

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, DECEMBER 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.
 - Finding of Consistency 2018-001: A request by Swift Homes for a modification to Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15 (the "Grove at K Avenue" development), adding a 3.01 acre regional ponding basin, and reducing the number of units/lots proposed from 97 units on 60 lots to 77 units on 37 lots. The project is located on the southwest corner of E. K Avenue and S. Ben Maddox Way (APN: 126-120-065, 066).
 - Finding of Consistency 2018-002: A request by Kaweah Delta Health Care District to allow a temporary parking lot at the southeast corner of Acequia Avenue and West Street. (APN: 094-311-019, 012)
5. PUBLIC HEARING – Paul Bernal
Request to Continue Public Hearing Item No. 5 for Conditional Use Permit No. 2018-21 to a Date Specific.
6. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2018-26: A request by Central California Blood Center to establish a blood bank within an existing 4,660 sq. ft. building in the C-R (Regional Commercial) Zone. The project site is located at 2245 W. Caldwell Avenue (APN: 012-041-040). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2018-69.
7. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2018-19: A request by Starbucks to allow a drive-thru lane associated with a 2,633 sq. ft. commercial tenant space within a 5.96-acre parcel in the C-MU (Commercial Mixed Use) zone. The project site is located on the northeast corner of N.

Mooney Blvd. and W. Riggin Ave. (APN: 078-120-034)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-70.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
- January 14, 2019 Planning Commission meeting

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 MONDAY, DECEMBER 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 14, 2018

City of Visalia



To: Planning Commission

From: Cristobal Carrillo, Associate Planner (713-4443)

Date: December 10, 2018

Re: Finding of Consistency 2018-001: A request by Swift Homes for a modification to Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15 (the "Grove at K Avenue" development), adding a 3.01 acre regional ponding basin, and reducing the number of units/lots proposed from 97 units on 60 lots to 77 units on 37 lots. The project is located on the southwest corner of E. K Avenue and S. Ben Maddox Way (APN: 126-120-065, 066).

RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency modifying the existing site plan (Exhibit "A") for Tentative Subdivision Map (TSM) No. 5562 and Conditional Use Permit (CUP) No. 2017-15, incorporating the addition of a regional ponding basin and reduction of the overall units and lots, as depicted on the attached Exhibit "B".

DISCUSSION

TSM No. 5562 and CUP No. 2017-15 were approved by the Planning Commission on July 10, 2017, establishing a 97-unit planned residential development consisting of 53 single-family residential lots, 6 duplex lots, and one 32-unit multi-family lot. Per the original design (see Exhibit "A") the 32 two-story multi-family units are located along the K Avenue frontage and are surrounded by duplexes and single-family residences in "five-pack" configurations. The development also proposed two new local streets with two access points onto K Avenue, and one onto Ben Maddox Way.

City staff approached the Grove project owner/developer to discuss the possibility of acquiring approximately three acres of their fully entitled project site to develop a regional ponding basin for the entire area, including the K Avenue County Island area. The City's new regional basin is required to alleviate storage capacity on the City's Burke Park ponding basin, and take on additional storm water that is currently being retained in a temporary basin located on the southeast corner of E. K Avenue and S. Ben Maddox Way.

As a result of the City's request to acquire property for a regional basin, the applicant/developer has submitted a site plan exhibit that depicts modifications to the approved site plan (see Exhibit "B"). The modifications include the following:

1. Relocate the two-story multi-family units to the eastern portion of the project site near the K Avenue / Ben Maddox intersection.
2. Increase the number of two-story multi-family units from 32 units to 40 units.
3. Reduce the overall number of residential units (both single-family and duplexes) from 97 units to 77 units.
4. Reduce the number of "five-pack" lots/units from 53 to 33.
5. Reduce the duplex units from 12 units to 4 units.

6. Remove the easternmost local street access to K Avenue.
7. Establish a 3.01 acre regional basin with walking trail.

The lot configurations along the southern and western property frontages adjacent to the existing single-family residential neighborhood will not change as a result of the proposed modifications. The applicant has provided a narrative of the proposed modification as described in Exhibit "C".

Staff finds that the proposed modifications to the approved site plan for TSM No. 5562 and CUP No. 2017-15 remain consistent with the scope of the original project. The revisions will not pose any significant impact to the surrounding land uses due to the reduction in residential units and reconfiguration of the local street pattern. The revised site plan remains consistent with the overall development plan approved for the site.

In addition, approval of the Finding of Consistency will not require any change to the approved resolution and conditions, which is included as Exhibit "D".

ATTACHMENTS

- Exhibit "A" – TSM No. 5562 and CUP No. 2017-15 Approved Site Plan
- Exhibit "B" – Proposed Site Plan (SPR No. 2018-188)
- Exhibit "C" – Letter of Request
- Exhibit "D" – Resolutions Approving TSM No. 5562 and CUP No. 2017-15
- Exhibit "E" – Aerial Photo

Exhibit "C"

City of Visalia
Attn: Planning Department
315 E. Acequia Ave.
Visalia, Ca.

November 5, 2018

Re: Finding of Consistency (The Grove Subdivision)

To: City of Visalia Planning Commission,

Due to the City of Visalia's recent requirement for a Ponding Basin to be located at the Grove Subdivision, Southwest corner of Ben Maddox Way and "K" Ave, the Tentative Map for said Subdivision has been updated to show how the incorporation of said pond effects the overall layout and unit counts. See attached drawing.

The Grove Subdivision had previously consisted of 97 total units on 60 lots; 53 lots with 53 Single Family units, 6 lots with 12 Duplex units and 1 lot with 32 units of Multi-Family apartments. This Subdivision now consists of 77 total units on 37 lots; 33 lots with 33 Single Family units, 2 lots with 4 duplex units; 1 lot with 40 units of Multi Family apartments and 1 Ponding Basin lot.

We hereby request a Finding of Consistency with the previously approved map for this project. If you have any questions or comments please feel free to contact us at any time.

Respectfully,



Shawn Day
A.W. Engineering
Cell 559-805-4856

Exhibit "D"

RESOLUTION NO. 2017-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-15, A REQUEST BY SWIFT HOMES FOR A PLANNED RESIDENTIAL DEVELOPMENT TO ALLOW MODIFIED DEVELOPMENT STANDARDS FOR A MIXED SINGLE-FAMILY AND MULTI-FAMILY UNIFIED RESIDENTIAL DEVELOPMENT ON 11.2 ACRES AND TO AMEND CONDITIONAL USE PERMIT NO. 2007-09 BY REMOVING DUPLEX UNITS FROM THE APPROVED MADDOX AT CALDWELL UNIT NO. 7 TENTATIVE SUBDIVISION MAP (TENTATIVE SUBDIVISION MAP NO. 5531). THE PROJECT SITE IS ZONED R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQUARE FEET MINIMUM SITE AREA PER UNIT), AND IS LOCATED ON THE SOUTHWEST CORNER OF SOUTH BEN MADDOX WAY AND EAST K AVENUE
(APNS: 126-120-050,065, 066 & 126-590-008, 126-560-060, & 126-640-074)

WHEREAS, Conditional Use Permit No. 2017-15, is a request by Swift Homes for a Planned Residential Development to allow modified development standards for a mixed single-family and multi-family unified residential development on 11.2 acres and to amend Conditional Use Permit No. 2007-09 by removing duplex units from the approved Maddox at Caldwell Unit No. 7 tentative subdivision map (Tentative Subdivision Map No. 5531). The project site is zoned R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit), and is located on the southwest corner of South Ben Maddox Way and East K Avenue (APNs: 126-120-050,065, 066 & 126-590-008, 126-560-060, & 126-640-074); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 10, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 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 finds that Initial Study No. 2017-45 has identified that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this proposed project.

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

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - A. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
 - C. That the proposed project is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The project specifically supports General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45), and to encouraging a variety of housing products (LU-P-50).
 - D. Development Density (General Plan Land Use Element Table 2-3, Density and Intensity Standards by Land Use Classification). The project does not meet the development density range (10 to 15 dwelling units per acre) for the RMD (Residential Medium Density). However, the proposed development density of 8.66 units to the acre can be supported on several bases as follows: a) The site has failed to develop under approved projects at the Medium Density (10-15 units per acre); b) the proposed density facilitates a unique for sale residential product that is not otherwise available within the immediate surrounding area; and, c) the proposed project shares common local public streets and common boundaries on the south with an established single-family residential development. The new single-family residential product type, along with the similar density range as the existing neighborhood, will serve to enhance the continuing revitalization of the existing neighborhood.
3. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-45 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the Conditional Use Permit shall be developed consistent with the comments and conditions of Site Plan Review No. 2017-046, incorporated herein by reference.
2. That the site be developed in substantial compliance with the site plan shown in Exhibit "B".

3. That the Conditional Use Permit No. 2017-15 shall be null and void unless the Grove Tentative Subdivision Map No. 5562 is approved, and shall be subject any additional conditions contained in the Conditions of Project Approval for the Grove Tentative Subdivision Map No. 5562.
4. That those lots abutting the south property line of the Grove Tentative Subdivision Map No. 5562, and adjacent to the existing Maddox at Caldwell Unit 5 residential subdivision to the south shall be developed with only single-story residential structures. Two-story residential structures and any future two-story housing addition shall be prohibited from being developed on the following lots as identified on the Grove Tentative Subdivision Map No. 5562, as follows: Lots 44 through 68, 71 through 93, and 96 through 100.
5. That the final map shall include a reference to the single-story condition, and language prohibiting two-story construction on these lots shall be included in the deed for each lot impacted by Condition No. 4.
6. That the following minimum building setbacks be maintained for the project:
 - Front Yard Setback (habitable space): 15-ft.
 - Garages: 20-ft.
 - Side Yard: 5-ft.
 - Interior Rear Yard (typical): 5-ft.
 - Rear Yard (for those lots abutting existing R-1 development to the south and future R-1 development to the west property line of the Grove project boundary) 10-ft.
7. That the developer paint and install signage as noted on the attached Exhibit "K" (Trash Pick-Up Location Detail). The trash pick-up location areas shall be painted with white reflective paint on the pavement with the painted address on top. Signage shall be installed adjacent to the painted area. Signage shall state that "No Parking on Refuse Days Btw. 6:00 a.m. to 4:00 p.m." is allowed within the trash pick-up area. The maintenance of the paint and signage will be included as part of the Landscape and Lighting and Road Maintenance Agreement for this subdivision.
8. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:
 - A. **Maintenance and Operations**
 - a. 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.
 - b. 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.

- c. 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.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. 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.
- i. 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.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
 - b. 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.
 - c. 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.
 - d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- C. 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.
- D. Tenant Agreement** - The tenant agreement for the complex must contain the following:
- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
9. That an agreement addressing vehicular access, parking, and maintenance of the common drive aisles and shall be recorded with the final subdivision map. The agreement shall also address property owners' responsibility for repair and maintenance of the common drive aisles, repair and maintenance of shared public or private utilities, as well as prohibiting the placement of any structures in the driveway area that impede the ability of a vehicle to access the garage or prevents vehicles from parking in the driveway area adjacent to the garage. In addition, the CC&R's shall prohibit the placement of carports, canopies or covered structures associated with any lot that utilizes the shared driveway access area. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation of the subdivision map.
10. That a City standard masonry block wall be constructed only along the Ben Maddox Way and K Avenue street frontages as noted on Exhibit "A", subdivision map, and Exhibit "B" development plan, for the Grove project. A six-foot block wall shall be constructed along the south property line of Lot 95 that adjoins the proposed single-family lots (i.e., Lots 80, 81, 83, 84, 86, 88, 89, 91, and 93) and the duplex lot (Lot 94) as noted on Exhibit "B". A six-foot block wall along the south property lines of Lots 101 and 102 that adjoin single-family residential Lots 97, 98, 100 and the duplex Lot 103 shall be constructed and a six-foot block wall shall be constructed along the west property line of the lots abutting the K County Island (i.e., Lots 71 through 74, and Lots 76-77).
11. That the developer work with the City's Engineering Division and provide a design acceptable to the City Engineer that provides additional capacity to the permanent basin located on the southwest corner of South Burke Street and East Monte Verde Avenue. The additional capacity for the permanent basin shall be completed prior to recording the final map.
12. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance, shall be included in the construction document plans submitted for either grading or civil improvement plans.
13. Provide street trees per the City's Street Tree Ordinance.
14. That the Grove project located on the southwest corner of South Ben Maddox Way and East K Avenue shall not develop more than the 97 units as depicted on Exhibit "B" for the project site.
15. That the building elevations be developed in substantial compliance with the elevations shown in Exhibits E", "F", "G", "H", "I" and "J".
16. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-15 shall run with the land and subsequent owner/developer shall also be subject to all of the conditions herein, unless amended or revoked.

17. That all other federal and state laws and city codes and ordinances be complied with.

18. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2017-15, prior to the issuance of any permit for this project.

Commissioner Peariso offered the motion to this resolution. Commissioner Wynn seconded the motion and it carried by the following vote:

AYES: Commissioners Wynn, Hansen, Gomez, Peariso, Taylor

NOES:

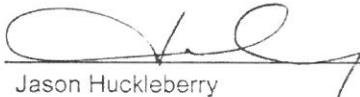
ABSTAINED:

ABSENT:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Jason Huckleberry, Assistant Community Development Director

I, Jason Huckleberry, Acting Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2017-29, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on July 10, 2017.



Jason Huckleberry
Assistant Community Development Director



Brett Taylor, Chairperson

RESOLUTION NO 2017-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING THE GROVE TENTATIVE SUBDIVISION MAP NO. 5562 A REQUEST BY SWIFT HOMES TO SUBDIVIDE 11.2 ACRES INTO 60 LOTS CONSISTING OF 53 SINGLE-FAMILY RESIDENTIAL LOTS AND 7 MULTI-FAMILY LOTS FOR A PLANNED UNIFIED RESIDENTIAL DEVELOPMENT. THE PROJECT SITE IS ZONED R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET MINIMUM SITE AREA PER UNIT) AND IS LOCATED ON SOUTHWEST CORNER OF SOUTH BEN MADDOX WAY AND EAST K AVENUE (APNS: 126-120-065 & 126-120-066)

WHEREAS, The Grove Tentative Subdivision Map No. 5562 is a request by Swift Homes to subdivide 11.2 acres into 60 lots consisting of 53 single-family residential lots and 7 multi-family lots for a planned unified residential development. The project site is zoned R-M-2 (Multi-Family Residential 3,000 square feet minimum site area per unit) and is located on southwest corner of South Ben Maddox Way and East K Avenue (APNs: 126-120-065 & 126-120-066); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on July 10, 2017; and

WHEREAS, the Planning Commission finds that Initial Study No. 2017-45 has identified that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Program Environmental Impact Report adequately analyzed and addressed this proposed project.

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

1. That the proposed location and layout of the Grove Tentative Subdivision Map No. 5562, 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 11.2-acre project site, which is the site of the proposed 60-lots consisting of 53 single-family residential lots and 7 multi-family residential lots for a planned unified residential development, is consistent with several land use policies including Land Use Policies LU-P-19, LU-P-45, LU-P-52, and LU-P-56 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," while LU-P-52 and LU-P-56 ensure

that the city facilitate high quality projects by updating development standards by including smaller lot design.

2. That the proposed Grove Tentative Subdivision Map No. 5562 and associated Conditional Use Permit No. 2017-15, 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 has been designed with consideration given to the adjacent single-family residences to the south. All units proposed adjacent to the existing single-family neighborhood are to be developed with single-story structures. The two-story apartment buildings are proposed adjacent to K Avenue with the nearest two-story unit approximately 200-feet from the rear property line of the existing single-family development to the south. New single-family residential homes will provide a buffer between the two-story apartment units and the existing neighborhood to the south.
3. That the site is physically suitable for the proposed tentative subdivision map and associated conditional use permit. The Grove Tentative Subdivision Map No. 5562 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 proposed subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement within the subdivision. The completion of the local street connection proposed within the subdivision provides connection to existing major streets.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Medium Density Residential General Plan Land Use Designation. The proposed location and layout of the Grove Tentative Subdivision Map No. 5562 and the associated Conditional Use Permit No. 2017-15, 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 11.2-acre project site, which is the site of the proposed 60-lots consisting of 53 single-family residential lots and 7 multi-family residential lots for a planned unified residential development, is consistent with several land use policies including Land Use Policies LU-P-19, LU-P-52, and LU-P-56 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," while LU-P-52 and LU-P-56 ensure that the city facilitate high quality projects by updating development standards by including smaller lot design.

5. That the proposed Grove Tentative Subdivision Map No. 5562 and associated Conditional Use Permit No. 2017-15, 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 proposed subdivision is designed to comply with the City's Engineering Improvement Standards "P-15 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock. The completion of the local street connections proposed within the subdivision provides connection to the major streets.
6. That an Initial Study was prepared for the proposed project consistent with CEQA, Initial Study No. 2017-45 disclosed the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative subdivision map and entire project be developed consistent with the comments and conditions of the Site Plan Review No. 2016-046, incorporated herein by reference.
2. That the tentative subdivision map be prepared in substantial compliance with Exhibit "A".
3. That the Grove Tentative Subdivision Map No. 5562 shall be null and void unless Conditional Use Permit No. 2017-15 is approved, and shall be subject any additional conditions contained in the Conditions of Project Approval for Conditional Use Permit No. 2017-15.
4. That those lots abutting the south property line of the Grove Tentative Subdivision Map No. 5562, and adjacent to the existing Maddox at Caldwell Unit 5 residential subdivision to the south shall be developed with only single-story residential structures. Two-story residential structures and any future two-story housing addition shall be prohibited from being developed on the following lots as identified on the Grove Tentative Subdivision Map No. 5562, as follows: Lots 44 through 68, 71 through 93, and 96 through 100.
5. That the final map shall include a reference to the single-story condition, and language prohibiting two-story construction on these lots shall be included in the deed for each lot impacted by Condition No. 4.

6. That the following minimum building setbacks be maintained for the project:
- Front Yard Setback (habitable space): 15-ft.
 - Garages: 20-ft.
 - Side Yard: 5-ft.
 - Interior Rear Yard (typical): 5-ft.
 - Rear Yard (for those lots abutting existing R-1 development to the south and future R-1 development to the west property line of the Grove project boundary) 10-ft.
7. That the developer paint and install signage as noted on the attached Exhibit "K" (Trash Pick-Up Location Detail). The trash pick-up location areas shall be painted with white reflective paint on the pavement with the painted address on top. Signage shall be installed adjacent to the painted area. Signage shall state that "No Parking on Refuse Days Btw. 6:00 a.m. to 4:00 p.m." is allowed within the trash pick-up area. The maintenance of the paint and signage will be included as part of the Landscape and Lighting and Road Maintenance Agreement for this subdivision.
8. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:
- A. Maintenance and Operations**
- a. 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.
 - b. 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.
 - c. 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.
 - d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
 - e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
 - f. Remove graffiti within 24 hours of it having been observed.
 - g. Recreation facilities shall be for tenant use only.

- h. 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.
- i. 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.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. 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.
- c. 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.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. 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.

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

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

9. That an agreement addressing vehicular access, parking, and maintenance of the common drive aisles and shall be recorded with the final subdivision map. The agreement shall also address property owners' responsibility for repair and maintenance of the common drive aisles, repair and maintenance of shared public or private utilities, as well as prohibiting the placement of any structures in the driveway area that impede the ability of a vehicle to access the garage or prevents vehicles from parking in the driveway area adjacent to the garage. In addition, the CC&R's shall prohibit the placement of carports, canopies or covered structures associated with any lot that utilizes the shared driveway access area. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation of the subdivision map.
10. That a City standard masonry block wall be constructed only along the Ben Maddox Way and K Avenue street frontages as noted on Exhibit "A", subdivision map, and Exhibit "B" development plan, for the Grove project. A six-foot block wall shall be constructed along the south property line of Lot 95 that adjoins the proposed single-family lots (i.e., Lots 80, 81, 83, 84, 86, 88, 89, 91, and 93) and the duplex lot (Lot 94) as noted on Exhibit "B". A six-foot block wall along the south property lines of Lots 101 and 102 that adjoin single-family residential Lots 97, 98, 100 and the duplex Lot 103 shall be constructed and a six-foot block wall shall be constructed along the west property line of the lots abutting the K County Island (i.e., Lots 71 through 74, and Lots 76-77).
11. That the developer work with the City's Engineering Division and provide a design acceptable to the City Engineer that provides additional capacity to the permanent basin located on the southwest corner of South Burke Street and East Monte Verde Avenue. The additional capacity for the permanent basin shall be completed prior to recording the final map.
12. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance, shall be included in the construction document plans submitted for either grading or civil improvement plans.
13. Provide street trees per the City's Street Tree Ordinance.
14. That all other federal and state laws and city codes and ordinances be complied with.
15. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Grove Tentative Subdivision Map No. 5562, prior to the recordation of the final map.

Commissioner Peariso offered the motion to this resolution. Commissioner Wynn seconded the motion and it carried by the following vote:

AYES: Commissioners Wynn, Hansen, Gomez, Peariso, Taylor
NOES:
ABSTAINED:
ABSENT:

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Jason Huckleberry, Assistant Community Development Director

I, Jason Huckleberry, Acting Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2017-30, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on July 10, 2017.

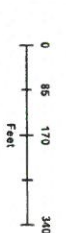


Jason Huckleberry
Assistant Community Development Director



Brett Taylor, Chairperson

Exhibit "E"



AERIAL MAP

City of Visalia



To: Planning Commission

From: Andrew Chamberlain, Senior Planner (713-4003)

Date: December 10, 2018

Re: Finding of Consistency 2018-02: A request by Kaweah Delta Health Care District to allow a temporary parking lot at the southeast corner of Acequia Avenue and West Street. (APN: 094-311-019, 012)

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency (FOC) for the requested temporary parking lot as described herein and presented in Exhibit B.

DISCUSSION

Kaweah Delta Health Care District (KDHCD) is requesting a Finding of Consistency for the integration of the Checkers and Doc's Drive-In sites with the existing Hospital parking which surrounds the two sites at this time as shown in Exhibit "A". The sites would become part of a temporary parking area shown in Exhibit "B".

The letter in Exhibit "C" from KDHCD requests the Finding of Consistency and provides a background for the proposed action. The Hospital is currently working on a new Master Facility Planning effort to replace the existing Master Plan. The first phase of the new Master Facility Plan is projected to begin construction on this temporary parking lot area in 2025.

Exhibit "D" is the Operational Statement detailing the proposed temporary parking lot. The parking area will have visitor parking along the east portion closest to the Acequia Street hospital entrance. The western portion of the proposed lot will be fenced similar to the existing chain link fencing for doctor and staff parking. No landscaping is planned for the temporary lot, with the future Master Facility Plan addressing the full integration of new buildings, parking and landscaping. The Partial Parking Plan in Exhibit "F" shows how the temporary parking lot would be integrated with the larger parking areas on the west side of the Hospital.

Staff finds the requested FOC consistent with the intent of the existing Hospital Master Plan as shown in Exhibit "E", which is part of the 2002 Medical Land Use Plan (2030 Vision) exhibit showing the subject area with buildings and open space. Combined with the intent of the hospital to adopt a new Master Facility Plan, staff is recommending that the Planning Commission find the proposed temporary parking area consistent with the existing Master Plan and ongoing Hospital planning actions.

ATTACHMENTS

- Exhibit "A" – Existing Site
- Exhibit "B" – Proposed Parking Lot
- Exhibit "C" - Applicant Letter
- Exhibit "D" - Operational Statement - Temporary Parking
- Exhibit "E" – 2002 Medical Land Use Plan (2030 Vision) Exhibit
- Exhibit "F" – Partial Parking Plan
- Aerial Map

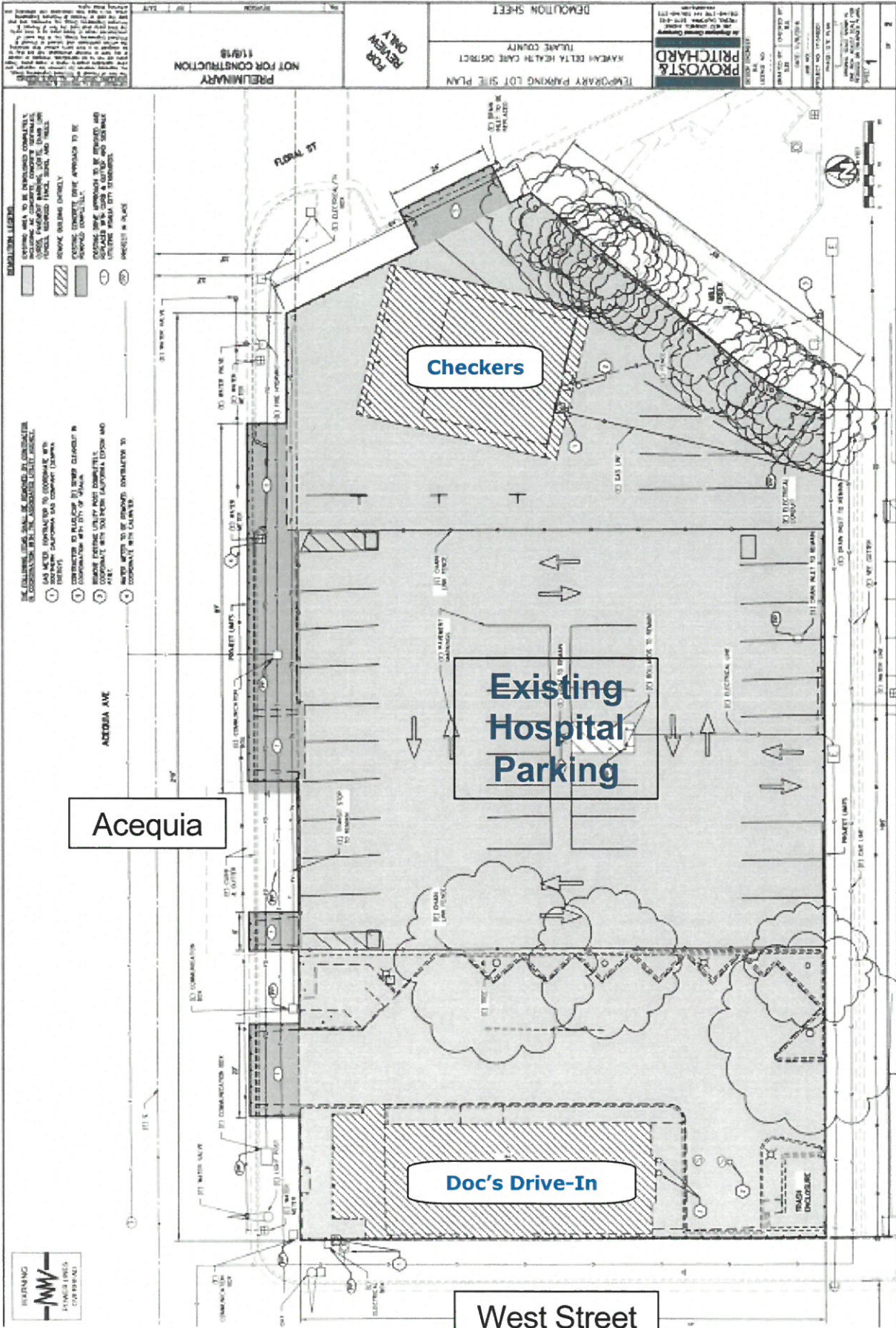


Exhibit - A



October 22, 2018

City of Visalia Planning Commission
c/o Andrew Chamberlain

Re: Request for a Finding of Consistency for the Proposed Temporary Parking Lot at the Kaweah Delta Medical Center

Mr. Chamberlain,

We respectfully request from the Planning Commission a 'Finding of Consistency' for the temporary parking lot we propose to construct on Kaweah Delta's properties at 401 and 421 West Acequia Avenue. These properties are presently occupied by a vacant building (formerly Checkers' Hamburger) and the Doc's Restaurant, respectively.

Kaweah Delta intends to demolish the two buildings after our lease agreement with Doc's Restaurant terminates on October 31, 2018. We will then convert the space into a temporary parking lot for hospital visitors and physicians. This will provide much-needed temporary relief to the hospital's parking challenges, which have created inconvenience for our patients and visitors. Please review the attached hospital campus map that shows how our parking circulation will change with the addition of this proposed parking lot.

At our Site Plan Review meeting on 10/10/2018, the City requested a more dispersed distribution of compact size parking, rather than all grouped together in a single row. However, due to the relatively small size of the property and dimensional requirements for regular and compacts parking stalls, aisles and logical circulation, distribution of compact spaces would ultimately result in fewer stalls overall and thereby a less efficient utilization of the limited space available. Further, Kaweah Delta is mindful of the "net zero" concept agreed to with the City previously, and so for this temporary parking lot, desires to maximize the number of stalls that can be provided for this interim duration.

The City is aware of Kaweah Delta's intention to build a replacement building(s) in our Downtown campus as we anticipate to sunset the 221 aging patient rooms in our 1969 hospital building. We have recently launched a renewed Master Facility Planning effort to develop a more efficient but less costly incremental approach where two or more partial replacement buildings will be built over a long-term timeframe. We anticipate our new Master Facility Plan to be completed in December 2019. That will allow us to start the implementation planning sometime in early 2020, with the goal of starting construction of the first of our replacement buildings by 2025. This first increment and its associated components will likely occupy the area immediately west of our existing Acequia Tower. Thus, the temporary parking lots in these areas, including

Exhibit - C

the lot we are presently proposing, will be removed. The fulfillment of future parking requirements associated with future new buildings at the Kaweah Delta Downtown campus will be integrated in our new Master Facility Plan.

Thank you.

Sincerely,



Julieta Moncada, Facilities Planning Director
Kaweah Delta Health Care District
(559) 624-2385

Operational Statement

Kaweah Delta Health Care District (KDHCD)

Temporary Parking Lot

(southeast corner of Acequia Street and West Street)

KDHCD currently owns the three (3) parcels at the southeast corner of Acequia Avenue and West Street, currently occupied by Checkers Charbroiled Burgers (closed), an existing KDHCD physician parking lot and Doc's Drive-In, the lease for which ends as of October 31, 2018

Due to expansion construction occurring at the hospital campus, KDHCD proposes the demolition of the two existing buildings and related parking on these parcels and a reconstruction of the sites as a temporary surface parking lot for visitors and physicians. The alleyway along the south side of these three parcels has been vacated and is now owned by KDHCD. This temporary parking lot design would be "integrated" with the alley way area and other adjacent temporary hospital surface parking to facilitate logical internal circulation and points of ingress/egress to public streets.

Currently, the approximately west half of the project site would be designed for an estimated 35 stalls for doctor parking only, and the east half would be designed for an estimated 27 stalls for 3-hour visitor parking. The required number of ADA parking stalls would also be provided. Three of the four current driveway cuts along Acequia Avenue would be eliminated and filled in with curb, gutter and sidewalk matching the current sidewalk cross-section. The existing Visalia Transit stop will remain as-is. Chain link fencing will be provided along the Acequia and West Street frontages of the temporary parking lot and safety lighting will be installed throughout the parking lot. No landscaping is proposed due the intended temporary use as parking and long-term intention to develop this site with significant additional hospital building expansion.

Due to the severe damage that unmaintained tree growth has caused to existing wood fencing along Mill creek and of existing paving adjacent to the fencing, demolition of both the fencing and trees will be needed to properly reconstruct the available real estate for the temporary parking lot and accommodate appropriate drainage.

Kaweah Delta Health Care District
Site Plan

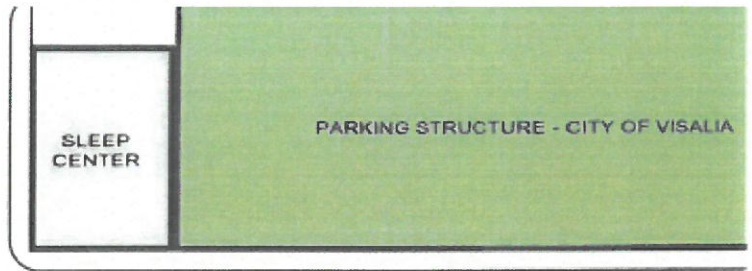
Study Area 3 (2030 Vision)

KEY:

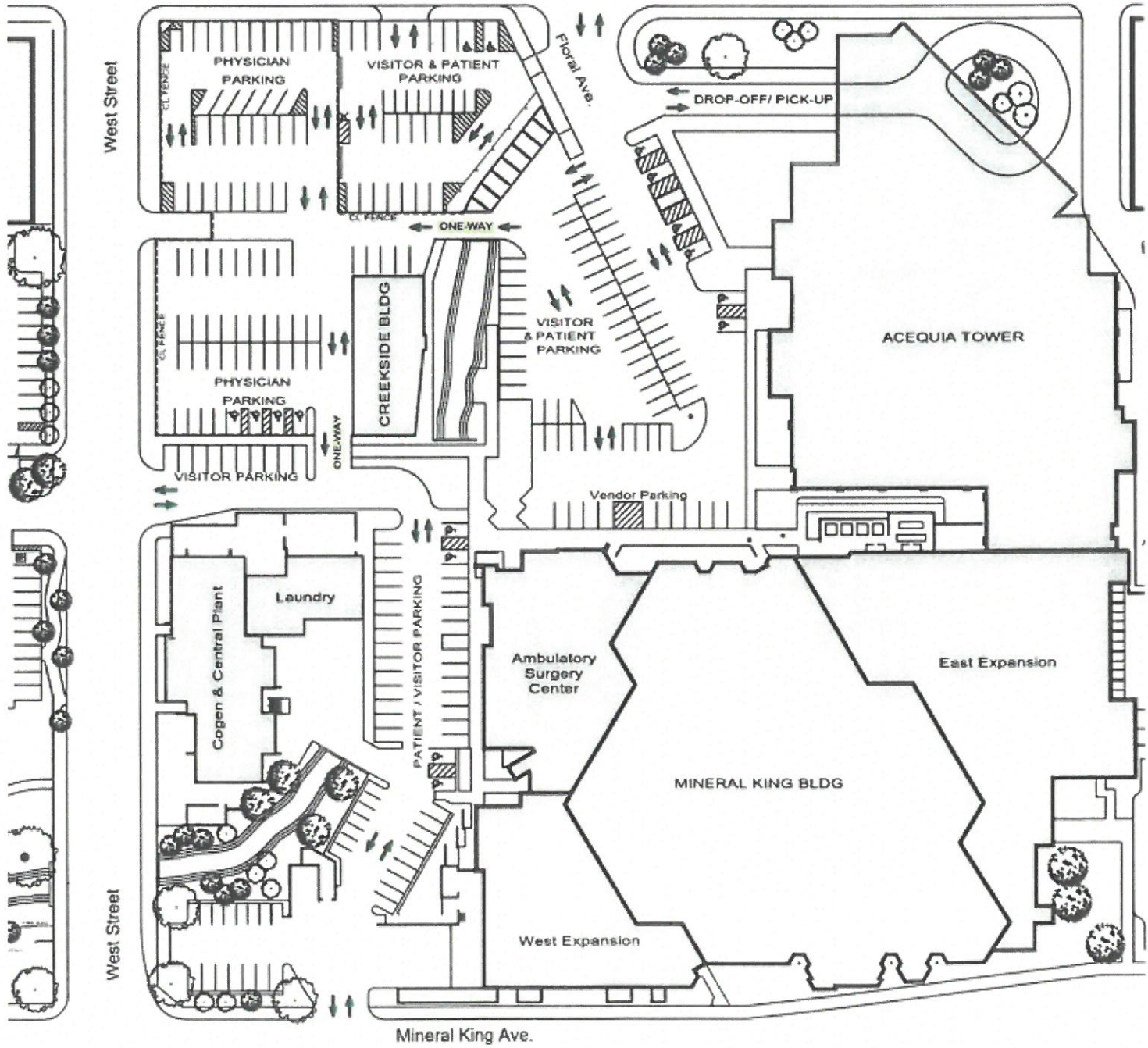
- Acute Care
- Administration
- Ancillary Support
- Facility Support
- Leased Out
- Mental Health
- Outpatient
- Outreach
- Public Areas
- Rehabilitation
- Skilled Nursing



Main Campus
Study Area 3



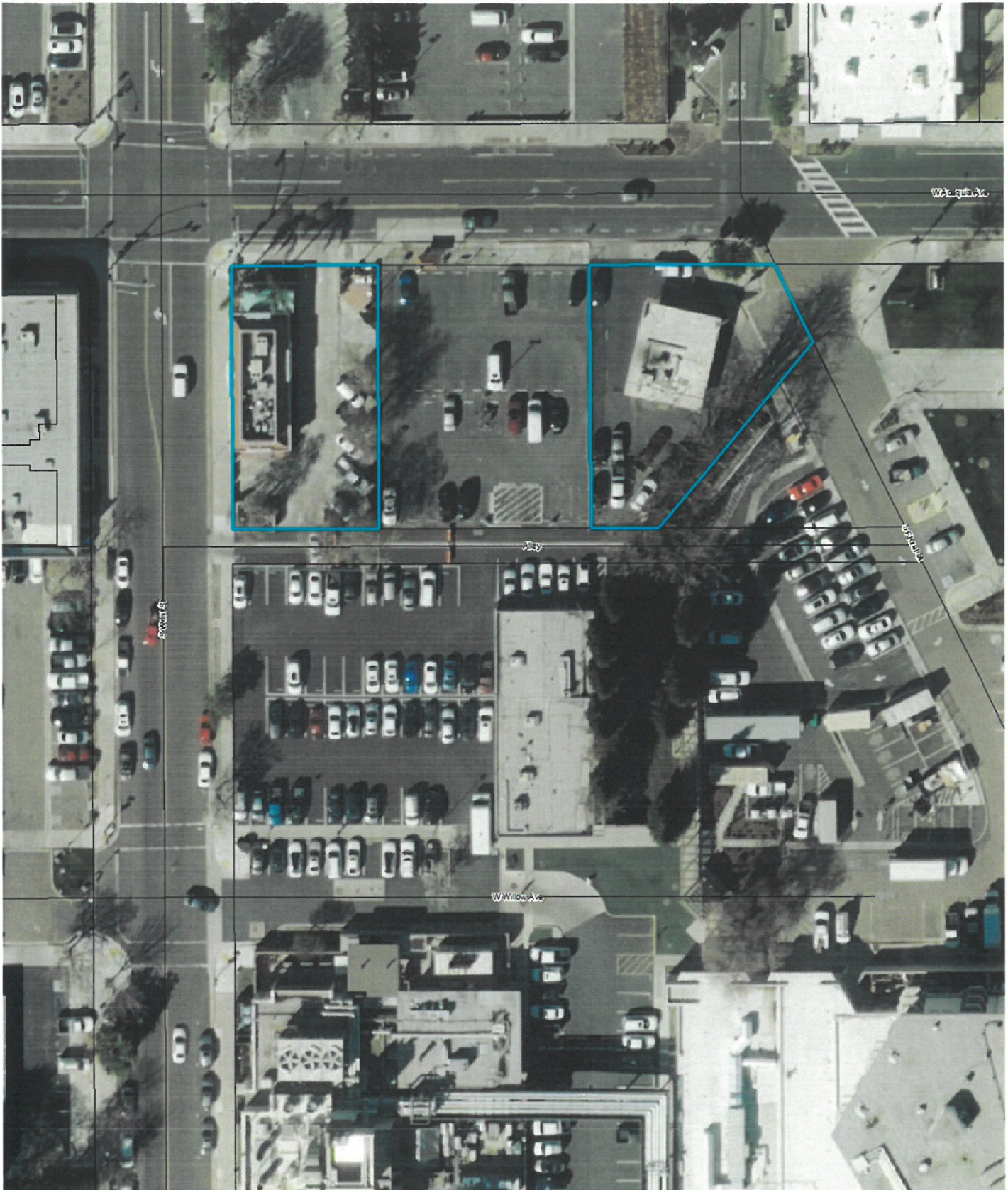
ACEQUIA AVENUE



**KAWEAH DELTA MEDICAL CENTER
PARTIAL PARKING PLAN**

Exhibit "F"

Aerial Photo - 2018



Two commercial buildings to be demolished and integrated into the existing Hospital parking lot separating the sites.