

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, OCTOBER 28, 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 Vesting Tentative Parcel Map No. 2003-10
 - Time Extension for Highland Park Estates Tentative Subdivision Map No. 5510
 - Time Extension for Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27
 - Finding of Consistency for Lance Lane Estates Tentative Subdivision Map No. 5499
5. PUBLIC HEARING – Josh Dan
Staff request to withdraw Conditional Use Permit No. 2019-33 and Variance No. 2019-07
6. PUBLIC HEARING – Josh Dan
Conditional Use Permit No. 2019-34: A request by Jerry L. Lanier, DDS. to permit medical and dental practice offices within an existing 7,769 square foot building. The site is zoned C-N (Neighborhood Commercial) and is located at 1814 N. Dinuba Blvd. (APN: 091-171-023). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-65.
7. PUBLIC HEARING – Josh Dan
Conditional Use Permit No. 2019-35: A request by Ibrahim Nusir to establish a Smoke Shop in a 960 square foot tenant space located at 1108 North Ben Maddox Way in the C-MU (Mixed Use Commercial) Zone (APN: 098-250-005). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-66.

8. PUBLIC HEARING – Brandon Smith

- General Plan Amendment No. 2019-08: A request by Ted Caldwell to change the general plan land use designation on nine parcels and four out lots totaling 9.2 acres from Professional / Administrative Office to 8.4 acres of Service Commercial and 0.8 acres of Residential Low Density. A Mitigated Negative Declaration (MND No. 2019-61) has been prepared for the project.
- Change of Zone No. 2019-09: A request by Ted Caldwell to change the zoning designation on nine parcels and four out lots totaling 9.2 acres from O-PA (Professional / Administrative Office) to 8.4 acres of C-S (Service Commercial) and 0.8 acres of R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size). A Mitigated Negative Declaration (MND No. 2019-61) has been prepared for the project.
- Conditional Zoning Agreement No. 2019-10: A request by Ted Caldwell for the second amendment to recorded Conditional Zoning Agreement No. 2005-02, to revise certain conditions of the Agreement pertaining to land uses, phasing, and improvement requirements that apply over the entire site. The intent of the amendment is to facilitate development of three single-family residential parcels on 0.8 acres and covered recreational vehicle storage and a future mini storage facility on 8.4 acres. The Agreement pertains to 40.4 acres which is divided into an office component consisting of 9.2 acres and a developed residential component consisting of 31.2 acres. These revisions pertain to only the office component. A Mitigated Negative Declaration (MND No. 2019-61) has been prepared for the project.

Location: The project site is located on the southwest corner of Doe Avenue and El Cajon Street. (APN: 077-720-001 through -007; 077-730-001 and -002)

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Planning Commission Meeting November 12, 2019 is on Tuesday due to Monday being Veterans Day.
- Housing Element.
- In-N-Out Burger.

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, NOVEMBER 07, 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 TUESDAY, NOVEMBER, 2019

City of Visalia



To: Planning Commission

From: Paul Scheibel, AICP, Principal Planner (713-4369)

Date: October 28, 2019

Re: Time Extension for Vesting Tentative Parcel Map No. TPM 2003-10

RECOMMENDATION

Staff recommends that Planning Commission grant a one –year time extension of the approval period for TPM 2003-10, that will otherwise expire on November 10, 2019.

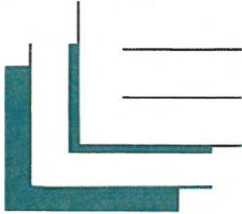
BACKGROUND and DISCUSSION

Vesting Tentative Parcel Map No. TPM 2003-10 created the parcels that now constitute the recorded and developed parcels that constitute the Visalia Auto Mall. The map was approved on November 10, 2003, by Resolution No. 2003-109. To date, two of the parcels have been developed with auto dealerships. The remainder of the original 72 acres remains undeveloped.

Staff recommends that a one-year time extension be granted to allow the proponent to complete the improvements necessary to complete the parcelization of the site.

ATTACHMENTS

- Applicants Letter
- Exhibit "A" – TPM 2003-10
- Exhibit "B" – Resolution No. 2003-109
- Aerial Map



LANE ENGINEERS, INC.
Civil • Structural • Surveying

October 18, 2019

Paul Bernal
City of Visalia Community Development Department
Planning Division
315 E. Acequia Avenue
Visalia, CA 93291

Dear Mr. Bernal

On behalf of our Client, M&B Bruno Family, LP, and pursuant to the City of Visalia Municipal Code § 16.16.130 and California Government Code § 66452.6, Lane Engineers respectfully requests a one-year extension for Parcel Map No. 2003-10 (Visalia Auto Plaza Vesting Tentative Parcel Map), which was originally approved on November 10, 2003 by resolution 2003-109. A time extension is necessary to allow potentially interested buyers complete their research and due diligence and to preserve development rights to allow for the timely recordation of a final map(s) and subsequent property sale(s). Pursuant to California Government Codes §66452.6(e), upon application/request for extension, we understand the life the map will be "automatically extended 60 days, or until the extension is approved, conditionally approved, or denied, whichever occurs first." Please forward this request to the planning commission for action as soon as possible.

Enclosed herein is a check payable to the City of Visalia in the amount of \$230.00 to process the extension request. Furthermore, we have included an email correspondence of analysis of the life of this tentative map which has been extended automatically several times by Sate Legislation, and subsequently agreed to by City Staff.

Respectfully,

LANE ENGINEERS, INC.

Aaron P. Oliver, PE, QSD

Enclosures

cc: Tony Bruno
Chad McCardell

SITE DATA

AREA : 31.8 ACRES
 A.P.N. : 81-030-08
 81-030-08
 ZONE : CS - SERVICE COMMERCIAL
 FLOOD ZONE : "X"
 PROPOSED USE : FALLOW LAND
 PROPOSED CASE : AUTOMATED
 CITY OF VISALIA
 SOLD PART : CITY OF VISALIA
 WATER : CALIFORNIA WATER SERVICE CO.

VESTING TENTATIVE PARCEL MAP

BEING A DIVISION OF A PORTION OF PARCEL 1 AND 2 OF PARCEL MAP NO. 20, 1917 AS RECORDED IN BOOK 40 OF PARCEL MAPS, PAGES 13, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, COUNTY OF TULARE, STATE OF CALIFORNIA.

DEVELOPER

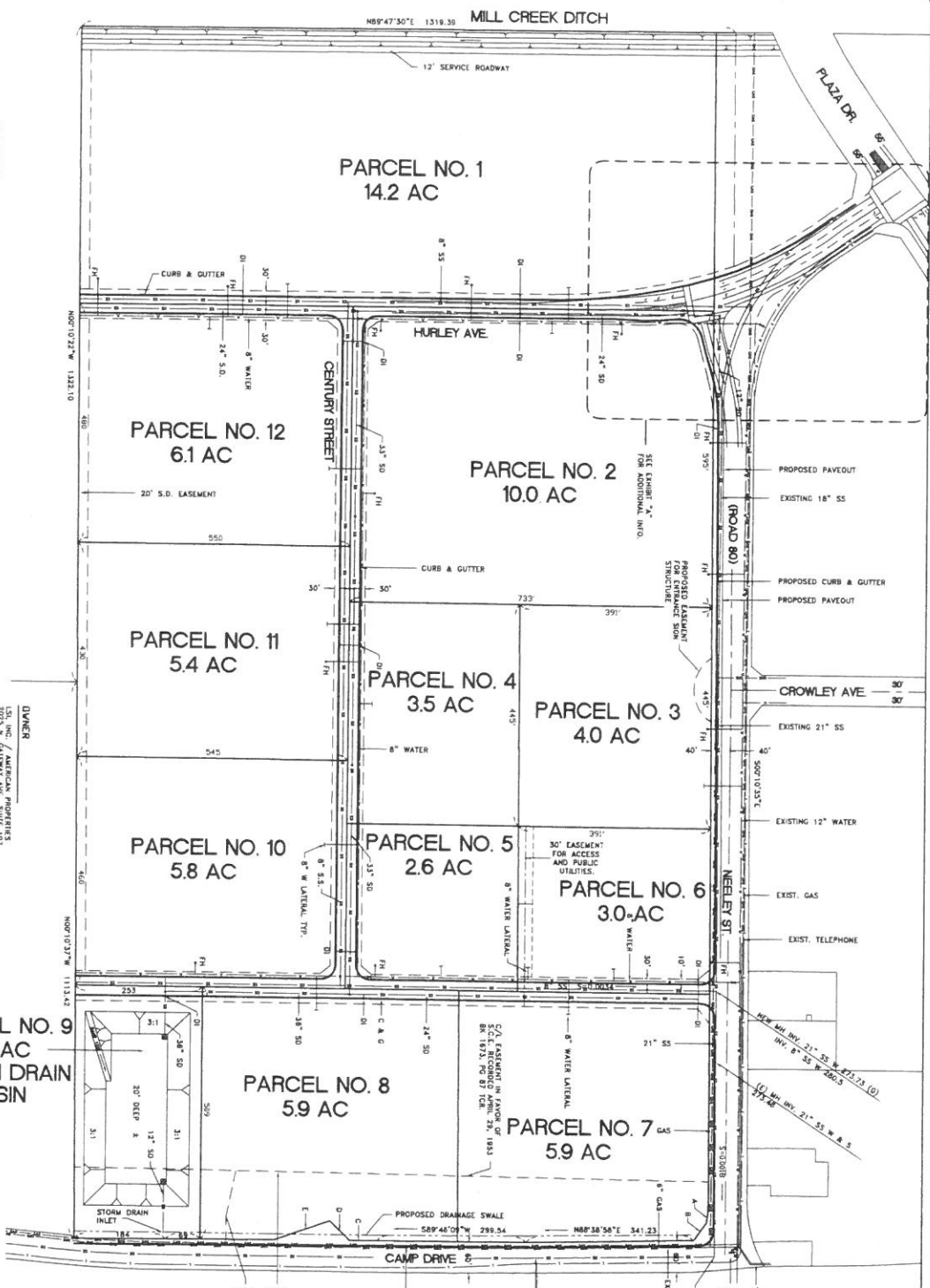
AUTO PLAZA ASSOCIATES, LLC
 1001 N. DEWANEY ST.
 PH. (559) 827-1300

ENGINEER

JANE ENGINEERS, INC.
 672 N. BLACKSTONE ST.
 PH. (559) 688-3383

LEGAL DESCRIPTION

PARCEL NO. 9
 3.0 AC
 STORM DRAIN BASIN



PARCEL NO. 1
14.2 AC

PARCEL NO. 2
10.0 AC

PARCEL NO. 3
4.0 AC

PARCEL NO. 4
3.5 AC

PARCEL NO. 5
2.6 AC

PARCEL NO. 6
3.0 AC

PARCEL NO. 7
5.9 AC

PARCEL NO. 8
5.9 AC

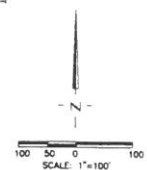
PARCEL NO. 10
5.8 AC

PARCEL NO. 11
5.4 AC

PARCEL NO. 12
6.1 AC

TABLE

LINE	BEARING	LENGTH
A	S30°30'27"W	86.87'
B	S50°46'08"W	54.24'
C	S48°01'31"E	58.88'
D	S27°15'47"W	118.11'



SITE PLAN REVIEW NO. 00-164

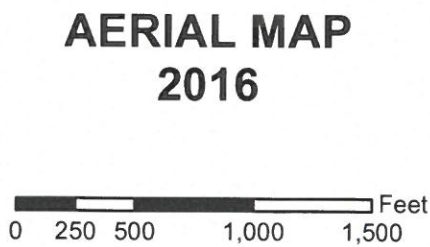
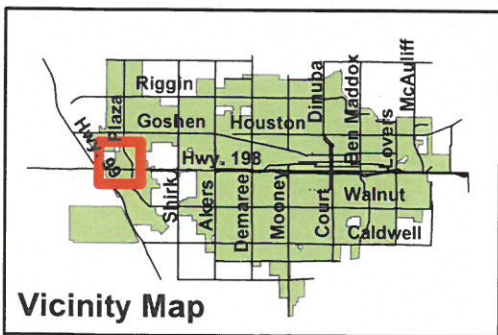
SITE PLAN
VISALIA AUTO PLAZA
 VISALIA CALIFORNIA

LANE ENGINEERS INC.
 CIVIL • STRUCTURAL • SURVEYING
 979 N. Blackstone Street
 Tulare, California 93274
 (559) 688-5263

NO.	DATE	REVISIONS

DATE: 09-18-03
 SCALE: 1" = 100'
 CHECKED: J.E. SHERMAN
 DRAWN: J.E. SHERMAN
C21N
 SHEETS

VESTING TENTATIVE PARCEL MAP NO. TPM 2003-10



City of Visalia

Memo



To: Planning Commission
From: Brandon Smith, Senior Planner
Date: October 28, 2019
Re: Time Extension for Highland Park Estates Tentative Subdivision Map No. 5510

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension of Highland Park Estates Tentative Subdivision Map No. 5510 that currently expires on February 27, 2020, pursuant to Section §66452.6(e) of the Subdivision Map Act.

BACKGROUND:

On February 27, 2006, the Visalia Planning Commission approved Highland Park Estates Tentative Subdivision Map No. 5510 through adoption of Resolution No. 2006-16. Highland Park Estates Tentative Subdivision Map was a request to divide 9.45 acres into 54 single-family residential lots, located on the north side of Riffin Avenue 550 feet east of Mooney Boulevard.

The original expiration date of the subdivision map was February 27, 2008, two years from the date of approval by the Planning Commission. Two one-year time extensions was granted by the Planning Commission on July 9, 2007 and on July 28, 2008, which further extended the expiration date to February 27, 2010.

The expiration date for this tentative map, along with all tentative map entitlements approved throughout the state prior to July 2008, was further extended by a series of automatic State legislative time extensions enacted between 2008 through 2015. The most recent State legislative bill enacting a 24-month time extension of tentative maps (Assembly Bill 1303) was approved in October 2015. Consequently, the expiration date for the Tentative Subdivision Map was ultimately extended to February 27, 2019.

Another one-year time extension was granted by the Planning Commission on September 24, 2018, which further extended the subdivision map's expiration date to February 27, 2020.

No improvement plans or final maps have been filed for the subdivision since the tentative subdivision map was approved in 2006.

REQUEST:

The proponents of Highland Park Estates Tentative Subdivision Map have submitted a written request dated September 24, 2019 requesting a one-year extension of time pursuant to Section §66452.6(e) of the Subdivision Map Act (SMA), so that a prospective buyer of the property has time to prepare improvement plans and final maps for future development. This would be the fourth applicant-requested time extension for this tentative subdivision map.

Section §66452.6(e) of the Subdivision Map Act (SMA) states the following:

Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

The Planning Commission has the authority to grant a one-year time extension pursuant to the Subdivision Map Act and the City's Subdivision Ordinance. Time extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years. Granting the applicant's request would extend the map to a sixth and final year, not counting the years that the map was automatically extended by State legislation.

Staff recommends that a one-year time extension be granted. The extension request, if approved by the Planning Commission, will extend the expiration date of the Highland Park Estates Tentative Subdivision Map No. 5510 to February 27, 2021.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date (February 27, 2021) to record a final subdivision map. If the request is denied, the applicant would have to file a new tentative subdivision map.

ATTACHMENTS:

1. Letter of Request for the Time Extension
2. Approved Resolutions for Tentative Subdivision Map #5510
3. Tentative Subdivision Map
4. Location / Zoning Map

PACIFIC UNION

September 24, 2019

City of Visalia
Attn: Brandon Smith, Senior Planner
315 E. Acequia Ave
Visalia, CA 93291

Re: Time Extension Request for Tentative Subdivision Map 5510 (Highland Park Estates at Shannon Ranch).

Dear Brandon,

The Highland Park Estates project is a 54 lot residential subdivision that was originally approved by the Planning Commission on February 7, 2006. The Tentative Subdivision Map 5510 is scheduled to expire on February 27, 2020.

We are currently in contract to sell the property to a well-qualified public homebuilder so we are expecting the property to be developed soon. Because development will require preparation of improvement plans and final maps, with subsequent review and approval of those plans by the City, the current expiration date for the Tentative Subdivision Map may not allow sufficient time to get the maps recorded.

On behalf of the property owner, Pacific Union Land Company would like to request an additional one (1) year extension of the Tentative Subdivision Map to allow the property to be developed as currently approved. No changes to the project are proposed.

Please let me know if you have any questions regarding this extension request. Thank you in advance for your consideration.

Best regards,



Bruce Myers
Vice President of Land Development
925-314-3826
bmyers@pulc.com

RESOLUTION NO 2006-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HIGHLAND PARK ESTATES AT SHANNON RANCH TENTATIVE SUBDIVISION MAP NO. 5510, A REQUEST TO DIVIDE 9.45 ACRES INTO 54 SINGLE-FAMILY LOTS. THE SITE IS LOCATED ON THE NORTH SIDE OF RIGGIN AVENUE, 550 FEET EAST OF MOONEY BLVD.

WHEREAS, Highland Park Estates at Shannon Ranch Tentative Subdivision Map No. 5510 is a request by Quad-Knopf, Inc. for Pacific Union Homes to divide 9.45 acres into 54 single-family lots. The site is located on the north side of Riggan Avenue, 550 feet east of Mooney Blvd. (APN: 078-120-017); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on February 27, 2006; and

WHEREAS, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that Negative Declaration No. 2006-009 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Map.
2. That the proposed location of the Tentative Subdivision Map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
3. An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant. Therefore, staff recommends that Negative Declaration No. 2006-009 be adopted for this project.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission approves the subdivision on the real property herein above 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 and subject to the following conditions:

1. That the final map be developed in substantial compliance with the site plan shown in Exhibit "A", except that the block wall depicted on the Exhibit is not required.
2. That the site plan be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth in Site Plan Review No. 2005-231.
3. That corner lots (Lots 11, 22, 23, 34, 36, 40, 41, and 48) minimize side yard walls and fences to no more than 75% of the length of the adjacent house elevation.
4. That the property owner, applicant, or designated agent of the project shall pay all applicable mitigation fees (effective per Ordinance No. 2005-09 adopted by the City Council on August 15, 2005). In lieu of payment of the Groundwater Overdraft Mitigation Fee, property owner, applicant, or designated agent of the project can dedicate water rights to the City, in accordance with said Ordinance. All other applicable impact fees for this project shall be paid at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, or at the time that a final map is recorded, at the discretion of the Community Development Director, or as may be required by ordinance.
5. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That all other city codes and ordinances be met.

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

AYES: Commissioners Logan, Segrue, Salinas, Pérez, Peck
NOES:
ABSTAINED:
ABSENT:

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

ATTEST: Fred Brusuelas, AICP

Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2006-16, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on February 27, 2006.



Fred Brusuelas, AICP
Community Development & Public Works Assistant Director



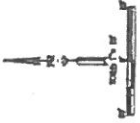
Sam Logan, Chairperson

HIGHLAND PARK ESTATES AT SHANNON RANCH TENTATIVE SUBDIVISION MAP

PARCEL 3 OF SHANNON RANCH CENTRAL
RECORDED IN VOLUME 30 OF MAPS AT PG 99,
COUNTY OF TULARE, STATE OF CALIFORNIA,
TOWNSHIP 18 SOUTH, QUARTER 16 EAST,
CITY OF VISALIA, CALIFORNIA

JANUARY 2008

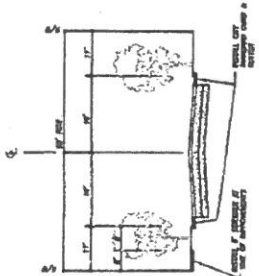
FOR: **Quadr Knopf**
1500 W. BROADWAY
VISALIA, CA 93291
PHONE (760) 341-1000



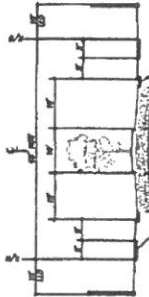
NOTE:
ALL DIMENSIONS TO BE SHOWN
ALL BLOCK WALLS TO BE THE
CENTERLINE UNLESS OTHERWISE
NOTED

SITE DATA:

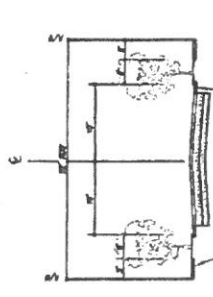
OWNER: **Quadr Knopf**
ADDRESS: 1500 W. BROADWAY
VISALIA, CA 93291
PHONE: (760) 341-1000
DATE: 1/15/08
SCALE: 1" = 40'
PROJECT NO.: 08-001



TYPICAL CROSS SECTION
LOOKING WEST
RANCH CIRCLE/REDONA STREET SECTION



TYPICAL CROSS SECTION
LOOKING EAST
ROSEN AVE SECTION



TYPICAL CROSS SECTION
LOOKING WEST
PAYSON AVE SECTION

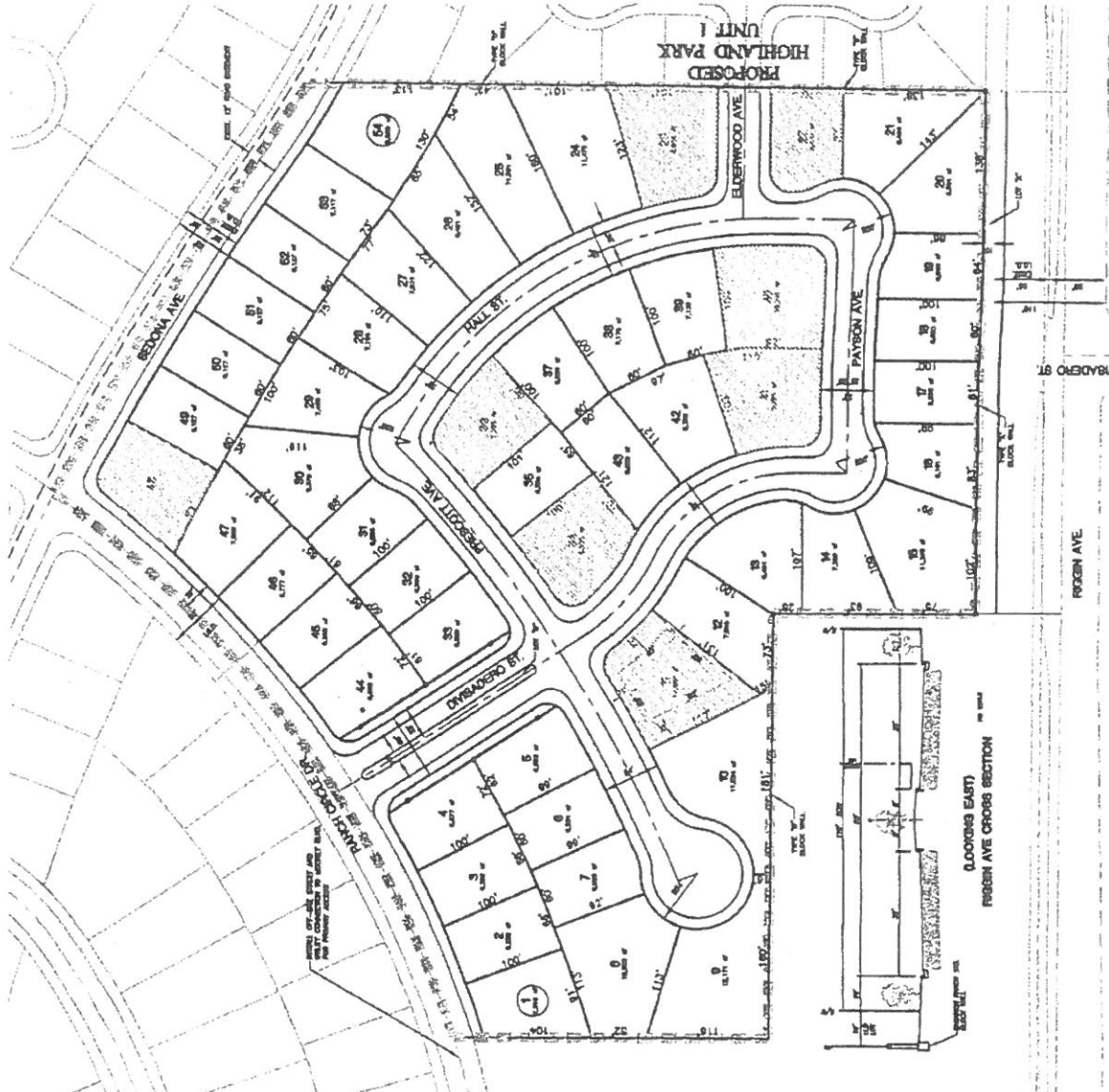
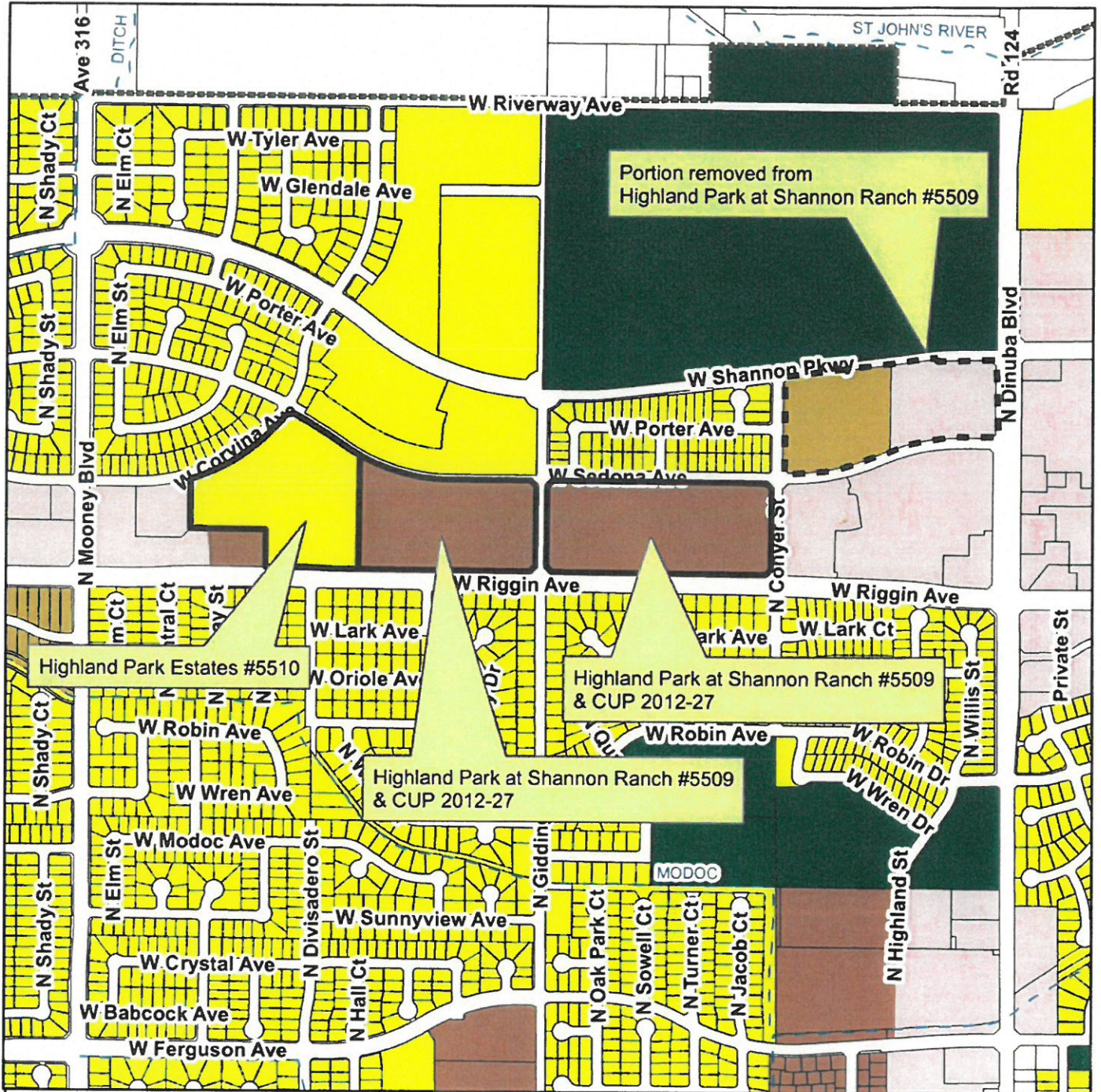


EXHIBIT "A"

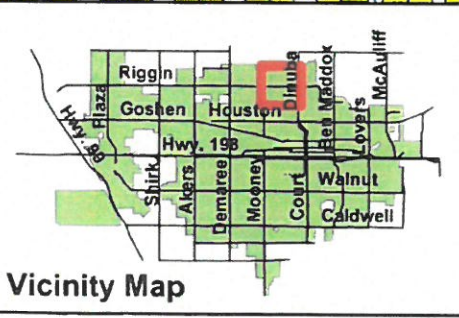
Highland Park at Shannon Ranch #5509 & Highland Park Estates #5510



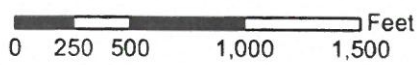
Highland Park Estates #5510

Highland Park at Shannon Ranch #5509 & CUP 2012-27

Highland Park at Shannon Ranch #5509 & CUP 2012-27



Zoning Map



- C-MU - Mixed Use Commercial
- QP - Quasi-Public
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- R-M-3 - 1,200 SF Min Site Area



City of Visalia

Memo



To: Planning Commission
From: Brandon Smith, Senior Planner
Date: October 28, 2019
Re: Time Extension for Highland Park at Shannon Ranch Tentative Subdivision
Map No. 5509 and Conditional Use Permit No. 2012-27

RECOMMENDATION:

Staff recommends that the Planning Commission approve a three-year time extension request of Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and Conditional Use Permit (CUP) No. 2012-27 that currently expires on February 27, 2020.

PROJECT BACKGROUND:

On February 27, 2006, the Visalia Planning Commission approved Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509, a request to divide 48.21 acres into 348 single-family residential lots. Together with the subdivision map, the Planning Commission also approved CUP No. 2006-03, a request to allow a mixed-density Planned Residential Development (PRD) with small-lot, duplex, and triplex units with modified development standards. The subject site is located on the north side of Riggins Avenue west of Dinuba Boulevard.

On August 26, 2013, the Visalia Planning Commission approved CUP No. 2012-27. This CUP amended the PRD originally approved through CUP No. 2006-03. This CUP approved the following:

- revised development standards and unit types on the PRD, resulting in the subdivision only having detached single-family units on small lots;
- removal of a 12.8-acre portion of the subdivision located on the west side of Dinuba Boulevard between Corvina Avenue and Shannon Parkway and reconfiguring the dwelling units, effectively reducing the lot count to 223.

The expiration date for CUP No. 2012-27 is linked to the expiration date of the tentative subdivision map based on a condition of approval of the CUP.

EXPIRATION DATE BACKGROUND:

The original expiration date of the tentative subdivision map and CUP was February 27, 2008, two years from the date of approval by the Planning Commission. A two-year time extension was requested by the applicant and granted by the Planning Commission on July 9, 2007, which further extended the expiration date to February 27, 2010.

The expiration date for this tentative map, along with all tentative map entitlements approved throughout the state prior to July 2008, was further extended by a series of automatic State legislative time extensions enacted between 2008 through 2015. The most recent State legislative bill enacting a 24-month time extension of tentative

maps (Assembly Bill 1303) was approved in October 2015. Consequently, the expiration date for the Tentative Subdivision Map was ultimately extended to February 27, 2019.

Another one-year time extension requested by the applicant was granted by the Planning Commission on September 24, 2018, which further extended the subdivision map's expiration date to February 27, 2020.

No improvement plans or final maps have been filed for the subdivision since the tentative subdivision map was approved in 2006.

REQUEST:

The proponents of the Tentative Subdivision Map and CUP have submitted two written requests for extension, each utilizing different legislation to allow the extension.

The first request, dated September 24, 2019 (see Attachment 1), requests a one-year extension of time pursuant to Section §66452.6(e) of the Subdivision Map Act (SMA). This would be the third applicant-requested time extension for this tentative subdivision map under this code section.

Section §66452.6(e) of the Subdivision Map Act (SMA) allows, upon application of the subdivider filed prior to the expiration of an approved tentative map, an expiration date to be extended by a legislative body (i.e. Planning Commission) for a period or periods not exceeding a total of six years.

Granting the applicant's request would extend the map for a sixth and final year, not counting the years that the map was automatically extended by State legislation.

The second request, dated October 16, 2019 (see Attachment 2), requests a two-year extension of time pursuant to Assembly Bill 2973, which became effective last year. This assembly bill authorizes a legislative body to extend the expiration date, by up to two years, of any approved tentative map approved between January 1, 2006 and July 11, 2013, and subject to previous automatic time extensions approved by the state.

Staff recommends that all three years of time extension be granted. The extension requests, if approved by the Planning Commission, will extend the expiration date of the Tentative Subdivision Map and CUP to February 27, 2023. The subdivision map and CUP would not be eligible for any additional extensions under current law.

The Planning Commission has the authority to approve or deny this request. If the request were approved, the applicant would have until the new expiration date (February 27, 2023) to record a final subdivision map. If the request were denied, the applicant would have to file a new tentative subdivision map.

ATTACHMENTS:

1. Letter of Request dated September 24, 2019
2. Letter of Request Dated October 16, 2019
3. Approved Resolutions for Tentative Subdivision Map #5509 & CUP No. 2012-27
4. Tentative Subdivision Map
5. Location / Zoning Map

PACIFIC UNION

September 24, 2019

City of Visalia
Attn: Brandon Smith, Senior Planner
315 E. Acequia Ave
Visalia, CA 93291

Re: Time Extension Request for Tentative Subdivision Map 5509 (Highland Park at Shannon Ranch) and Conditional Use Permit 2012-27.

Dear Brandon,

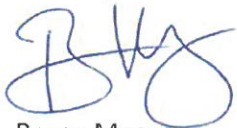
The Highland Park project is a 223 lot residential subdivision that was originally approved by the Planning Commission on February 7, 2006. The Tentative Subdivision Map 5509 and accompanying Conditional Use Permit 2012-27 approvals are scheduled to expire on February 27, 2020.

We are currently in contract to sell the property to a well-qualified public homebuilder so we are hopeful that the property will be developed soon. Because development will require preparation of improvement plans and final maps, with subsequent review and approval of those plans by the City, the current expiration date for the Tentative Subdivision Map may not allow sufficient time to get the maps recorded.

On behalf of the property owner, Pacific Union Land Company would like to request an additional one (1) year extension of the Tentative Subdivision Map and Conditional Use Permit to allow the property to be developed under the existing approvals. No changes to the project are proposed.

Please let me know if you have any questions regarding this extension request. Thank you in advance for your consideration.

Best regards,



Bruce Myers
Vice President of Land Development
925-314-3826
bmyers@pulc.com



October 16, 2019

RE: Highland Park at Shannon Ranch Tentative Map Extension

The Highland Park tentative map (TSM 5509) approval is currently scheduled to expire on February 27, 2020.

The development process will require significant time in order to process improvement plans, final maps, construction of improvements and recordation of the maps on multiple phases. The current expiration date for the Tentative Subdivision Map needs to be extended to provide sufficient time for completion of this process.

In conjunction with the property owner Pacific Union Land Company, we request an additional one (1) year City extension, as well as the additional two (2) years of extension provided by the State of California pursuant to Assembly Bill 2973 (effective 9/27/2018). These extensions, totaling three (3) years, would provide for a map expiration date of February 27, 2023.

Should you have any questions regarding this extension request, please do not hesitate to let us know.

Best regards,

A handwritten signature in blue ink, appearing to read "Jason Huckleberry", is written over the typed name and contact information.

Jason Huckleberry
Land Development Manager
(559) 437-9000
Jason.huckleberry@woodsidehomes.com

RESOLUTION NO 2006-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HIGHLAND PARK AT SHANNON RANCH TENTATIVE SUBDIVISION MAP NO. 5509, A REQUEST TO DIVIDE 48.21 ACRES INTO 348-LOTS IN THREE CONTIGUOUS UNITS, INCLUDING LANDSCAPE LOTS AND THREE ONSITE POCKET PARKS IN THE R-M-2 ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF RIGGIN AVENUE, WEST OF DINUBA HIGHWAY.

WHEREAS, Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509: A request by Quad Knopf, Inc. for Pacific Union Homes to divide 48.21 acres into 348 lots in three contiguous units, including landscape lots and three onsite pocket parks in the R-M-2 zone. The project site is located on the north side of Riggan Avenue, west of Dinuba Highway (APNs: 078-120-008,009,011); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on February 27, 2006; and

WHEREAS, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that Negative Declaration No. 2006-008 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2006-008 is hereby adopted.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission approves the subdivision on the real property herein above 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 and subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-231.
2. That the final map be developed in substantial compliance with the approved tentative subdivision map shown in Exhibits "B" through "E".
3. That the property owner, applicant, or designated agent of the project shall pay all applicable fees (effective per Ordinance No. 2005-09 adopted by the City Council on August 15, 2005). In lieu of payment of the Groundwater Overdraft Mitigation Fee, property owner, applicant, or designated agent of the project can dedicate water rights to the City, in accordance with said Ordinance. All other applicable impact fees for this project shall be paid at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, or at the time that a final map is recorded, at the discretion of the Community Development Director, or as may be required by ordinance.
4. That Tentative Subdivision Map No 5509 shall be null and void unless Conditional Use Permit No. 2006-03 is approved.
5. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or wall, pocket parks, pedestrian access points, and other improvements along the public street frontages and within open space areas of the subdivision, and including the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll. The Visalia City Council has directed that street maintenance for local streets be included in Landscape and Lighting Maintenance Districts (or other districts formed for this purpose). An implementation policy is currently being prepared. If the City Council adopts the implementation policy prior to the filing of a final map for this subdivision, then said policy shall apply to this project.
6. That before recordation of a final map or issuance of building permit, whichever comes first, a homeowners association (HOA) shall be established for the long term maintenance and management of the project. This association shall be responsible for, but not limited to the following:
 - a. The maintenance of landscaping for the front yards and street-facing side yards for all duplex and townhome lots;
 - b. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property;
 - c. Scheduled maintenance and unscheduled repair of triplex units; and
 - d. Enforcing all provisions, including the Good Neighbor Policies, contained in Condition No. 8.

7. That the form of the HOA bylaws, including CC&Rs shall be approved by the Department of Real Estate and the City Planner. The HOA bylaws final approved form shall be recorded with the Tulare County Recorder.
8. That the owner/operator(s) of all residential units shall be subject to the following conditions:

A. Maintenance and Operations

1. All development standards, city codes, and ordinances shall be continuously met for this residential development. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. 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.
8. Establish and conduct a regular program of routine maintenance for the townhome units. 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.

B. Landscape Care and Maintenance

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

C. Parking

1. The parking of inoperative vehicles, boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles on alleyways and driveways is not allowed.
2. Parking of any vehicle within alleyways is not allowed.

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

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

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

AYES: Commissioners Logan, Segrue, Salinas, Pérez, Peck
 NOES:
 ABSTAINED:
 ABSENT:

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

ATTEST: Fred Brusuelas, AICP
 Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2006-15, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on February 27, 2006.

Fred Brusuelas

Fred Brusuelas, AICP
Community Development & Public Works Assistant Director

Sam Logan

Sam Logan, Chairperson

HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 8 OF SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS AND PLANS OF THE COUNTY OF TULARE, SECTION 18, TOWNSHIP 18 NORTH, QUARTER 25 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

APRIL 2024
 Qued Knopf
 10000 VISALIA AVENUE
 VISALIA, CA 93291
 PHONE: (559) 341-3379

UNIT DATA

UNIT	ACRES	FEET
UNIT 1	11.0	170
UNIT 2	13.6	210
UNIT 3	13.6	210
TOTAL	38.2	690

COMPARISON TO EXISTING MAP

EXISTING	PROPOSED
ACRES	38.2
FEET	690
NUMBER OF UNITS	112
NUMBER OF LOTS	112
NUMBER OF STREETS	11
NUMBER OF PARKING SPACES	112
NUMBER OF TRUCK SPACES	11

SITE DATA

PROJECT NAME: HIGHLAND PARK AT SHANNON RANCH
 PROJECT LOCATION: VISALIA, CALIFORNIA
 PROJECT OWNER: QUED KNOPF
 PROJECT DESIGNER: QUED KNOPF
 PROJECT DATE: APRIL 2024
 PROJECT NUMBER: QK-2024-001
 PROJECT ADDRESS: 10000 VISALIA AVENUE, VISALIA, CA 93291
 PROJECT PHONE: (559) 341-3379
 PROJECT FAX: (559) 341-3378
 PROJECT EMAIL: INFO@QUEDKNOPF.COM
 PROJECT WEBSITE: WWW.QUEDKNOPF.COM

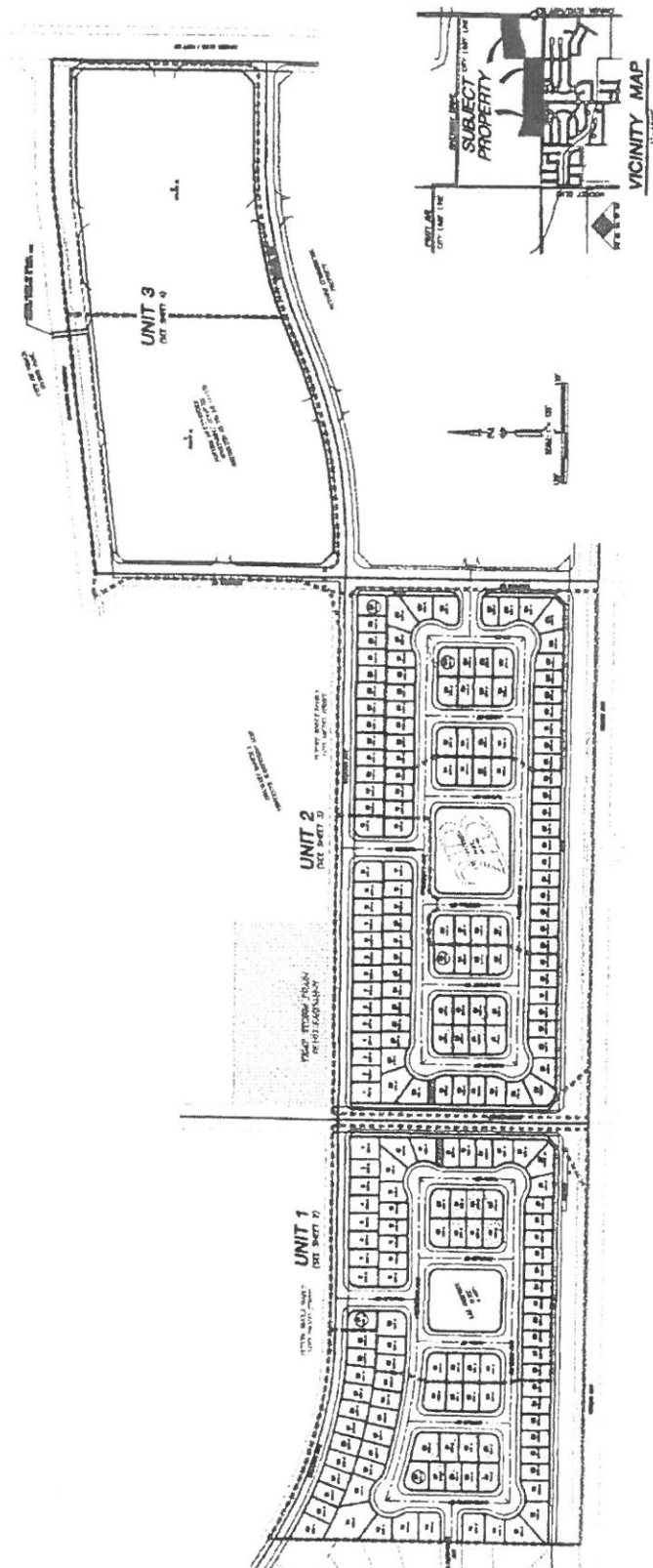
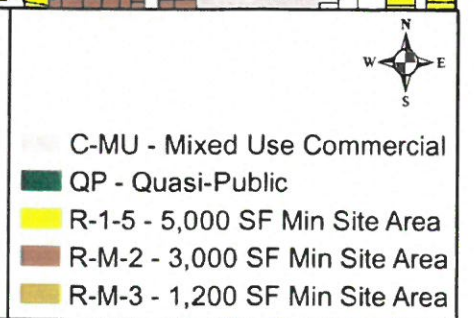
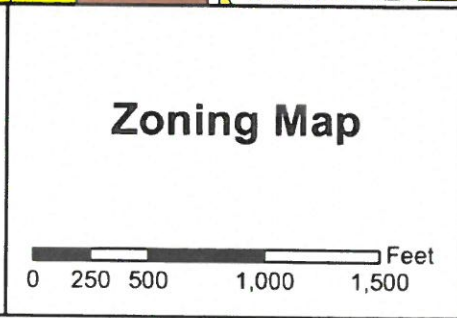
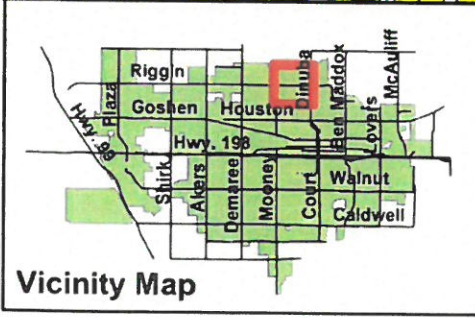
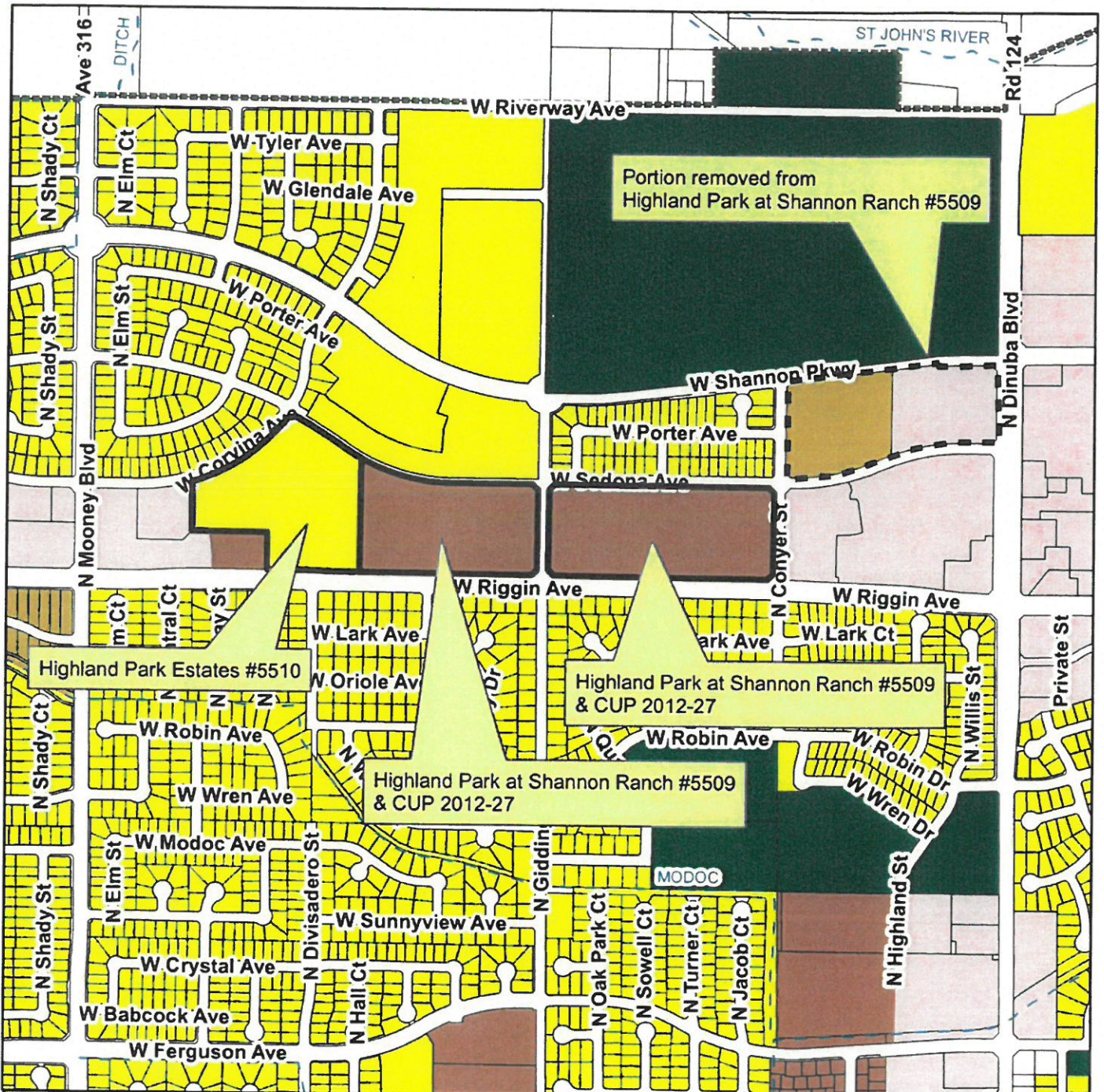


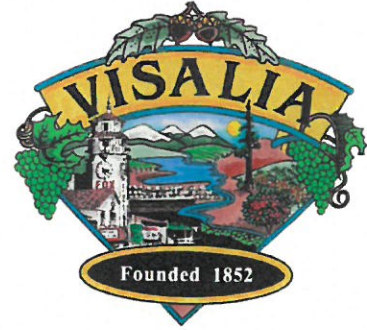
Exhibit "A"

*PHASED TENTATIVE MAPS ARE PROPOSED

Highland Park at Shannon Ranch #5509 & Highland Park Estates #5510



City of Visalia



To: Planning Commission

From: Paul Scheibel, AICP, Principal Planner (713-4369)

Date: October 28, 2019

Re: Finding of Consistency for Lance Lane Estates Tentative Subdivision Map (TSM) No. 5499: A request to divide 19.7 acres into 84 lots. The finding of consistency seeks to increase the street widths from 52 feet to 56 feet, and to reduce the front and rear yard setbacks each by 1-foot from those of the original approval. The site is located on the south side of Houston Avenue at Goddard Street (APNs: 098-050-043 and -044)

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the proposed changes to the Lance Lane Estates Tentative Subdivision Map (TSM) No. 5499.

DISCUSSION

The applicant is requesting a Finding of Consistency to TSM No. 5499, to increase the approved width of the local streets within the subdivision from 52 feet to 56 feet. In addition, the applicant is requesting that the minimum front and rear yard setbacks be reduced by one foot. The reduced setbacks would allow for increased flexibility in siting their building footprints after losing two feet of approved lot depth, in favor of the increased street widths. The applicant desires to make their subdivision more closely consistent with the current City road standards, while also allowing a degree of flexibility in siting their building products on the newly created lots by granting a minor flexibility for setbacks in the R-1-5 Zone District.

The project was approved on October 10, 2005. At the time of approval the site was zoned R-1-4.5 (Single-family Residential, 4,500 sq.ft. of lot area per unit). The typical lot dimensions for residential lots in the R-1-4.5 Zone District was 50 feet wide by 90 feet deep. The project met all of the zoning standards of the R-1-4.5 Zone District at the time of project approval. The yard setbacks for the R-1-4.5 Zone District were similar to those of the R-1-6 Zone District, as follows:

Front: 15' (for living area and side loading garages)

22' (for front loading garages)

20' (for front loading garages on knuckle and cul-de-sac lots)

Rear: 20' (single-story); 22.5' (two-story)

Side: 5' (for single and two-story)

Side (corner lot street side) 10' (for single and two-story)

The justification for reducing the front and rear setbacks by one-foot is to accommodate the larger street widths than those that were approved in 2005.

The proposed local street widths of 52 feet met the City's local road standard at the time of project approval.

The property was re-zoned to R-1-5 with the adoption of the Comprehensive General Plan Update in 2014, and subsequent Zoning Map update in 2017. The local street road standard was revised to require 60-foot road widths (40 feet curb to curb) was also revised in 2016.

Staff supports the applicant's request for 56-foot wide local streets. Staff's conclusion is that allowing the road and setback changes will help facilitate new residential growth in the Northeast Quadrant, which currently lags behind the other three quadrants in terms of new home construction. Further, granting the request will bring the roads within the subdivision closer to conformance with the City's current standards. The 56-foot wide right-of-way has 36 feet of roadway between the curbs. This allows parking on both sides of the street while facilitating two ten foot-wide travel lanes. This Site Plan Review Committee endorses the proposed configuration because it has proven to be safer for residential developments than the previous 52-foot right-of-way. This is because it allows unimpeded two-way travel and adequate emergency vehicle access for the subdivision.

ATTACHMENTS

- Applicant Letter
- Exhibit "A" – Approved Subdivision Exhibit - 2005
- Exhibit "B" – Revised Subdivision Exhibit (SPR 2019-146)
- Exhibit "C" – Resolution No. PC 2005-135
- Aerial Map



LANE ENGINEERS, INC.
Civil • Structural • Surveying

October 18, 2019

Mr. Paul Scheibel
City of Visalia Community Development
Planning Division
315 E. Acequia Ave.
Visalia, CA 93291

Dear Mr. Scheibel:

On behalf of our client, VF, Inc., Lane Engineers, Inc. respectfully requests that the modified Tentative Subdivision Map for Lance Lane Estates (reference: Planning Commission Resolution 2005-15 and Site Plan Review #19-146) be brought before the Planning Commission for a finding of consistency for wider streets (now 56' wide R/W vs. 52'). Due to the wider streets, we also request setback reductions of 1.0 foot in the front yard and 1.0 foot in the rear yard from setbacks approved in Resolution 20015-15.

Attached is a check payable to the City of Visalia in the amount of \$230.00 for the filing fee. If you should have any questions, or need additional information, please contact the undersigned engineer.

Respectfully

Lawrence J. Simonetti, P.E.

cc: Lance Morgan

NO. DATE NETWORK

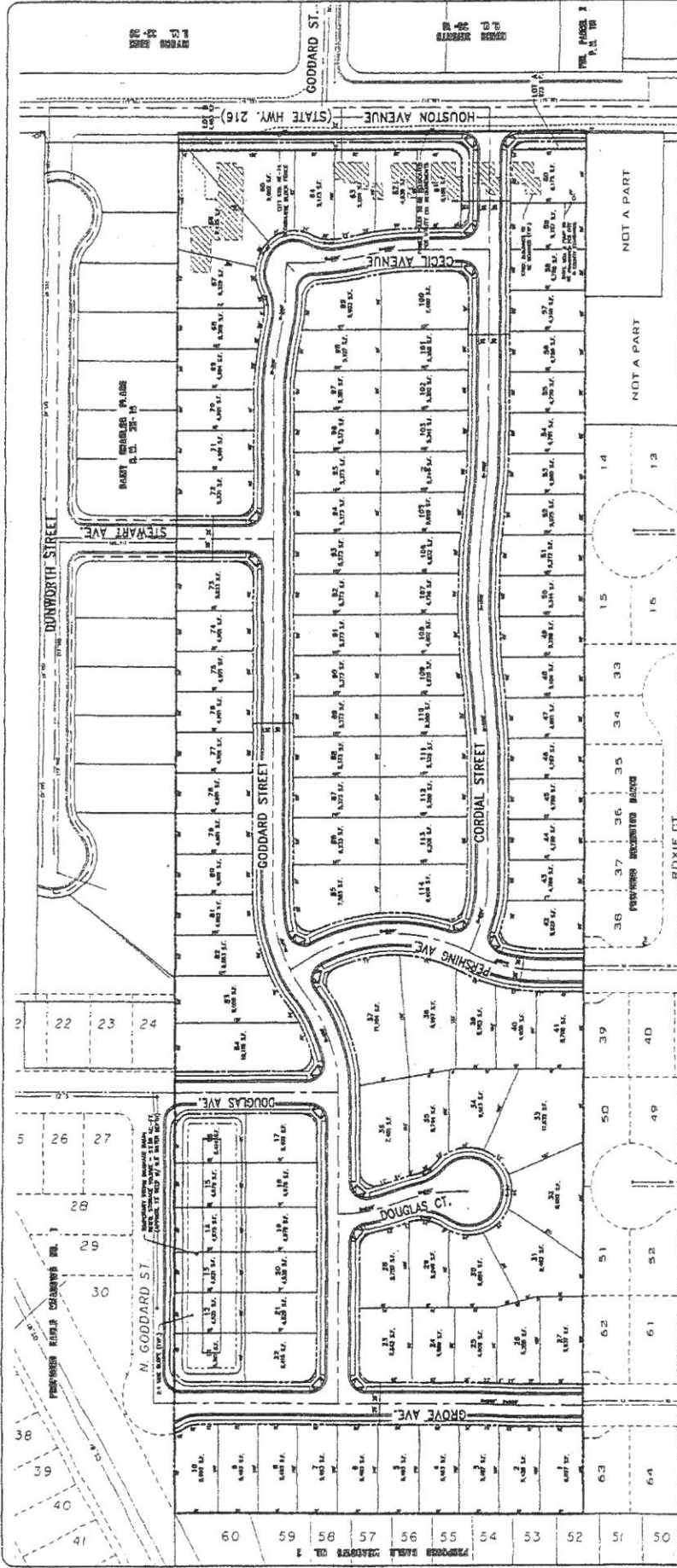


LANE ENGINEERS INC.
CIVIL & STRUCTURAL ENGINEERING
779 N. Berkeley Ave.
Tulsa, California 9
(505) 488-6293



LANE LAKE ESTATES, A RESIDENTIAL SUBDIVISION FOR
WEST COAST CONSTRUCTION
CALIFORNIA
VIA

DATE 1-25-65
FILE 4-72-65
SCALE 1"=40'
CHECKED L.S.
DESIGNED L.S.
TSM-1
BY J. HENNEY
JOB NO. 03119



OWNER
WEST COAST CONSTRUCTION
337 W. UNIVERSITY AVE.
TULSA, OKLA. 74101
(505) 755-2258

DEVELOPER
WEST COAST CONSTRUCTION
337 W. UNIVERSITY AVE.
TULSA, OKLA. 74101
(505) 755-2258

SITE DATA
114 SFR LOTS
4.54 AC. NET AREA
FORMERLY USED FOR
INDUSTRIAL PURPOSES
ADJACENT TO
CITY OF TULSA
CITY OF TULSA

LEGAL DESCRIPTION
114 SFR LOTS
4.54 AC. NET AREA
FORMERLY USED FOR
INDUSTRIAL PURPOSES
ADJACENT TO
CITY OF TULSA
CITY OF TULSA

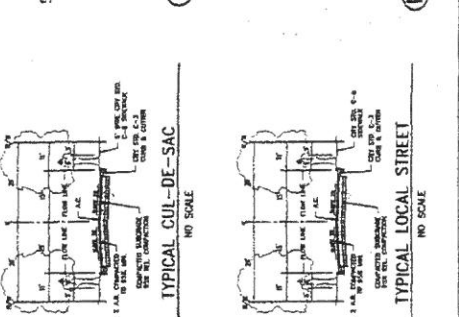
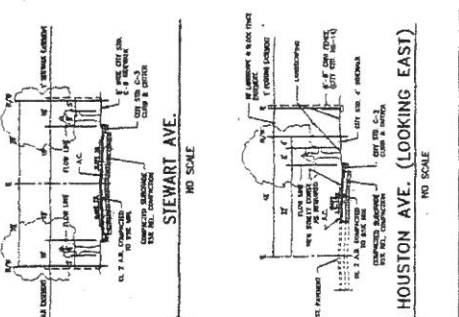
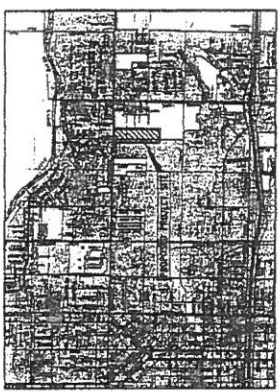


EXHIBIT "A"

NOTE:
IT IS THE INTENTION OF THE SUBDIVIDER
TO FILE MULTIPLE FINAL SUBDIVISION MAPS
ON THIS TENTATIVE MAP.

SCALE: 1"=80'

RESOLUTION NO 2005-135

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA
APPROVING LANCE LANE ESTATES TENTATIVE SUBDIVISION MAP 5499: A REQUEST
TO DIVIDE 19.7 ACRES INTO 84 LOTS. THE PROJECT IS LOCATED ON THE
SOUTH SIDE OF HOUSTON AVENUE AT GODDARD STREET

WHEREAS, Lance Lane Estates Tentative Subdivision Map 5499: is a request by West Coast Construction (Lane Engineers, agent) to divide 19.7 acres into 84 lots. The project is located on the south side of Houston Avenue at Goddard Street, City of Visalia, County of Tulare. (APN(s): 098-050-043, 044); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on October 10, 2005; and

WHEREAS, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 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, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED that Negative Declaration No. 2005-104 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 location of the Tentative Subdivision Map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed location of the tentative subdivision map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 2005-104 is hereby adopted.
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code. The site does not contain any riparian habitat, sensitive natural communities, or wetlands, and does not contain any known sensitive, threatened, or endangered species.

BE IT FURTHER RESOLVED that the Planning Commission approves the subdivision on the real property herein above 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 and subject to the following conditions:

1. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-156.
2. That the final map be developed in substantial compliance with the approved tentative subdivision map shown in Exhibit "A".
3. That the property owner, applicant, or designated agent of the project shall pay all Groundwater Overdraft Mitigation Fees (effective per Ordinance No. 2005-09 adopted by the City Council on August 15, 2005). In lieu of payment of said fee, property owner, applicant, or designated agent of the project can dedicate water rights to the City, in accordance with said Ordinance. All other applicable impact fees for this project shall be paid at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, or at the time that a final map is recorded, at the discretion of the Community Development Director, or as may be required by ordinance.
4. That an assessment district(s) be formed prior to recordation of the final map, for the maintenance of the landscaping, fences and/or walls, and other improvements along the public street frontages and within open space areas of the subdivision, including maintenance for appurtenant local streets, maintenance for street trees, and the operational and maintenance cost for the street lights, both internal to the subdivision and along streets abutting the subdivision. The assessment district(s) shall also include provisions for the City of Visalia to collect payments for same from the subdivider(s) prior to approval of district assessments and placement of same on the property tax roll.
5. That Lots 11 through 16 will require a developed, paved easement or the development to the west to be developed prior to issuing building permits on these lots.
6. That a temporary turn-around area is provided on Lot No. 10 and Lot No. 1 or 27. The turn around area shall be maintained until the future connection with the adjacent development is completed.
7. That the standard street side yard setback of five feet be applied to all corner lots. This five foot street side fence setback applies to solid wood fencing over three feet tall, and to picket fencing or wrought iron fencing over four feet tall.
8. That the setbacks be developed as follows:
 - Front: 15' (for living area and side loading garages)
 22' (for front loading garages)
 20' (for front loading garages on knuckle and cul-de-sac lots)
 - Rear: 20' (single-story); 22.5' (two-story)
 - Side: 5' (for single and two-story)
 - Side (corner lot street side) 10' (for single and two-story)

9. That the existing residences along Houston Avenue be removed prior to development of this site.
10. That the block wall along Houston Avenue be developed to the Northeast Specific Plan standards.
11. That this project annex into the Northeast Specific Plan Maintenance District.
12. That on corner lots facing toward arterial street intersections, driveways shall be located away from the intersection.
13. That on all lots adjacent to block walls, setbacks shall be measured from the inside face of the block wall.
14. That the rear yard setback shall be a minimum of 20 feet for all lots within the subdivision.
15. That all other City codes and ordinances be met.

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

AYES: Commissioners Pérez, Logan, Thompson, Salinas, Segrue
 NOES:
 ABSTAINED:
 ABSENT:

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

ATTEST: Fred Brusuelas, AICP
 Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2005-135, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on October 10, 2005.

Fred Brusuelas, AICP
 Community Development & Public Works Assistant Director

Sam Logan, Chairperson

LANCE LANE ESTATES TENTATIVE SUBDIVISION MAP NO. 5549

