

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, OCTOBER 14, 2019; 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.
 - Time Extension for Conditional Use Permit No. 2017-08
 - Time Extension for Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31
5. PUBLIC HEARING – Josh Dan
Tentative Parcel Map No. 2019-11: A request by Quad Knopf (QK) on behalf of Gary Smee to subdivide 0.38 acres into two parcels for residential use. The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area), located at 444 S. Church Street (APN: 097-062-009). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-52.
6. Work Session – Paul Bernal
 - Work Session Staff Report Regarding Massage Therapist
7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - Planning Commission Meeting October 28, 2019

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, OCTOBER 24, 2019 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, OCTOBER 28, 2019



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: October 14, 2019

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No. (559) 713-4003
E-Mail: josh.dan@visalia.city

SUBJECT: Tentative Parcel Map No. 2019-11: A request by Quad Knopf (QK) on behalf of Gary Smee to subdivide 0.38 acres into two parcels for residential use. The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area), located at 444 S. Church Street (APN: 097-062-009).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2019-63 for Tentative Parcel Map No. 2019-11. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's General Plan, Zoning Ordinance and Subdivision Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2019-11 based on the findings and conditions in Resolution No. 2019-63.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2019-11 is a request to subdivide approximately 0.38 acres of R-1-5 zoned property into two (2) residential parcels (see Exhibit A). The site is developed with two single-family homes and a pool. Parcel 1 will be created to the north with one of the existing homes while Parcel 2 will be to the south with the other existing home and pool. Parcels 1 and 2 comply with the R-1-5 development standards.

The applicant is proposing an easement for pool equipment on Parcel 1 in favor of Parcel 2. Staff cannot support the indicated easement. Staff's solution is described in greater detail under the "Easement/Improvement" section below. The applicant currently owns both parcels and granting an easement to himself may prove problematic whenever proposed Parcel 1 is sold.

BACKGROUND INFORMATION

General Plan:	Residential Low Density
Zoning:	R-1-5 Single-family Residential
Surrounding Zoning and Land Use:	North: R-1-5 / Single-family residential South: R-1-5 / Single-family residential East: R-1-6 / Single-family residential West: R-1-5 / Single family residential
Environmental Review:	Categorical Exemption No. 2019-64
Site Plan:	Site Plan Review No. 09-132

PROJECT EVALUATION

Consistency with General Plan, Zoning and Subdivision Ordinances

Staff supports the proposed tentative parcel map based on the project's consistency with the intent of the Land Use Element of the General Plan and the Zoning Ordinance.

One such policy, Policy 4.1.4 of the Land Use Element, encourages the City to allow flexible design standards on infill lots; Policy 4.2.3 promotes the distribution of low and moderate income housing throughout the community on smaller lots. Staff supports the project because the project meets the overall intent of these policies. In addition, the site is located within walking distance of a neighborhood park, school and community commercial shopping center which complies with Policy 4.1.9 of the Land Use Element, which encourages higher density development near employment centers and parks.

Dividing the site into smaller single-family residential parcels is consistent with the City policy to provide a wide range of housing types. The division of the site to provide an additional residential lot maximizes the potential use of the land by providing additional single-family residential parcels to the City's housing inventory.

Setbacks and Development Standards

The project is located in the R-1-5 Zone which has the following setback requirements:

Setbacks	Required
Front Yard:	15-foot minimum
Side Yard:	5-foot
Rear Yard:	25-foot minimum or 20 feet for main structures that do not exceed one-story.

As previously stated, the site is developed with two existing homes. The structures included on Parcel 1 meet the R-1-5 setbacks as identified on the table above. The development of Parcel 2 will adhere to the R-1-5 setback requirements for the main dwelling (i.e., single-family home) and accessory structures.

Easement/Improvements

During site plan review, comments from Engineering Division indicate that utility services for each proposed parcel must be separately established. Planning staff's comments and further discussion with the applicant state that staff cannot support the easement described on Parcel 1 in favor of Parcel 2. The proposed easement, on Parcel 1, was described to staff as a pump and other necessary equipment for the maintenance and operation of the pool. The pool, however, is proposed to remain on Parcel 2.

Staff and Planning Commission have typically supported easements for access regarding utilities or for ingress/egress on a parcel, parking, and/or landscaping. Not for the operation and maintenance of a private pool. An easement for pool equipment may prove problematic whenever proposed Parcel 1 is sold. Staff recommends the Planning Commission adopt Condition No. 2 requiring that the pool equipment be relocated to Parcel 2 and that the associated easement on Parcel 1 in favor of Parcel 2 be removed from the map.

Access and Circulation

The site is located on the east side of south Church Street which is identified in the Circulation Element as a local street. Pursuant to the circulation element, local streets are intended to provide direct access to parcel and represent the largest part of the city's circulation system. Also shown on the proposed tentative parcel map, Parcel 1 and Parcel 2 currently have frontage to south Church Street and vehicular access via the alley to the rear.

Environmental Review

The project is considered to be categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2019-64).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2019-11

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map is compatible with adjacent land uses.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2019-64)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2019-11

1. That the project be developed consistent with the comments and conditions of the Site Plan Review Nos. 2019-132.
2. That Tentative Parcel Map No. 2019-11 shall not be permitted for recordation until the pool equipment is relocated and associated easement on Parcel 1 in favor of Parcel 2 is removed from the map.
3. That the applicant submit to the Historic Preservation Action Committee an application for review of any fence or exterior modification to the project.
4. That all other federal, state and city codes, ordinances and laws be met.
5. 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 Tentative Parcel Map No. 2019-64, prior to the recording of the final map for this project.

APPEAL INFORMATION

According to the City of Visalia Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten calendar days following the date of a decision by the Planning Commission on a tentative subdivision map or tentative parcel map application. 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 or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2019-63
- Exhibit "A" –Tentative Parcel Map No. 2019-11
- Site Plan Review Comments No. 2019-132
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

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CHURCH ST.

CHURCH STREET CENTERLINE
CHURCH STREET MONUMENT LINE

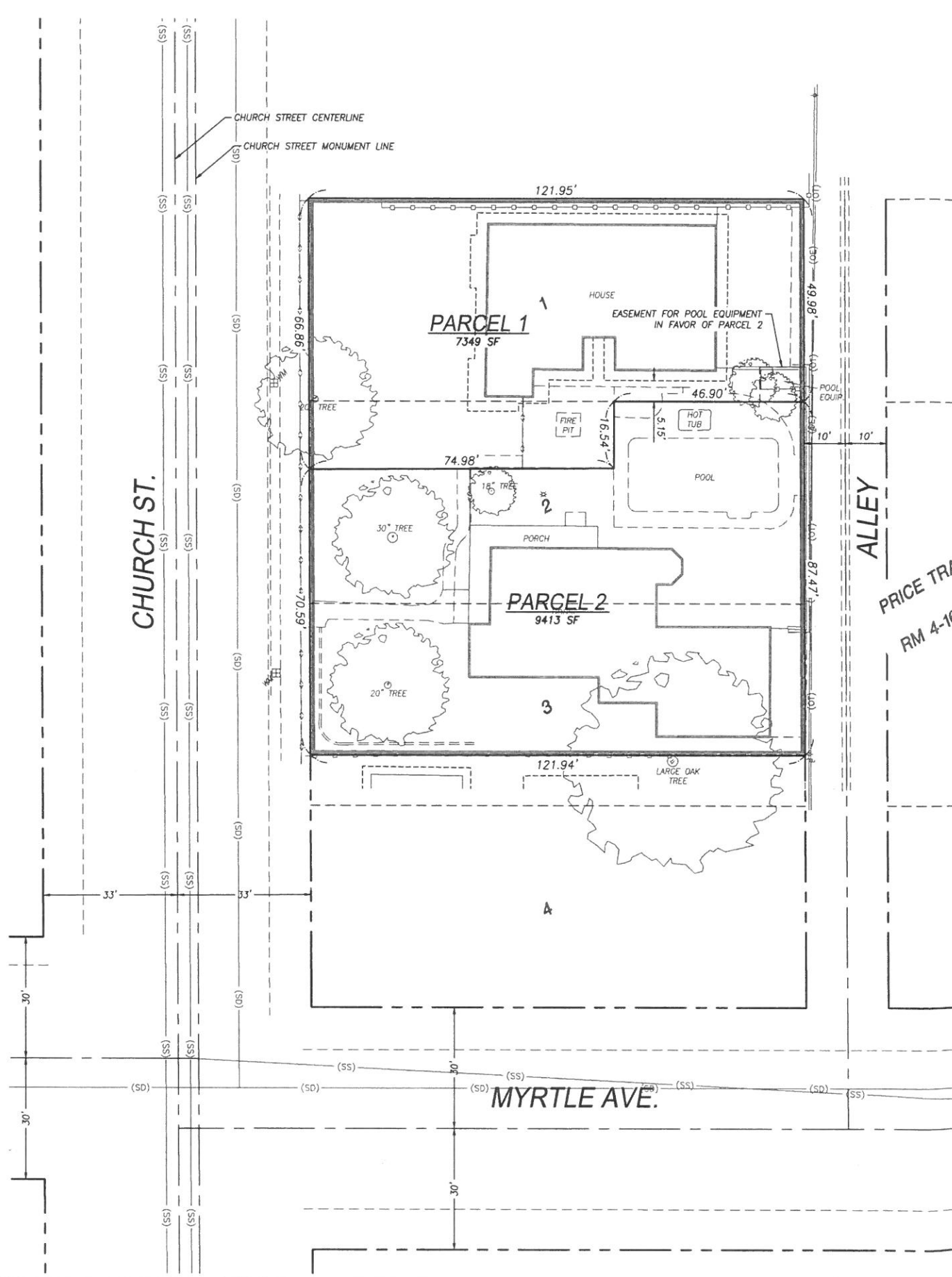
PARCEL 1
7349 SF

PARCEL 2
9413 SF

MYRTLE AVE.

ALLEY

PRICE TRF
RM 4-1F



RELATED PLANS AND POLICIES

Zoning: The following Zoning Ordinance policies apply to the proposed project:

Section 17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7270)

In the R-1 single-family residential zone, the minimum site area shall be as follows:

ZONE	Permitted or Conditional Use
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

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

ZONE	Interior Lot	Corner Lot
R-1-6	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7274)

RESOLUTION NO. 2019-63

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2019-11, A REQUEST BY GARY SMEE, TO SUBDIVIDE 0.38 ACRES INTO TWO (2) PARCELS IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED ON THE EAST SIDE OF SOUTH CHURCH STREET BETWEEN EAST NOBLE AVENUE AND EAST MYRTLE AVENUE.
(APN 097-062-009)

WHEREAS, Tentative Parcel Map No. 2019-11, is a request by Gary Smee, to subdivide 0.38 acres into two (2) parcels in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) Zone. The site is located on the east side of South Church Street between East Noble Avenue and East Myrtle Avenue (APN 097-062-009); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on October 14, 2019; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2019-09, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2019-64).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2019-64 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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:

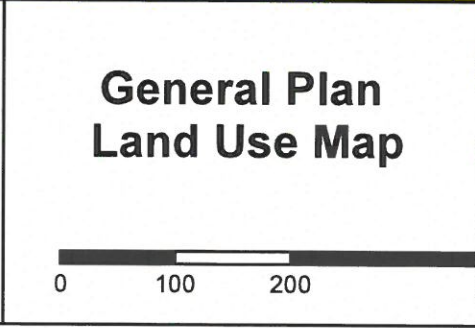
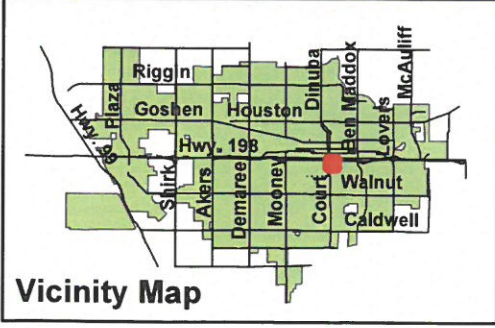
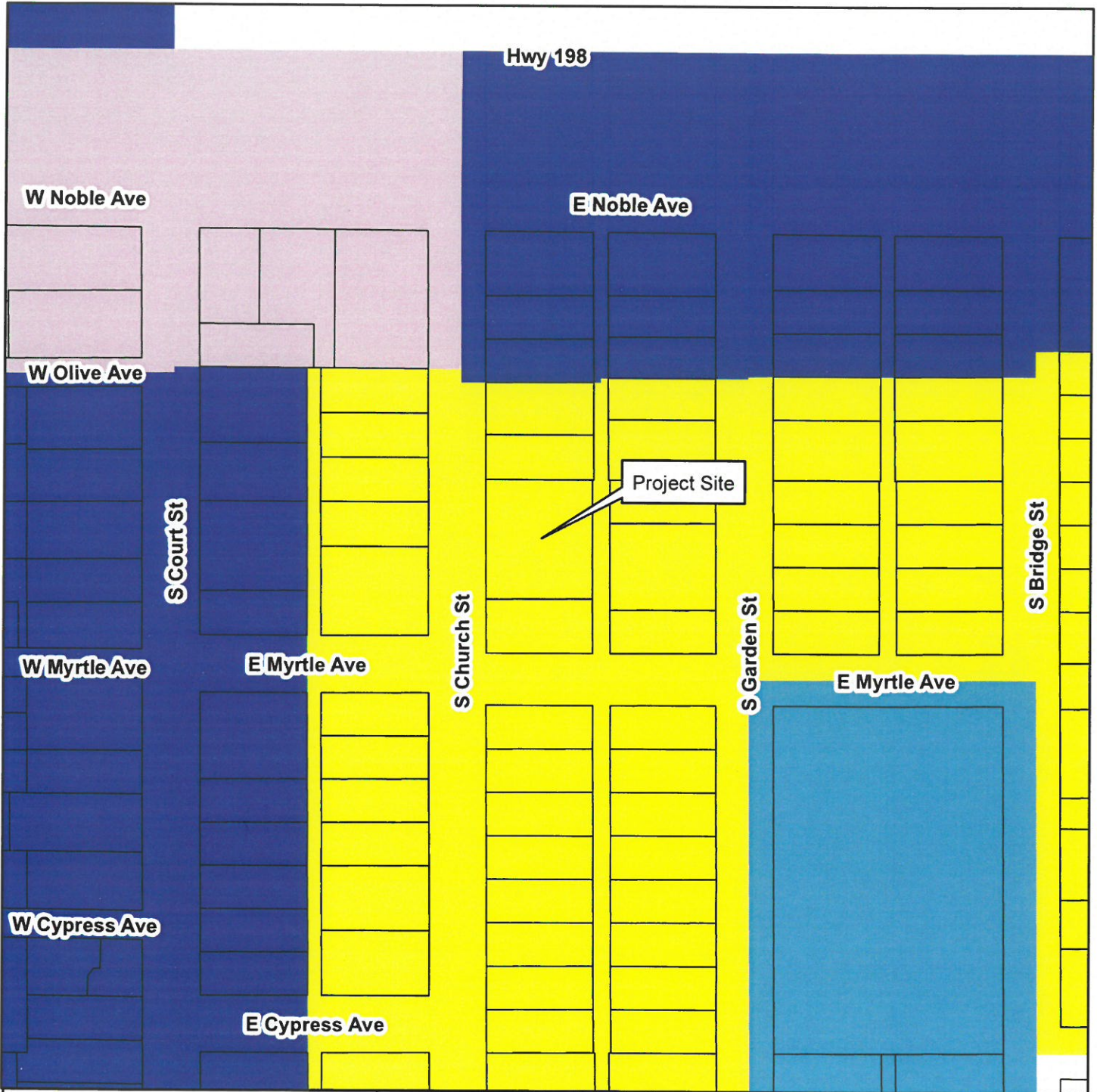
1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map is compatible with adjacent land uses.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2019-64).

BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review Nos. 2019-132.
2. That Tentative Parcel Map No. 2019-11 shall not be permitted for recordation until the pool equipment is relocated and associated easement on Parcel 1 in favor of Parcel 2 is removed from the map.
3. That the applicant submit to the Historic Preservation Action Committee an application for review of any fence or exterior modification to the project.
4. That all other federal, state and city codes, ordinances and laws be met.
5. 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 Parcel Map No. 2019-11, prior to the recording of the final map for this project.

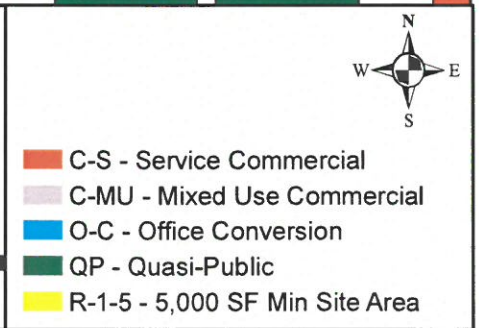
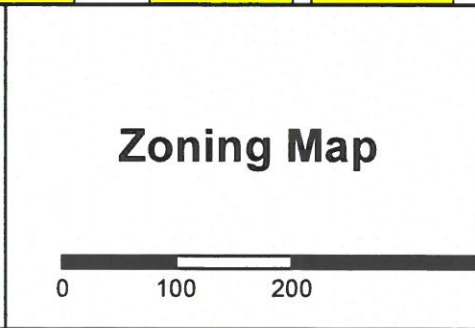
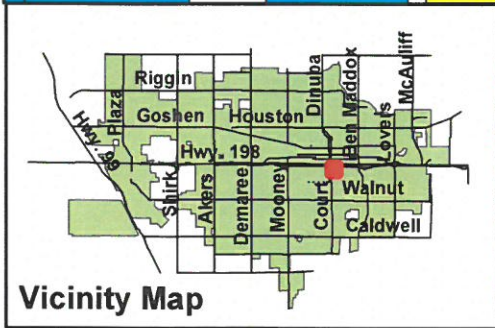
Tentative Parcel Map No. 2019-11

The project site is located on the east side of South Church Street between East Noble Avenue and East Myrtle Ave Street (APN: 097-062-009)



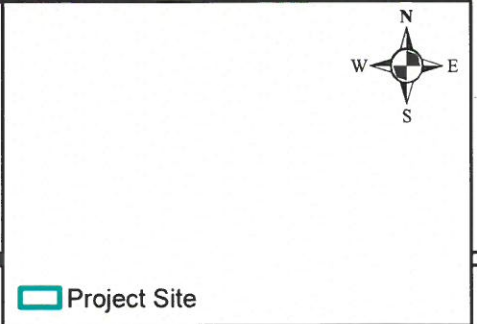
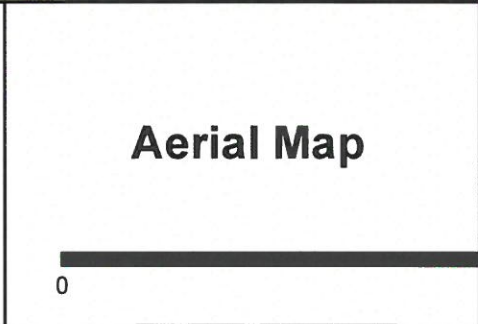
Tentative Parcel Map No. 2019-11

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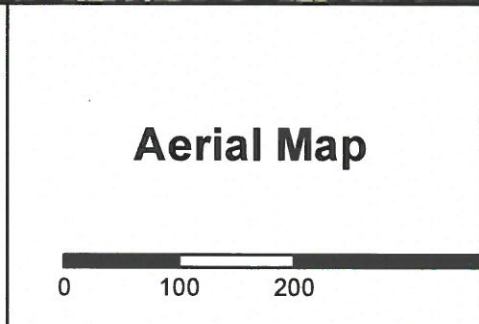
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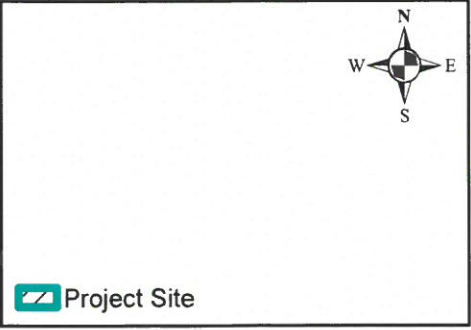
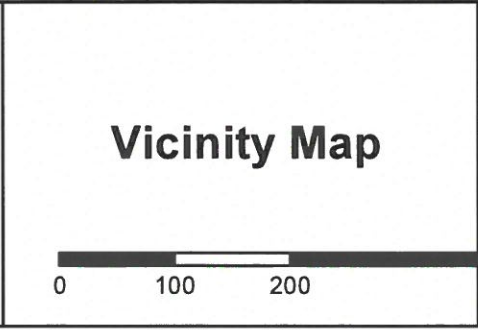
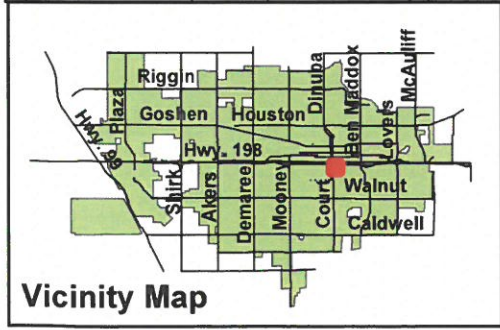
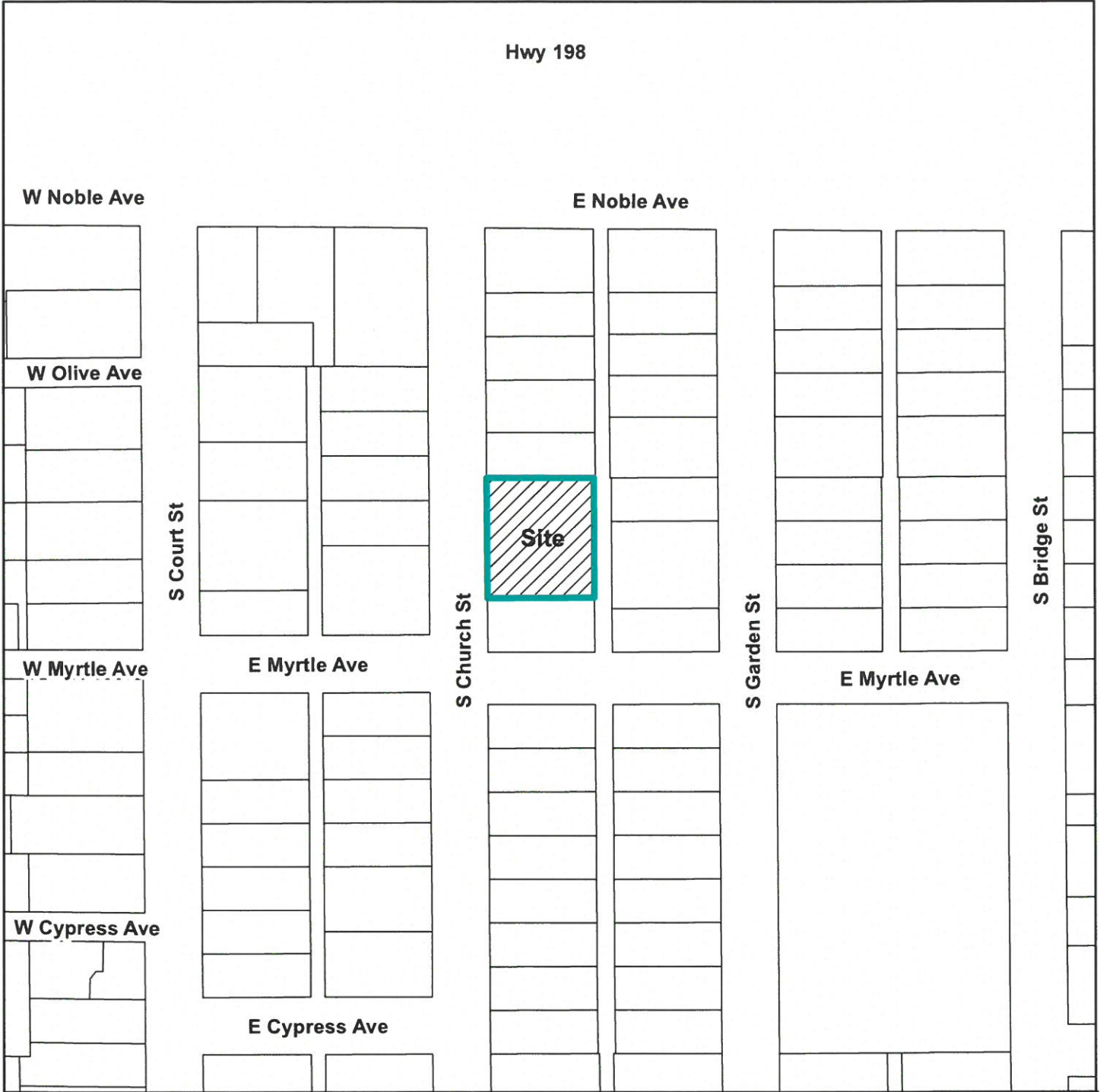
Tentative Parcel Map No. 2019-11

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Tentative Parcel Map No. 2019-11

The project site is located on the east side of South Church Street between East Noble Avenue and East Myrtle Ave Street (APN: 097-062-009)



NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Tentative Parcel Map No. 2019-11

PROJECT TITLE

The site is located on the east side of South Church Street between East Noble Avenue and East Myrtle Avenue in the City of Visalia. (APN 097-062-009)

PROJECT LOCATION – SPECIFIC

Visalia

Tulare

PROJECT LOCATION – CITY

COUNTY

Tentative Parcel Map to divide 0.38 acres into tow (2) parcels

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Gary Smee, 2571 W Memory Ln., Visalia, CA 93257

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Jocelyn Correa, Quad Knopf (QK), 901 East Main Street, Visalia, CA 93292

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15315**
- Statutory Exemptions- State code number:

The creation of four or fewer parcels in an urban area.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559)713-4003

CONTACT PERSON

AREA CODE/PHONE

October 14, 2019

DATE

**Paul Scheibel, AICP
ENVIRONMENTAL COORDINATOR**

#3

MEETING DATE: August 7, 2019

SITE PLAN NO. 19-132 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:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

TPM

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 3 DATE: AUGUST 7, 2019

SITE PLAN NO.: 19-132 RESUBMITTAL
PROJECT TITLE: CHURCH STREET PARCEL MAP
DESCRIPTION: PARCEL MAP - CREATION OF 2 PARCELS
APPLICANT: JOCELYN CORREA - QK
PROP. OWNER: GARY SMEE
LOCATION: 444 S CHURCH ST
APN: 097-062-009

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. 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. **AS NECESSARY TO COMPLY WITH NEW PARCEL BOUNDARIES**

Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.

Provide "R" value tests: each at

Traffic indexes per city standards:

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

All lots shall have separate drive approaches constructed to City Standards.

Install street striping as required by the City Engineer.

Install sidewalk: ft. wide, with ft. wide parkway on

Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).

Subject to existing Reimbursement Agreement to reimburse prior developer:

Abandon existing wells per City of Visalia Code. A building permit is required.

Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.

Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.

If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. New dwelling boundaries will require separate sewer utility connections. If dwellings are still utilizing existing septic systems, upon failure of the septic per the thresholds provided in City ordinance, new connection to sewer main in Church St. will be required - including installation of the sewer laterals. Parcel owner has sole responsibility for the costs associated with sewer construction and City connection fees.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-132 RESUBMITTAL**

Date: **8/7/2019**

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:**7/1/2019**)

(Project type for fee rates:**TPM**)

Existing uses may qualify for credits on Development Impact Fees. **EXISTING DWELLINGS**

FEE ITEM

FEE RATE

Trunk Line Capacity Fee

\$792/UNIT X 2

TREATMENT PLANT FEE:

Sewer Front Foot Fee

\$786/UNIT X 2

\$43/LF X 60LF X 2

Storm Drainage Acquisition Fee

Park Acquisition Fee

Northeast Acquisition Fee Total

Storm Drainage

Block Walls

Parkway Landscaping

Bike Paths

Waterways Acquisition Fee

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Associate Planner, (559) 713-4443

Date: August 7, 2019

SITE PLAN NO: 2019-132 - B
 PROJECT TITLE: Church Street Parcel Map
 DESCRIPTION: Parcel Map – Creation of 2 Parcels
 APPLICANT: Jocelyn Correa – Quad Knopf
 PROP. OWNER: Gary Smee
 LOCATION TITLE: 444 S. Church Street
 APN TITLE: 097-062-009
 GENERAL PLAN: Low Density Residential
 ZONING: R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

Rule 9510 – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- Tentative Parcel Map
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: August 7, 2019

1. A tentative parcel map shall be filed to divide the property.
2. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: July 17, 2019

1. A tentative parcel map shall be filed to divide the property.
2. Revise the parcel map exhibit with verified locations of existing structures (including roof overhangs), dimensions, and existing/proposed setbacks and dedication of any alleyway area.
3. The property line portion around the pool equipment cannot be supported.
4. Meet all other codes and ordinances.

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot (long side of lot)	10 Feet	10 Feet
➤ Street side on corner to garage door	22 Feet	22 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

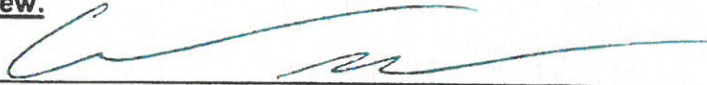
Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)
 Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

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 _____



TR 17122
PARCEL MAP
444 S CHURCH ST.

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

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.
- 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 \$0.61 per square foot. Residential \$3.79 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: _____

VAL GARCIA 2/7/19
Signature



Site Plan Review Comments For:
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 08/05/2019
Item # 3
Site Plan # 19-132
APN: 097-062-009
Location: 444 S. Church St.

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 systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Special Comments:

Corbin Reed
Fire Marshal

5PR-19-132

444 S. CHURCH.

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

- RESUB -

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: - REFER TO PRIOR COMMENTS!

K. GRANT A20

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 7, 2019

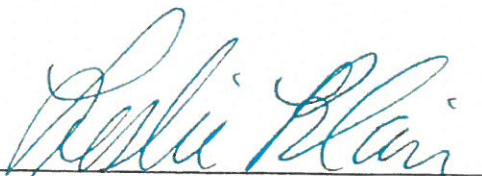
ITEM NO. 3	RESUBMITTAL
SITE PLAN NO	SPR19-132
PROJECT TITLE	Church Street Parcel Map
DESCRIPTION	Parcel Map - Creation of 2 Parcels
APPLICANT	Jocelyn Correa - Quad Knopf
OWNER	Gary Strick
APN	097-062-009
LOCATION	444 S. Church Street

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 (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

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Leslie Blair

Susan Currier

From: Joel Hooyer
Sent: Wednesday, August 7, 2019 1:27 PM
To: Adrian Rubalcaba; Susan Currier
Cc: Jeff Fultz
Subject: August 7, 2019 Site Plan Review
Attachments: 8-7-19 Site Plan Review.pdf

See attached and following for August 7, 2019 Site Plan Review comments.

SPR19-002 - No Valley oaks are on the submitted plans.

SPR19-125 - No Valley oaks are on the submitted plans.

SPR19-132 - (1) one Valley oak tree is plotted on the submitted plan.

(The Valley oak tree will need to be protected during construction as outline in the City of Visalia's Oak Tree Ordinance.)

SPR19-140 - No Valley oaks are on the submitted plans.

SPR19-141 - No Valley oaks are on the submitted plans.

SPR19-142 - No Valley oaks are on the submitted plans.

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 08/07/2019
Item # 3
Site Plan # 19-132
Project:
Description: creation of two parcels
Applicant:
Location: 444 S Church
APN:

The following comments are applicable when checked:

No Comments at this time – see previous comments

Fire Hydrants
Comments-

Services
Comments-

Mains
Comments-

Back flow requirements
Comments-

Additional Comments:

Stuart Skoglund
Superintendent