

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, SEPTEMBER 10, 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 Consent Calendar
5. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2018-16: A request by Wilfredo and Jennifer Olan to establish a barber academy. The project site has a zoning designation of D-MU (Downtown Mixed Use), located at 320 S. Bridge St. (APN: 094-305-002)) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-48.
6. PUBLIC HEARING – Brandon Smith  
Variance No. 2018-09: A request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-47.
7. PUBLIC HEARING – Brandon Smith  
Variance No. 2018-10: A request by Brian Icenhower and Robyn Graham-Icenhower to allow a variance to the maximum fence height limit in the front yard setback in order to install a seven-foot tall open wrought-iron fence and hedge in the R-1-5 (single-family residential, 5,000 sq. ft. minimum site area) zone. The site is located at 2821 W. Border Links Drive. (APN: 089-124-012). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-50.

8. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2018-17: A request by Visalia Central Bilingual Church to amend Conditional Use Permit No. 2007-29 by revising the master plan. The project site has a zoning designation of R-M-2 (Multi-family Residential) and is located at 3215 East Mill Creek Parkway (APN: 103-260-021). The site is located at 2821 W. Border Links Drive. (APN: 089-124-012). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-51.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Work Session to the Planning Commission at the 9/24/2018 meeting to discuss 5 pack residential developments (Garden Homes)
- E-mail distribution to the Planning Commissioners of pending public hearing items.

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, SEPTEMBER 20, 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, SEPTEMBER 24, 2018**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** September 10, 2018

**PROJECT PLANNER:** Brandon Smith, Senior Planner  
Phone:(559) 713-4636;  
Email: [brandon.smith@visalia.city](mailto:brandon.smith@visalia.city)

**SUBJECT: Variance No. 2018-09:** A request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2018-09, as conditioned, based upon the findings and conditions in Resolution No. 2018-38. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Variance No. 2018-09, based on the findings and conditions in Resolution No. 2018-38.

## PROJECT DESCRIPTION

The applicant is requesting a variance to the 25-foot rear yard setback requirement in conjunction with the development of four new two-story duplex structures (totaling eight dwelling units) on a 0.57-acre site as illustrated in Exhibit "A". The site is currently vacant.

As shown in the site plan, each of the two-story duplexes face towards an access drive on the north side of the site that is accessed from the terminus of Bridge Street. Bridge Street provides the site's only street access from the north side of the site. Due to the site's limited street frontage, the north property line constitutes the site's front lot line. As a result, the south property line constitutes the site's rear yard area. The overall site dimensions are approximately 313-feet wide by 79-feet deep.

The variance will result in a five-foot rear yard setback for each of the dwelling units as well as for structures located in the development's common area (two trellises and a children's play area). The site's recreational open space, which the rear yard is typically reserved for, is located in the center of the site as shown in Exhibit "A". The dwelling units are plotted five feet from the side property lines, 28 feet from the front property line, and three feet from the vehicular access drive.

The applicant has prepared responses to the five required variance findings to support their request, which are included as Exhibit "B". The applicant's findings explain that applying the required setbacks for the R-M-2 zone on this property will not allow for an adequate site design and that the observance of the 25-foot rear yard setback disproportionately reduces the buildable area for the site.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Medium Density
Zoning	R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area)
Surrounding Zoning and Land Use	North: R-M-2 / Multi-family residences (triplex and four-plex) South: R-M-2 / Single-family residence with outbuildings East: QP (Quasi-Public), R-1-5 (Single-family Residential) / Santa Fe multi-use trail, single-family residences West: R-M-2 / Multi-family residences (five-plex)
Environmental Review	Categorical Exemption No. 2018-47
Special District	None
Site Plan	2018-059

### RELATED PROJECTS

None.

## PROJECT EVALUATION

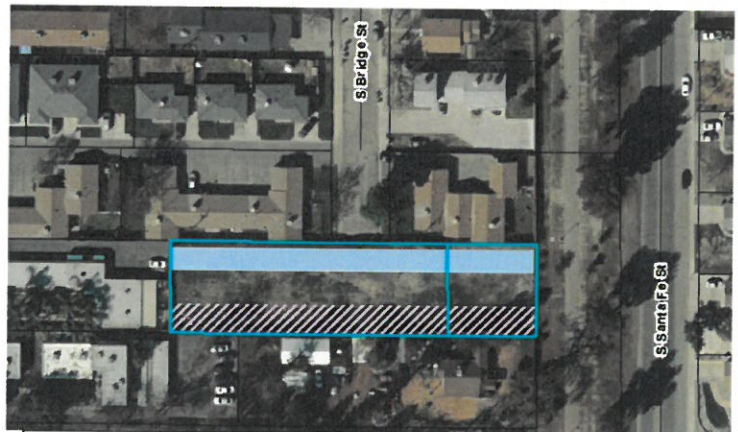
### Staff Recommendation

The staff recommendation to approve the variance to reduce the rear yard setback from 25 to 5 feet is based upon the applicant's proposed findings and the benefit of attaining a superior site design and configuration with regards to maximizing the site's development potential. Furthermore, the encroachment into the property's rear yard setback will not cause adverse impacts to privacy or building massing upon surrounding properties.

### Rear Yard Setback

The minimum rear yard setback required for development in the R-M-2 is 25 feet. In the case of this site, a 25-foot setback equates to 31% of the total lot area. The proposed rear yard setback for the site development will be five feet, which equates to 6% of the total lot area.

The site layout includes a 20-foot wide access drive on the north side within the front yard setback. The access drive is necessary to provide access to each of the site's parcels and to allow emergency access to the parcel on the west. The area dedicated for the access drive therefore limits the location of the duplex units further south on the site.



Project site with 25-foot rear yard setback in purple hatching and 20-foot access drive in blue

The site plan included as Exhibit "A" illustrates that the development will designate open space in a central location on the property between the duplexes. The common area is shown to have picnic facilities and a children's play area. In addition, a city-standard trash enclosure is required for this development. The centralized open space area will also contain the mailbox cluster and three undesignated parking spaces for visitors. Area calculations included on the site plan exhibit (Exhibit "A") state that the common area comprises 1,237 square feet, which meets the required 5% of total lot area for recreation uses.

In addition to the common area, every unit will have access to its own outdoor enclosed patio. As a result, the reduction to the rear yard setback will not incur a significant impact on the development's usable open space.

The site's rear yard faces onto a similarly configured property that contains one single-family residence and several outbuildings. The subject site's two-story duplex structures, having a five-foot setback, will have visibility onto the adjacent property, although the Zoning Ordinance does not require screening or limiting visibility between the R-M zoned sites. Existing trees and landscaping located on the adjacent site will provide a degree of screening to the site though it is not a required element between the two uses.

Staff has previously recommended in favor of and the Planning Commission has approved entitlements with reduced setbacks in multi-family residential developments when a superior site design can be attained without compromising the site's open space. Examples include:

- 136-unit apartment complex located at the southwest corner of Lovers Lane and K Avenue which allowed a 7-foot rear yard setback;
- 44-unit apartment complex located on the south side of Walnut Avenue between Chinowth and Linwood which allowed a 10-foot rear yard setback;
- 8-unit cluster of duplexes located on the south side of Myrtle Avenue between Linwood and Chinowth which allowed for a 15-foot rear yard setback.

### **Findings for the Variance**

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "B" intended to justify their goal of being able to encroach into the required rear yard setback as summarized below:

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

Applicant: The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

Analysis: Concur with applicant. The requirement to impose a 25-foot rear yard setback presents a practical difficulty on a site that is 79 feet deep and necessitates a certain amount of that depth for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

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

Applicant: The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25' rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5' observed).

Analysis: Concur with applicant. The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks. The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

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

Applicant: There is precedent set for reducing the 25' rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

Analysis: Concur with applicant. Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite side of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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

Applicant: Adjacent parcels within the same R-M-2 zone have a reduced rear yard setback even for 2-story buildings.

Analysis: Concur with applicant. Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet (as is the case on the property directly to the north).

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

Applicant: The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

Analysis: Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would still provide ample distance between living spaces.

## Environmental Review

The project is considered Categorical Exempt under Section 15305 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2018-47)

### **RECOMMENDED FINDINGS**

1. *That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.*

The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

The requirement to impose a 25-foot rear yard setback presents a practical difficulty on a site that is 79 feet deep and necessitates a certain amount of area for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

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

The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25' rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5' observed). The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks. The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

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

There is precedent set for reducing the 25' rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite side of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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

Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet.

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

The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-47).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That Variance No. 2018-09 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2018-059 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

### **APPEAL INFORMATION**

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

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2018-38
- Exhibit "A" – Site Plan, Floor Plans, Elevations
- Exhibit "B" – Applicant's Variance Findings
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch



## RELATED PLANS AND POLICIES

### Zoning Ordinance

#### Chapter 17.16

#### MULTI-FAMILY RESIDENTIAL ZONES

##### **17.16.070 Front yard.**

A. The minimum front yard shall be as follows:

##### **Zone Minimum Front Yard**

R-M-2 15 feet

R-M-3 15 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. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

##### **17.16.080 Side yards.**

A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

##### **17.16.090 Rear yard.**

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

A. On a corner or reverse corner lot in R-M-2 zone 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.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

##### **17.16.100 Height of structures.**

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

## Chapter 17.42

### VARIANCES AND EXCEPTIONS

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

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

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

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

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

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

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

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

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

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

#### **17.42.060 Hearing and notice.**

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

#### **17.42.070 Investigation and report.**

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

#### **17.42.080 Public hearing procedure.**

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

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

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

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

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

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

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

#### **17.42.100 [Reserved]**

#### **17.42.110 Appeal to city council.**

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

#### **17.42.120 Lapse of variance.**

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

**17.42.130 Revocation.**

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

**17.42.140 New application.**

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

RESOLUTION NO. 2018-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2018-09, A REQUEST BY LISA COLBURN TO ALLOW A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT FOR THE CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQ. FT. SITE AREA) ZONE. THE SITE IS LOCATED SOUTH OF THE TERMINUS OF BRIDGE STREET, SOUTH OF ROSE AVENUE AND EAST OF GARDEN STREET (APN: 097-282-017, 018).

**WHEREAS**, Variance No. 2018-09 is a request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street (APN: 097-282-017, 018); and

**WHEREAS**, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on September 10, 2018; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2018-09, as conditioned by staff, to be in accordance with Chapter 17.42 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. *That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.*

The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

The requirement to impose a 25-ft. rear yard setback presents a practical difficulty on a site that is 79-ft. deep and necessitates a certain amount of area for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

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

The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25-ft. rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5-ft. observed).

The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks. The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

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

There is precedent set for reducing the 25-ft rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite side of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

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

Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25-ft. – some with setbacks as low as 5-ft.

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

The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

6. *That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2018-47).*

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2018-08, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2018-09 shall be developed consistent with Exhibit "A".
2. That the comments and applicable conditions of Site Plan Review No. 2018-059 be met.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

**JULY 2018  
COLBURN MULTI-FAMILY  
SITE PLAN REVIEW**

**PROJECT DATA:**

ARCHITECT/ENGINEER: ACREEKS INC.  
 PROJECT PLANNER: NICHOLE COLBURN  
 OWNER: 0977-282-007, 0977-289-008  
 APN: 033 AC  
 FLOOD ZONE: ZONE 1  
 OCCUPANCY: R-2  
 ZONING (PROPOSED): RM-2  
 GENERAL PLAN (PROPOSED): MRP  
 GENERAL PLAN (PROPOSED): SOUTHERN CALIFORNIA REGIONAL WATER  
 SOURCE: CITY OF VISALIA  
 TELEPHONE: 500-TO-PHONO CD  
 MAILING ADDRESS: 1000 N. WILSON AVE  
 MAILING USE: VACANT  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
 RM-2  
 GROSS AREA: 6,577 AC  
 NET AREA: 6,577 AC  
 TOTAL LOTS: 4

**AREA CALCULATIONS:**

GROSS AREA: 181,816 SQ FT  
 NET GROSS: 181,816 SQ FT  
 LOT TOTALS:  
 - 24,720 SQ FT  
 - 58,067 SQ FT  
 - 40,555 SQ FT  
 - 58,474 SQ FT  
 TOTAL COMMON AREA: 150,000 SQ FT  
 TOTAL LOT AREA: 181,816 SQ FT  
 TOTAL COMMON AREA: 150,000 SQ FT  
 TOTAL LOT AREA: 181,816 SQ FT  
 TOTAL COMMON AREA: 150,000 SQ FT  
 TOTAL LOT AREA: 181,816 SQ FT

**FIRE SPRINKLER REQ'T:**

FOR RISK CATEGORY 3, SECTION 903  
 RISK 2.1 GROUP 1: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 SHALL BE PROVIDED THROUGHOUT ALL BUILDING VOLUME CAPED BY FIRE AREA.  
 RISK 2.1 GROUP 1.3: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.3.1 SHALL BE PROVIDED BY 3 OCCUPANCIES.  
 RISK 2.1 GROUP 1.3.1: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.3.1.1 SHALL BE PROVIDED BY 3 OCCUPANCIES.  
 RISK 2.1 GROUP 1.3.1.1: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.3.1.1.1 SHALL BE PROVIDED BY 3 OCCUPANCIES.  
 RISK 2.1 GROUP 1.3.1.1.1: AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.1.3.1.1.1.1 SHALL BE PROVIDED BY 3 OCCUPANCIES.

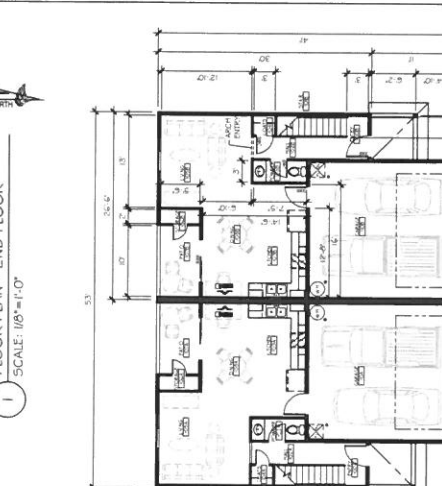
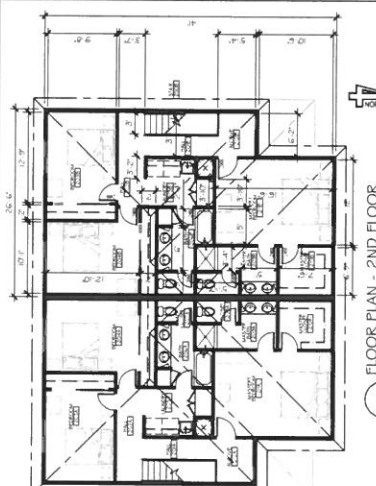
**VICINITY MAP:**



304 E SANTA FE ST  
 VISALIA, CA 93291  
 TEL: 559.233.3300  
 FAX: 559.233.3301

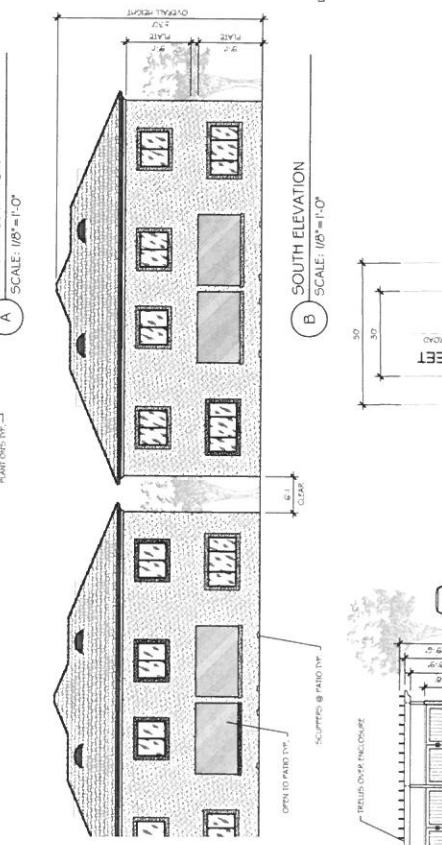
PREPARED BY:  
**ACREEKS**

SHEET NO. **SPR-1**



**LEGEND:**

- LANDSCAPING PLANS TO BE LANDSCAPED (HATCHED)
- PAVING
- ARTIFICIAL LAWN (HATCHED)
- WOOD OR COMPOSITE FENCE
- FLOOD WALL



**C ELEV. @ TRASH ENCLOSURE**  
 SCALE: 1/8" = 1'-0"

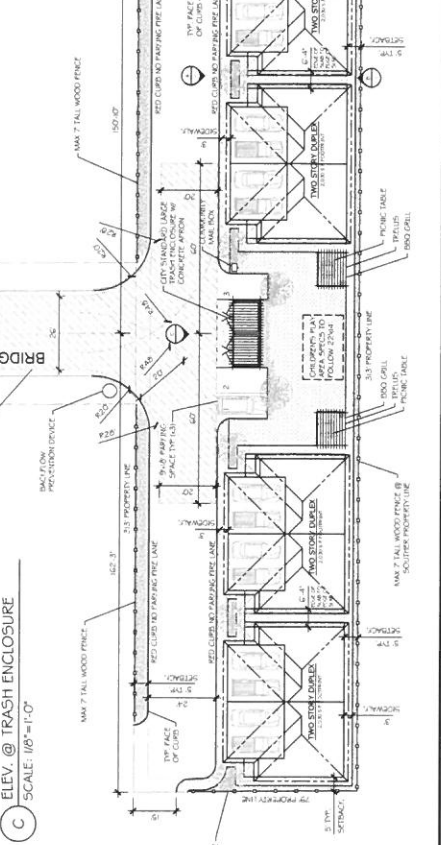


Exhibit "A"





August 7, 2018

Andrew Chamberlain  
Senior Planner  
315 East Acequia Ave  
Visalia, CA 93291

RE: SPR 2018-059 – Justification of Findings for Variance

The following information is supplied to provide justification for the proposed variance of setback requirements for a multi-family development within an R-M-2 zone.

1. *“That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.”* **The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.**
2. *“That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone.”* **The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25’ rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5’ observed).**
3. *“That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.”* **There is precedent set for reducing the 25’ rear yard setback in R-M-2 zoning within the vicinity of the proposed project.**
4. *“That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.”* **As previously stated, adjacent parcels within the same R-M-2 zone have a reduced rear yard setback even for 2-story buildings.**
5. *“That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.”* **The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings’ design will meet California Fire Code in relation to distances to other buildings, on- and off-site.**

Sincerely,

AARON CARPENTER  
4Creeks, Inc. | Associate Planner



#1

MEETING DATE: July 11, 2018  
SITE PLAN NO. 18-059 RESUBMITTAL  
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:

- |   |  |
|---|--|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT   |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> <u>VARIANCE</u>     |  |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input type="checkbox"/> OTHER: _____    |

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Jason Huckleberry 713-4259  
 Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 1 DATE: JULY 11, 2018

SITE PLAN NO.: 18-059R  
PROJECT TITLE: COLBURN MULTI FAMILY  
DESCRIPTION: 8 UNIT MULTI-FAMILY DEVELOPMENT  
APPLICANT: COLBURN LISA  
PROP. OWNER: COLBURN RONALD W & LISA A (TRS)  
LOCATION: 1818 GARDEN ST VISALIA  
APN: 097-282-018

**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. **FOR ALL WORK IN PUBLIC RIGHT-OF-WAY**
- 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. 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: 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: 5 ft. wide, with 5 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. Comply with additional comments from building, planning and fire department.**
- 2. Need to provide 15' easment documentation, need to determine if easement is for public access or if it is solely for emergency access for the property owner.**
- 3. Block wall will be recommended along the east property line.**
- 4. No additional parking in front of houses.**
- 5. Hammerhead radius increased to 28' per fire requirements.**
- 6. Public access easement needed for private roadway.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **18-059R**  
Date: **7/11/2018**

**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: **7/1/2018**)  
(Project type for fee rates: **SUBDIVISION/SFD**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$772/UNIT</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$766/UNIT</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$42/FT X 312FT</b>
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	<b>\$4,992/ACRE</b>
<input checked="" type="checkbox"/> Park Acquisition Fee	<b>\$1518/UNIT</b>
<input type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$4,072/ACRE</b>

**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.

  
\_\_\_\_\_  
**Diego Corvera**

# SITE PLAN REVIEW COMMENTS

**Andrew Chamberlain 713-4003**

Date: July 11, 2018

SITE PLAN NO: 2018-059-B  
PROJECT TITLE: 8 MULTI FAMILY UNITS  
DESCRIPTION: PROPOSED CONSTRUCTION OF 8 MULTI FAMILY UNITS (RM2)  
APPLICANT: Lisa Colburn  
PROP. OWNER: Lisa Colburn  
LOCATION TITLE: 1818 S. Garden (Not on Garden – Burke more likely)  
APN TITLE: 097-282-018  
GENERAL PLAN: Medium Density Residential  
EXISTING ZONING: R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area per unit

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

Variance to setbacks required

## Project Requirements

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

## **PROJECT SPECIFIC INFORMATION (7-11-18):**

1. Variance to setbacks is required – as a narrow parcel with properties on four sides, the site does not have the R-M-2 setbacks.
2. **Parking** – The plan shows two dedicated parking stalls (garage) per unit plus three open stalls for a total of 19 on-site stalls. This meets the minimum parking requirement.
3. Remove the parallel parking stalls along the north side of the site since they result in reducing the required back-up for the other stalls.
4. Revise the site plan showing the Cal Water connections for the Planning Commission exhibit.
5. Provide floor plans and exterior details as a part of the Planning Commission variance application.
6. Landscape and irrigation plans are required as a part of the building permit package.

## **PROJECT SPECIFIC INFORMATION (3-28-18):**

7. Solid Waste will required a standard bin enclosure for the project to be service by large bins.
8. **Parking** – minimum of 1.5 stalls per unit – with an added .5 per unit for a total of 2 stalls per unit required - 16 stalls. The applicant indicated that the garages are two car units bringing the total parking provided to 21 stalls on-site.
9. The proposed design does not appear to meet the turning and maneuvering required for the Fire Department and Solid Waste. Consideration may be given to an alternative to provide a cul-de-sac with minor deviations where the paving radius still meets the City needs/standards should be considered.
10. Staff recommends a block wall along the east property line adjacent to the trail.
11. Provide "open space" calculations on the site plan – minimum of 5% common open space required.
12. Depict and note proposed fencing for this development.
13. **NOTE:** Compliance with Good Neighbor Policies is required - ZO section 17.16.190
14. Landscaping and irrigation plans are required as a part of the building permit package.

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

**DEVELOPMENT STANDARDS** - **R-M-2 [17.16]**

**Maximum Building Height:** 35 Feet

**Minimum Setbacks:**

		<b>Building</b>	<b>Landscaping</b>
➤ Front		15 Feet	15 Feet
➤ Side	(per story)	5 Feet	5 Feet*
➤ Street side on corner lot		10 Feet	10 Feet
➤ Rear		25 Feet	25 Feet

**Minimum Site Area:** 3,000 square feet per unit

- Common open space 5% minimum
- Screen 2<sup>nd</sup> story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

**Parking:**

1. Provide 1.5 spaces per unit, and an additional .25 stalls per unit due to the lack of on-street parking, and an additional .25 stalls per unit if 3 bedroom (see Zoning Ordinance Section 17.34.020).
2. No parking shall be permitted in a required front/rear/side yard (Zoning Ordinance Section 17.34.030.F).



**Fencing and Screening:**

1. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
2. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

**Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately

licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

2. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
3. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### **Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

## **The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:**

### **17.16.190 Model Good Neighbor Policies.**

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

#### **A. Operational Management Plan Required**

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an



operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

#### **B. Plan Shall Be Recorded**

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

#### **C. Maintenance and Operations**

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

#### **D. Landscape Care and Maintenance**

1. Automatic irrigation systems shall be maintained.

2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

**E. Parking** - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

**F. Tenant Agreement** - The tenant agreement for the complex must contain the following:

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.
6. All tenants shall read and receive a copy of the Tenant Agreement.

**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




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

SPR 18059  
NW CORNER OF  
SANTA FE &  
WALNUT AVE.

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 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set 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.~~ **BETWEEN UNITS.**
- 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 (661) 392-5500*
- 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 \$3.75 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: ALL NEW LANDSCAPING TO MEET THE  
MWELO REQUIREMENTS.

VAL GARCIA 7/10/18  
Signature



**Site Plan Review Comments For:**

Visalia Fire Department  
Kurtis A. Brown, Fire Marshal  
420 N. Burke  
Visalia, CA 93291  
559-713-4261 Office  
559-713-4808 Fax

Date: 7/11/18

Item # 1

Site Plan # 18069

Project: COLBURN MULTI-FAMILY PROJECT

Description: 8-UNIT MULTI-FAMILY

Applicant: 4 CREEKS

Location: NEAR NW CORNER OF SANTA FE

APN: 097-282-017 & 018

**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**

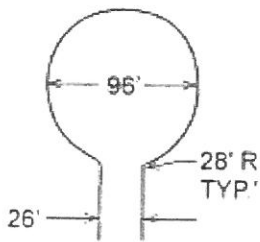
- A fire apparatus access roads shall be provided and must comply with the 2016 CFC and extend within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire apparatus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

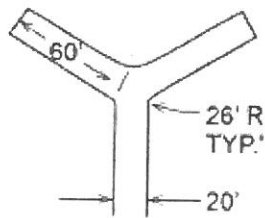
☐ Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus.

- 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.

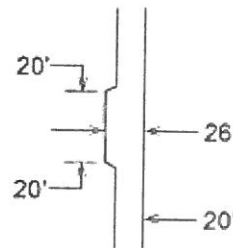
☒ Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. *2016 CFC Table D103.4*



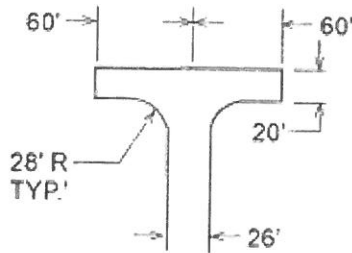
96' DIAMETER CUL-DE-SAC



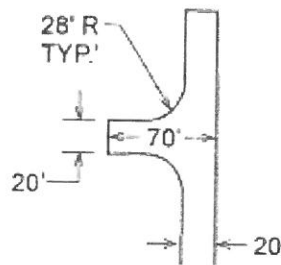
60' "Y"



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

SPR #

18059

**City of Visalia  
Police Department**

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

**Site Plan Review Comments**



No Comment at this time.



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



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

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



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



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



Access Controlled / Restricted etc:



Lighting Concerns:



Landscaping Concerns:



Traffic Concerns:



Surveillance Issues:



Line of Sight Issues:



Other Concerns:



Visalia Police Department



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 11, 2018

ITEM NO. <u>1</u>	RESUBMITTAL
SITE PLAN NO:	SPR18059
PROJECT TITLE:	COLBURN MULTI-FAMILY PROJECT
DESCRIPTION:	8-UNIT MUTLI-FAMILY DEVELOPMENT (RM2)(X)
APPLICANT:	4 CREEKS INC
OWNER:	LISA & RON COLBURN
APN:	097-282-017 & 018
LOCATION:	NEAR THE NW CORNER OF SANTA FE & WALNUT AVE

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

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

**Additional Comments:**

•

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

**Site Plan Review Comments For**  
California Water Service Co.  
Mike Morton, Superintendent  
216 N. Valley Oaks Dr.  
Visalia, CA 93292  
559-624-1663 Office  
559-735-3189 Fax

Date: 07/11/2018  
Item # 1  
Site Plan # 18059  
Project: Colburn Multi Family  
Description:  
Applicant:  
Location: Bridge St S. of E. Rose  
APN:

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

- No Comments at this time
  
- Fire Hydrants  
Comments-
  
- Service's  
Comments- Need to determine size and location where services can be installed. (Show on plan to verify)
  
- Main's  
Comments-
  
- Back flow requirements  
Comments- Backflow will be required an service('s)

**Additional Comments:**

---

Mike Morton  
Superintendent

18059

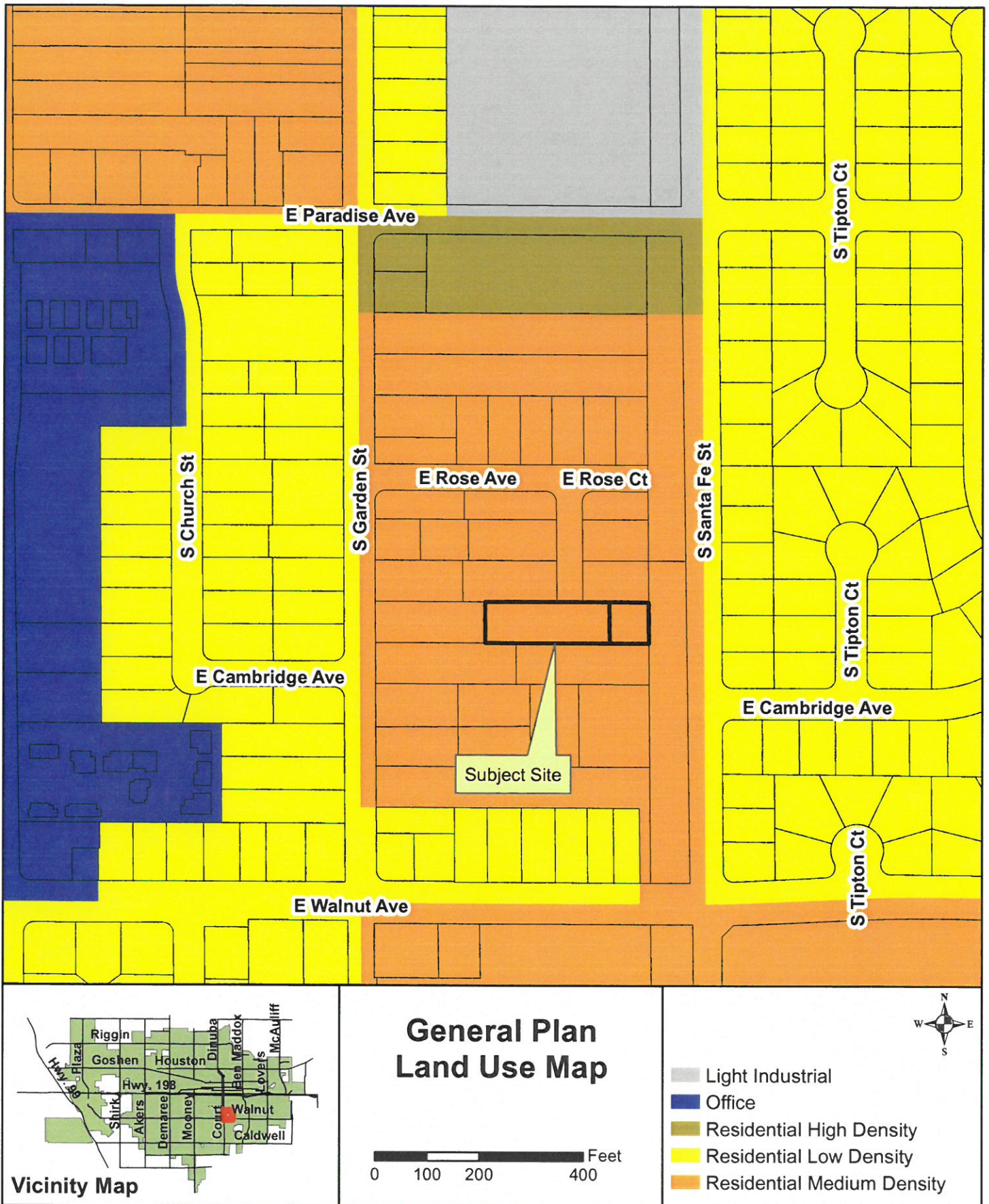
COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.  
Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.  
Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards  
The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.  
Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Comment

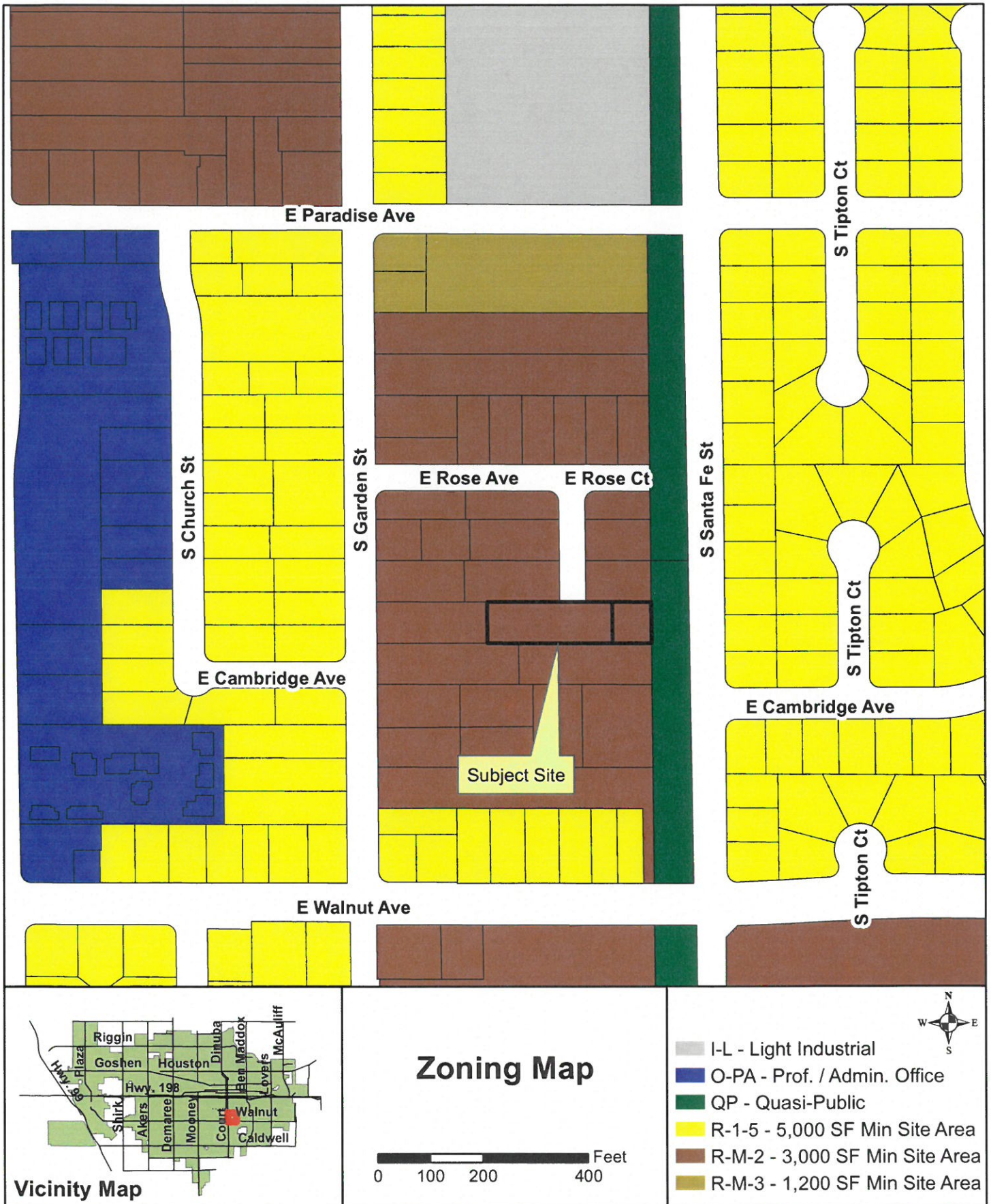
# Variance No. 2018-09

The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).



# Variance No. 2018-09

The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).



Variance No. 2018-09

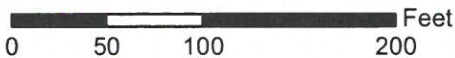
The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).



Vicinity Map

Aerial Photo

Photo Taken March 2018



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS



# Variance No. 2018-09

The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).

