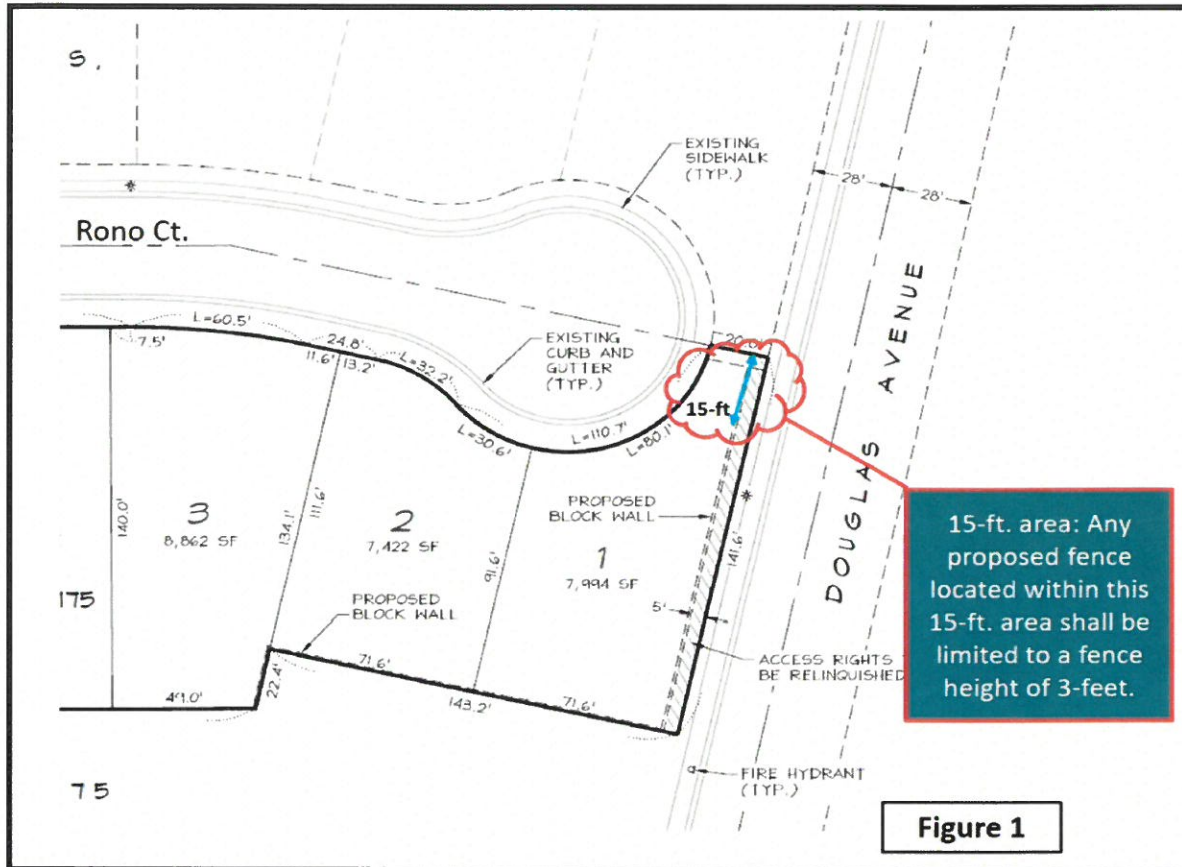
The subdivision is conditioned with the requirement to install a block wall along the south property lines of Lots 1 and 2 and along a portion of the north property line of Lot 3 adjacent to the church's parking lot. The solid block wall requirement along the property lines of the three lots is to attenuate vehicle noise and limit vehicle headlights impacting the residential backyards of the three lots that share a property line with the parking lot/stalls oriented toward Lots 1, 2 and 3. The block wall requirement is included as Condition No. 4 for this subdivision map.

Conversely, the block wall noted along the north property line of Lot 1 is not a required block wall. The proposed block wall along the north property line of Lot 1, in addition to the landscaping area north of the block wall, will be the responsibility of the property owner of Lot 1 to maintain the block wall and landscaping area. This is included as Condition No. 5 of the conditions of project approval for the Teagan Ranch subdivision. Condition No. 5 is required to be included on the final map to ensure continued compliance with this condition.

Pedestrian Connection to Douglas Avenue – Staff recommends the Planning Commission adopt Condition No. 6, requiring that the pedestrian connection be maintained along Lot 1, as follows:

- Prohibit the construction of any block wall or fence type across the existing pedestrian access easement on Lot 1 as noted on Exhibit "A".
- For Lot 1, limit the height of any fence/wall (i.e., wood, wrought iron, chain link, solid block) to a maximum of three-feet within 15-feet of the west property line (see Figure 1 below).

Limiting the fence height within 15-feet of the west property line for Lot 1 (see Figure 1) is to retain the unobstructed opening between Rono Ct. and Douglas Ave., similar to the same pedestrian opening designs located at Grove Ct. and N. Chinowth Ave. and N. Bollinger Ct. and Douglas Ave (see below). Condition No. 6 is required to be placed on the final map to ensure continued compliance with this condition.



## **California Water Service Letter**

Staff received correspondence (Exhibit "C", attached herein) from the California Water Service Company (Cal Water). Cal Water, in its correspondence dated May 18, 2018, has indicated that Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission. The determination of water availability shall remain voided for two years from the date of their letter. The letter also states that if the project does not commence within the two-year time frame, Cal Water will be under no obligation to serve the project site unless the developer receives an updated letter from Cal Water reconfirming water availability. In addition, the letter can be rescinded at any time in the event that water supply is severely reduced by legislative, regulatory or environmental factors.

## **Environmental Review**

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2018-27).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

## **RECOMMENDED FINDINGS**

### **Teagan Ranch Tentative Subdivision Map No. 5568**

1. That the proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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, an arterial street and community park.
3. That the site is physically suitable for the proposed tentative subdivision map. Teagan Ranch Tentative Subdivision Map No. 5568 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. The eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies that wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.



4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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 eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-27). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

## **RECOMMENDED CONDITIONS**

### **Teagan Ranch Tentative Subdivision Map No. 5568**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2018-044.
2. That the Teagan Ranch Tentative Subdivision Map No. 5568 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
4. That a seven-foot tall solid block wall shall be installed along the east property lines of Lot 1, Lot 2 and along that portion of the north property line of Lot 3 adjacent to the First Christian Church parking lot.
5. That the maintenance of the landscaped area north of the block wall is the sole responsibility of the property owner of Lot 1. This condition shall be placed on the Final Map prior to final map recordation.

6. That no fence or wall shall be erected across the existing 10-foot E.F.P.U and Public Pedestrian Way easement located adjacent to the west property line of Lot 1 and that any proposed fence associated with Lot 1 within 15-feet of the west property line that shares the 10-foot E.F.P.U and Public Pedestrian Way easement shall be limited to a fence height of three (3) feet as noted in Figure 1 of the staff report. This condition shall be placed on the Final Map prior to final map recordation.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

### **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 North Santa Fe St., 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](http://www.ci.visalia.ca.us) or from the City Clerk.

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2018-21 – Teagan Ranch Tentative Subdivision Map No. 5568
- Exhibit "A" – Teagan Ranch Tentative Subdivision Map No. 5568
- Exhibit "B" – Tentative Parcel Map No. 2015-09
- Exhibit "C" – California Water Service Company Will Serve Letter dated May 18, 2018
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

## RESOLUTION NO 2018-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TEAGAN RANCH TENTATIVE SUBDIVISION MAP NO. 5568, A REQUEST TO SUBDIVIDE 1.59-ACRES INTO AN EIGHT LOT RESIDENTIAL SUBDIVISION LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT. MINIMUM LOT AREA) ZONE. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF N. RONO CT. BETWEEN W. DOUGLAS AND W. GROVE AVENUES (APN: 085-390-042)

**WHEREAS**, Teagan Ranch Tentative Subdivision Map No. 5568 is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on June 11, 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 the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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

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

1. That the proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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, an arterial street and community park.
3. That the site is physically suitable for the proposed tentative subdivision map. Teagan Ranch Tentative Subdivision Map No. 5568 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. The eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies that wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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 eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-27). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2018-044.
2. That the Teagan Ranch Tentative Subdivision Map No. 5568 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
4. That a seven-foot tall solid block wall shall be installed along the east property lines of Lot 1, Lot 2 and along that portion of the north property line of Lot 3 adjacent to the First Christian Church parking lot.
5. That the maintenance of the landscaped area north of the block wall is the sole responsibility of the property owner of Lot 1. This condition shall be placed on the Final Map prior to final map recordation.
6. That no fence or wall shall be erected across the existing 10-foot E.F.P.U and Public Pedestrian Way easement located adjacent to the west property line of Lot 1 and that any proposed fence associated with Lot 1 within 15-feet of the west property line that shares the 10-foot E.F.P.U and Public Pedestrian Way easement shall be limited to a fence height of three (3) feet as noted in Figure 1 of the staff report. This condition shall be placed on the Final Map prior to final map recordation.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

## RELATED PLANS AND POLICIES

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

**General Plan Land Use Policies:**

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

**LU-P-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.

**LU-P-46** Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.

**Zoning Ordinance Chapter for R-1 Zone**

### Chapter 17.12

#### R-1 SINGLE-FAMILY RESIDENTIAL ZONE

**17.12.010 Purpose and intent.**

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

**17.12.015 Applicability.**

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

**17.12.020 Permitted uses.**

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

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;
- C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;
- D. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;

- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family;
- G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provisions of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;
- K. Adult day care up to twelve (12) persons in addition to the residing family;
- L. Other uses similar in nature and intensity as determined by the city planner;
- M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070.
- N. Transitional or supportive housing for six (6) or fewer resident/clients.
- O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;
- P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling;

**17.12.030 Accessory uses.**

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

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

**17.12.040 Conditional uses.**

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

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

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

**17.12.050 Site area.**

The minimum site area shall be as follows:

<b>Zone</b>	<b>Minimum Site Area</b>
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:

<b>Zone</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
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:

<b>Zone</b>	<b>Minimum Front Yard</b>
-------------	---------------------------

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.

RESOLUTION NO 2018-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TEAGAN RANCH TENTATIVE SUBDIVISION MAP NO. 5568, A REQUEST TO SUBDIVIDE 1.59-ACRES INTO AN EIGHT LOT RESIDENTIAL SUBDIVISION LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL 5,000 SQ. FT. MINIMUM LOT AREA) ZONE. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF N. RONO CT. BETWEEN W. DOUGLAS AND W. GROVE AVENUES (APN: 085-390-042)

**WHEREAS**, Teagan Ranch Tentative Subdivision Map No. 5568 is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on June 11, 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 the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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

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

1. That the proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."

2. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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, an arterial street and community park.
3. That the site is physically suitable for the proposed tentative subdivision map. Teagan Ranch Tentative Subdivision Map No. 5568 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. The eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies that wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Teagan Ranch Tentative Subdivision Map No. 5568, 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 1.59-acre project site, which is the site of the proposed eight lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Teagan Ranch Tentative Subdivision Map No. 5568, 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 eight lot subdivision is designed to comply with the City's Bicycle Transportation and Trails System Policy T-P-51, which identifies wherever feasible, pedestrian paths shall be developed to allow for unobstructed pedestrian flow from within a neighborhood. This policy is to provide pedestrian access via the local street connectivity within a superblock.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2018-27). Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public services.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2018-044.
2. That the Teagan Ranch Tentative Subdivision Map No. 5568 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
4. That a seven-foot tall solid block wall shall be installed along the east property lines of Lot 1, Lot 2 and along that portion of the north property line of Lot 3 adjacent to the First Christian Church parking lot.
5. That the maintenance of the landscaped area north of the block wall is the sole responsibility of the property owner of Lot 1. This condition shall be placed on the Final Map prior to final map recordation.
6. That no fence or wall shall be erected across the existing 10-foot E.F.P.U and Public Pedestrian Way easement located adjacent to the west property line of Lot 1 and that any proposed fence associated with Lot 1 within 15-feet of the west property line that shares the 10-foot E.F.P.U and Public Pedestrian Way easement shall be limited to a fence height of three (3) feet as noted in Figure 1 of the staff report. This condition shall be placed on the Final Map prior to final map recordation.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

# TEAGAN RANCH

## TENTATIVE SUBDIVISION MAP

BEING PARCEL 1 OF PARCEL MAP 5175 AS RECORDED IN BOOK 59, PAGE 87 OF PARCEL MAP RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF VISALIA, IN THE 24<sup>TH</sup> TOWNSHIP 8<sup>TH</sup> SOUTH, RANGE 24<sup>TH</sup> EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.  
MARCH 2016

PREPARED BY: **NEIL ZERLANG - LAND SURVEYOR**  
2908-B WEST MAIN STREET, VISALIA, CA 93291; (559) 739-1616

PREPARED FOR: **G. J. GARDNER HOMES**  
1441 SOUTH MOONEY, SUITE F, VISALIA, CA 93277; (559) 739-5067

ASSESSOR'S PARCEL NO.: **085-340-042 (PORTION)**

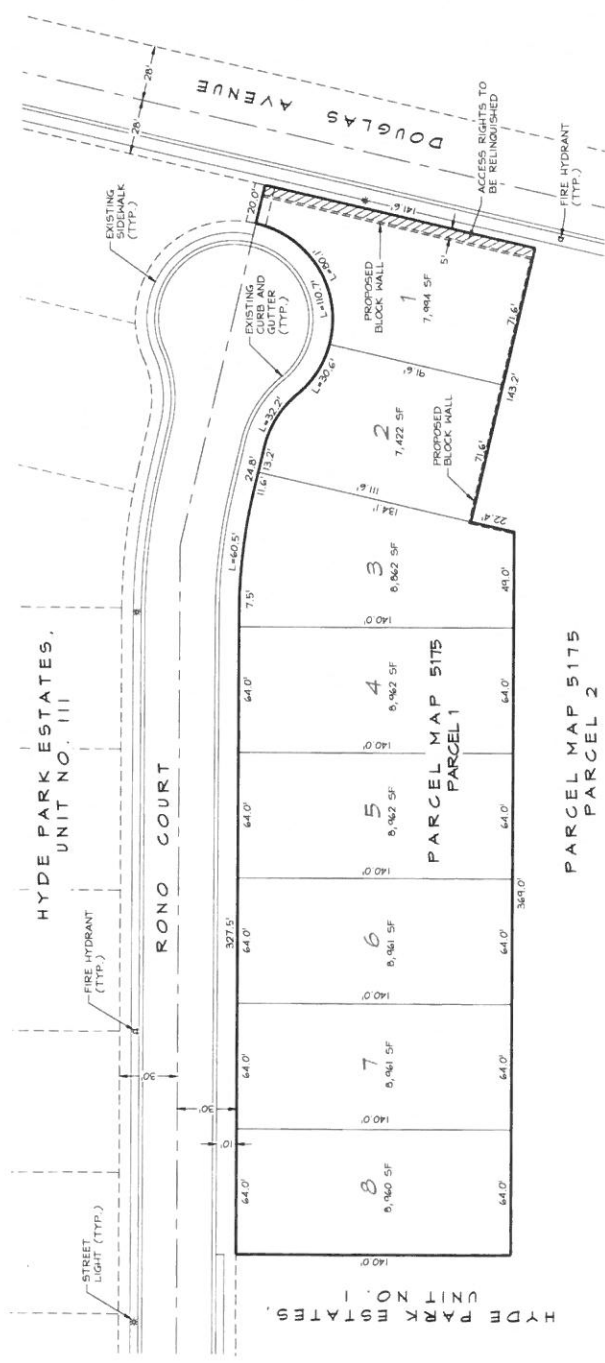
ZONE: **6,000 SF MIN. SITE AREA** FLOOD ZONE: **'AE'**



VICINITY MAP  
NOT TO SCALE

EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL - SINGLE-FAMILY
WATER BY	CALIFORNIA WATER SERVICE
SEWER BY	CITY OF VISALIA
ELECTRICITY BY	SOUTHERN CALIFORNIA EDISON CO.
GAS BY	SOUTHERN CALIFORNIA GAS CO.

Exhibit "A"



PARCEL MAP 5175  
PARCEL 2



# TENTATIVE PARCEL MAP

BEING PARCEL 1 OF PARCEL MAP 508 AS RECORDED IN VOLUME 21, PAGE 18 OF PARCEL MAPS, TULARE COUNTY RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

SEPTEMBER 2015

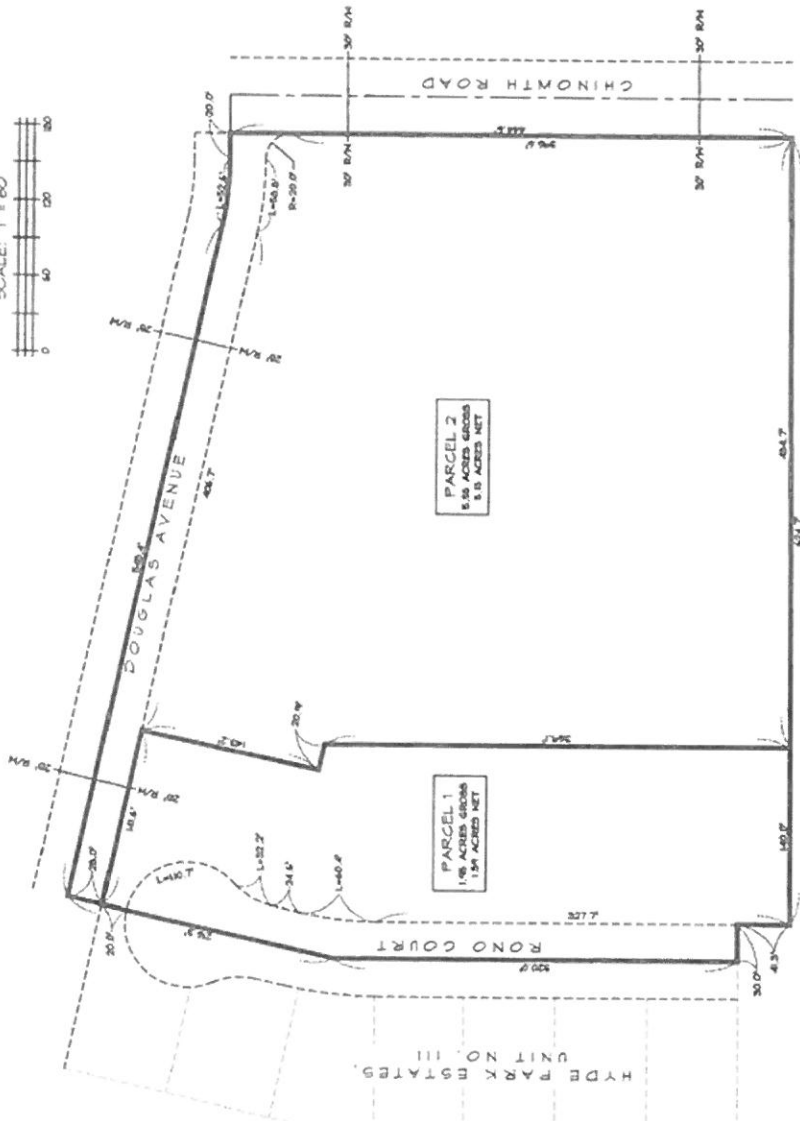
PREPARED BY: NEIL ZERLANG - LAND SURVEYOR  
 2902-B WEST MAIN STREET, VISALIA, CA 93291 (559) 794-1444

PREPARED FOR: FIRST CHRISTIAN CHURCH OF VISALIA  
 1020 N. ORCHARD ST., VISALIA, CA 93291 (559) 721-4425

ASSESSOR'S PARCEL NO.: 005-950-042

ZONE: SINGLE FAMILY RESIDENTIAL FLOOD ZONE: 'AE'

EXISTING USE	CHURCH
PROPOSED USE	RESIDENTIAL - SINGLE-FAMILY
OWNER	CITY OF VISALIA
OWNER BY	CITY OF VISALIA
PREPARED BY	CITY OF VISALIA
ELECTRICITY BY	SOUTHERN CALIFORNIA Edison CO.
GAS BY	SOUTHERN CALIFORNIA GAS CO.



HYDE PARK ESTATES.  
 UNIT NO. 2



VICINITY MAP  
 NOT TO SCALE

Exhibit "B"



## CALIFORNIA WATER SERVICE

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

May 18, 2018

Exhibit "C"

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

**Will Serve Letter**  
**Tentative Subdivision Map No. 5568**  
**For North Rono Ct. between W. Douglas and W. Grove Avenues**  
**APN: 085-390-042**  
**Developer: G. J. Gardner Homes**

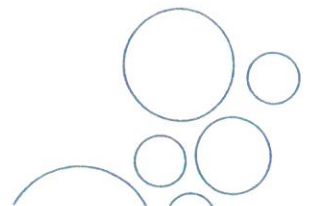
Gentlemen:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from City of Visalia, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable<sup>1</sup> water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,<sup>2</sup> in addition to the cost of mains and services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

<sup>1</sup> This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non-potable water.

<sup>2</sup> For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence, "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"







## CALIFORNIA WATER SERVICE

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

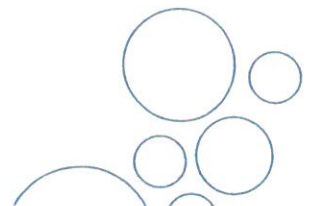
If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

*Tamara Kelly*

Tamara Kelly  
District Manager

cc: Devi Prasanna – Cal Water Engineering Dept.  
File





#10

MEETING DATE: MARCH 14, 2018

SITE PLAN NO. 18-044

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*



- 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: each at
  - Traffic indexes per city standards:
  - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer.
  - Install sidewalk: ft. wide, with ft. wide parkway on
  - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
  - Subject to existing Reimbursement Agreement to reimburse prior developer:
  - Abandon existing wells per City of Visalia Code. A building permit is required.
  - Remove existing irrigation lines & dispose off-site.  Remove existing leach fields and septic tanks.
  - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
  - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
  - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
  - Comply with prior comments  Resubmit with additional information  Redesign required

**Additional Comments:**

- 1. Development will incur impact fees.**
- 2. Parcel 1 shall relinquish access rights to Douglas.**
- 3. Install block wall along church parking lot adjacent to new SFD.**

# SITE PLAN REVIEW COMMENTS

**Andrew Chamberlin - 713-4003**

Date: March 14, 2018

SITE PLAN NO: 2018-44  
PROJECT TITLE: TSM  
DESCRIPTION: TSM  
APPLICANT: Neil Zerlang  
PROP. OWNER: CH-First Christian of Visalia  
LOCATION TITLE: N. Rono Ct  
APN TITLE: 000-011-064  
GENERAL PLAN: Low Density Residential  
EXISTING ZONING: R-1-5

## Planning Division Recommendation:

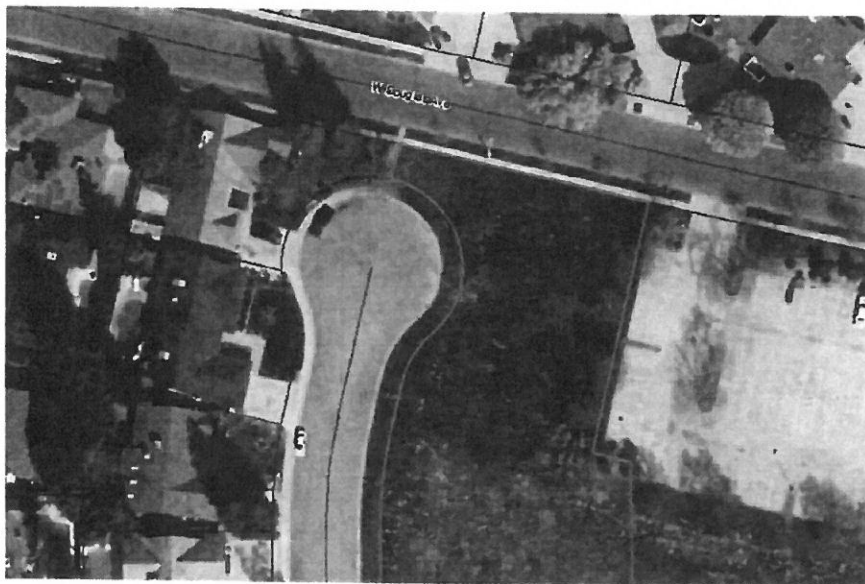
- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Subdivision Map Required
- See Comments below

## **PROJECT SPECIFIC INFORMATION (3-14-18):**

1. Tentative Subdivision Map process required.
2. Lots appear to meet R-1-5 size and configuration standards.
3. Lot No. One to relinquish all vehicular access rights to Douglas Avenue.
4. The fencing on Lot No. One at Douglas Avenue will be required to have an opening similar to the lot facing it at 1049 N. Rono Ct. – to provide pedestrian access and have the area along the north side of Lot No. One along Douglas Avenue maintained by the owner/occupant of Lot No. One. If the area along Douglas is not to be maintained by Lot No. One, a LLA District will need to be formed and an Out-Lot included for maintenance.
5. NOTE: That a 7-foot high block wall is required along the back or proposed lots 1, 2, and part of 3 – wherever the church parking lot faces into the proposed map area.
6. Plot and protect all Valley Oak Trees



**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

SITE PLAN NO: SPR18044  
 PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
 DESCRIPTION: TENTATIVE SUBDIVISION (R-1-5) (AE)  
 APPLICANT: ZERLANG NEIL - LAND SURVEYOR  
 PROP OWNER: CH-FIRST CHRISTIAN OF VISALIA  
 LOCATION: N RONO CT (BETWEEN W DOUGLAS AVE & W  
 APN(S): 000-011-064

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

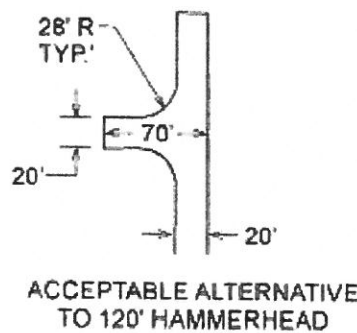
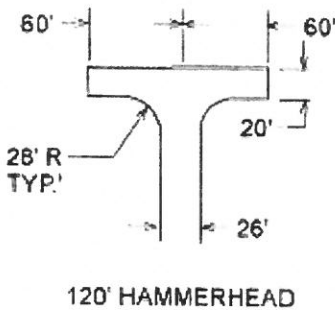
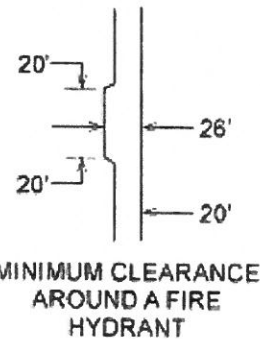
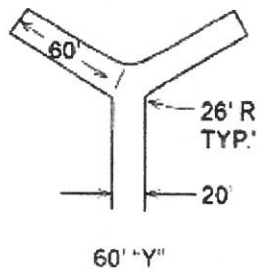
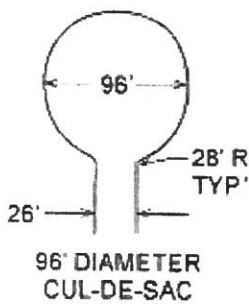
- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All 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*

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

- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
  - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
  - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



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

SIGN TYPE "A"



SIGN TYPE "C"



SIGN TYPE "D"



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


ITEM NO: 10      DATE: March 14, 2018  
SITE PLAN NO:      SPR18044  
PROJECT TITLE:      TENTATIVE SUBDIVISION MAP  
DESCRIPTION:      TENTATIVE SUBDIVISION (R-1-5) (AE)  
APPLICANT:      ZERLANG NEIL - LAND SURVEYOR  
PROP OWNER:      CH-FIRST CHRISTIAN OF VISALIA  
LOCATION:      N RONO CT (BETWEEN W DOUGLAS AVE & W  
APN(S):      000-011-064

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 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 Code Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking 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: NO Comments at this time.

  
\_\_\_\_\_  
Signature

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 14, 2018

ITEM NO: 10  
SITE PLAN NO: SPR18044  
PROJECT TITLE: TENTATIVE SUBDIVISION MAP  
DESCRIPTION: TENTATIVE SUBDIVISION (R-1-5) (AE)  
APPLICANT: ZERLANG NEIL - LAND SURVEYOR  
PROP. OWNER: CH-FIRST CHRISTIAN OF VISALIA  
APN: 000-011-084  
LOCATION:

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install **at end of cul de sac** Street Light(s) per City Standards.
- Install Street Name Blades at            Locations.
- Install Stop Signs at            Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.
  - Provide more traffic information such as            . Depending on development size, characteristics, etc., a TIA may be required.

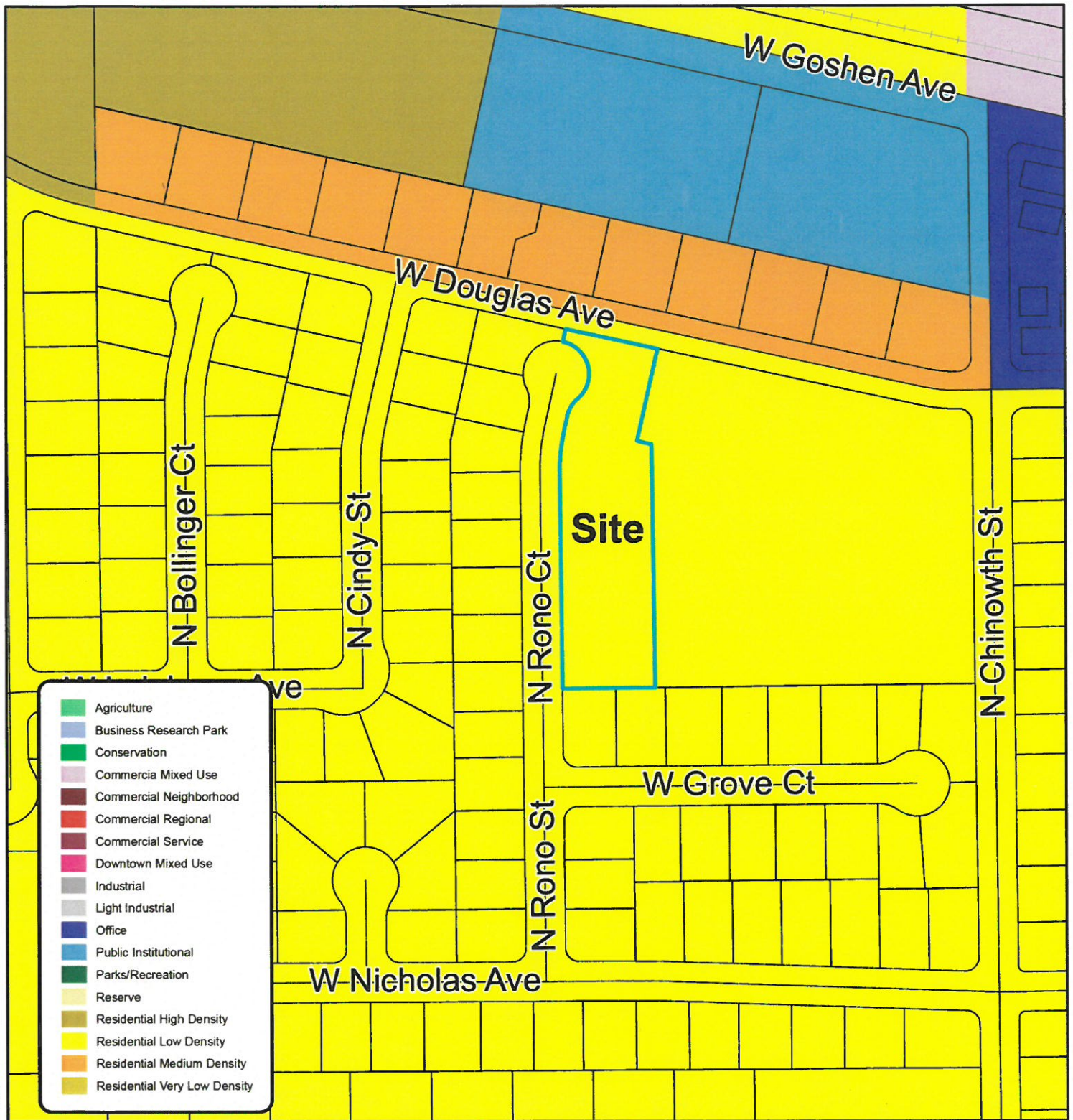
**Additional Comments:**

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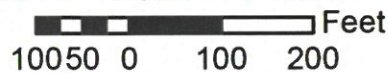
  
\_\_\_\_\_  
Leslie Blair



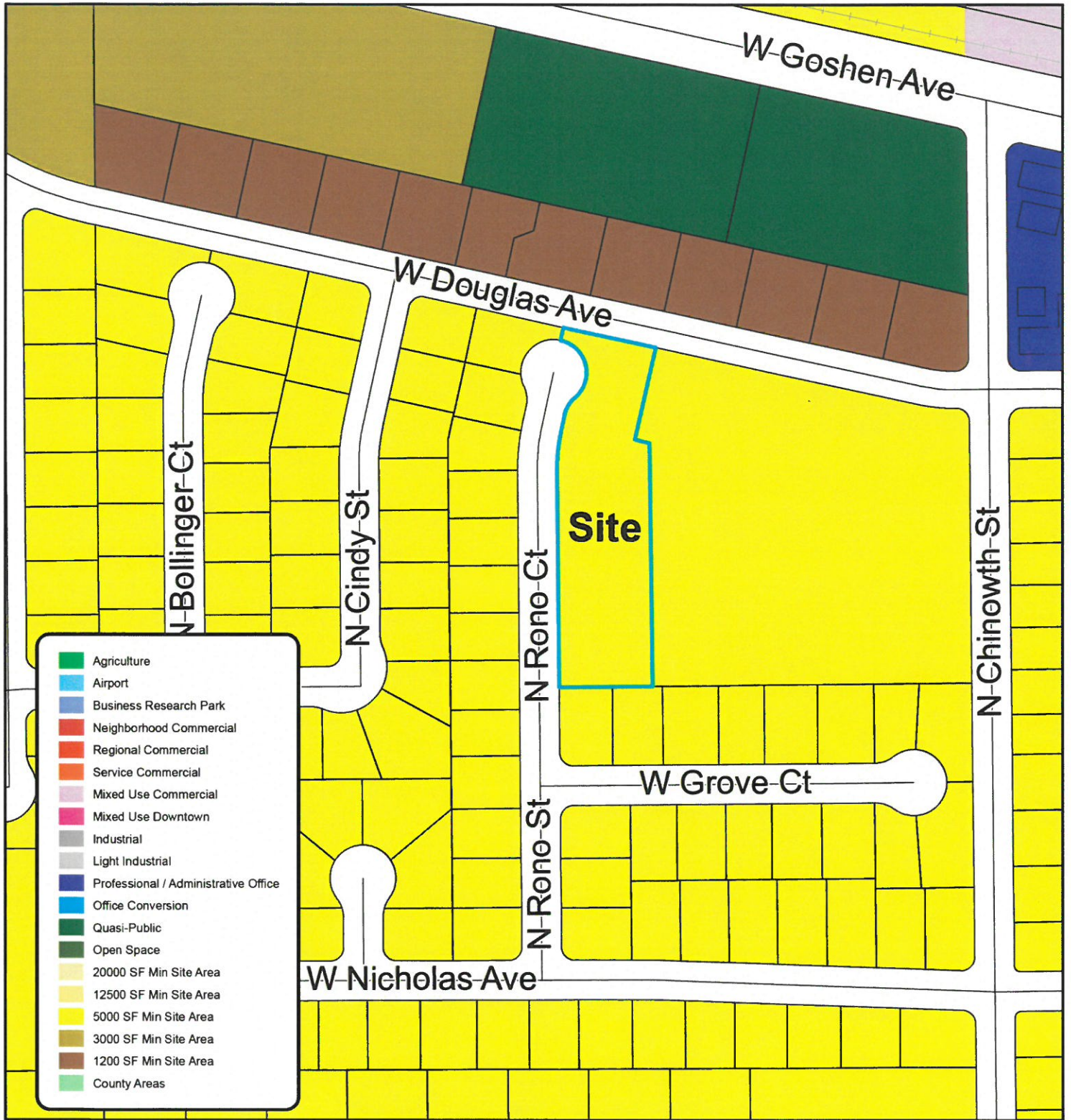
# Teagan Ranch Subdivision No. 5568



## General Plan Land Use Map



# Teagan Ranch Subdivision No. 5568



- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- 20000 SF Min Site Area
- 12500 SF Min Site Area
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas

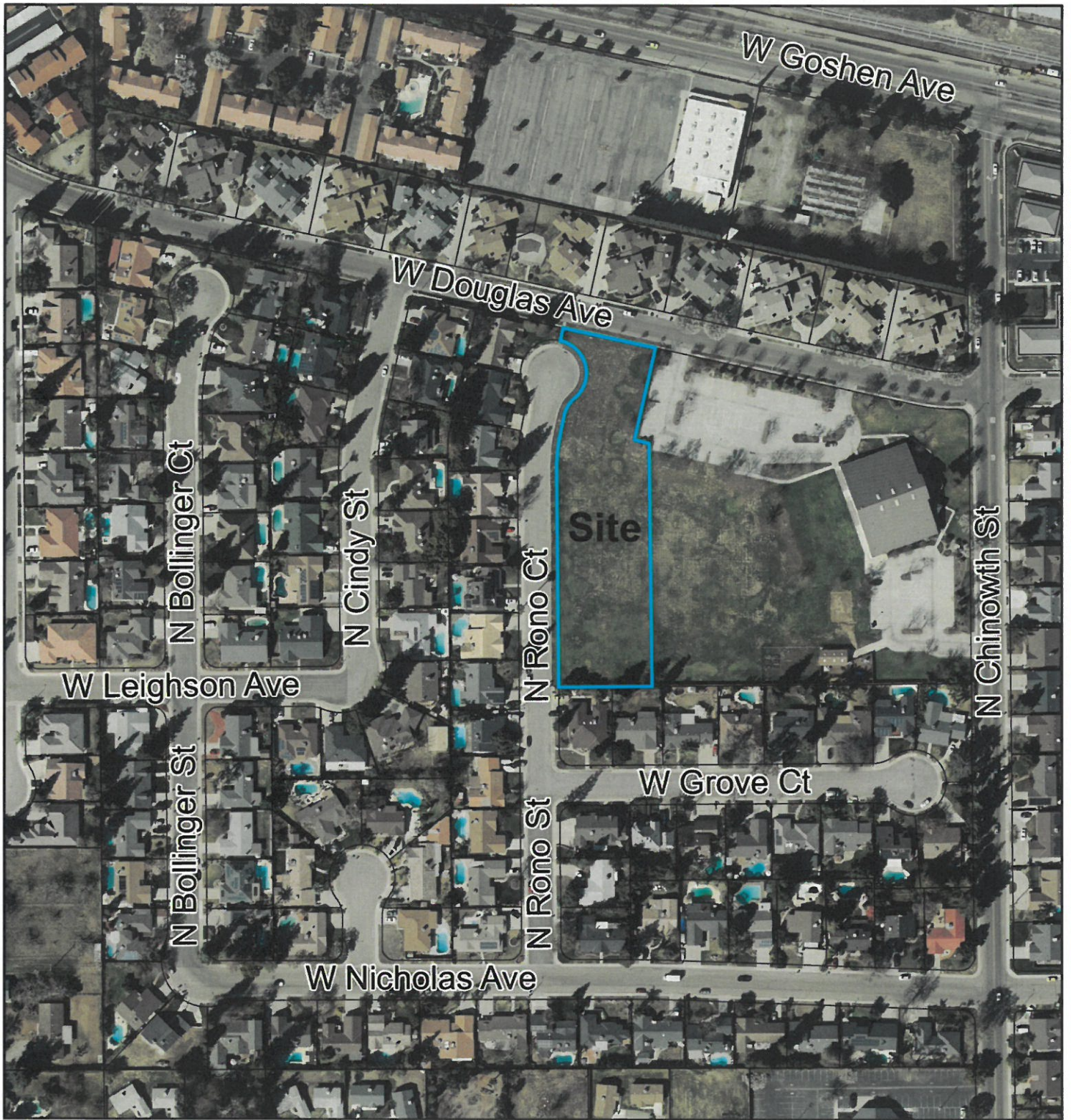


## Zoning Map

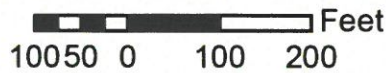
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# Teagan Ranch Subdivision No. 5568



## Aerial Map



# Teagan Ranch Subdivision No. 5568



## Aerial Map



# Teagan Ranch Subdivision No. 5568



## Vicinity Map

