

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, APRIL 13, 2020 AT 6:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No Items on Consent Calendar
5. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2020-04: A request by American Incorporated to add two caretakers' residences to an existing industrial development within the I (Industrial) Zone. The site is located at 9945 W. Goshen Avenue (APN: 081-100-040). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-13.
6. PUBLIC HEARING – Cristobal Carrillo
  - Conditional Use Permit No. 2019-31: A request by Lars Anderson & Associates to establish a master planned commercial development consisting of approximately 138,188 sq. ft. of commercial uses, including the establishment of three retail buildings of varying sizes (56,800 sq. ft., 29,800 sq. ft., and 10,000 sq. ft.), a 10,000 sq. ft. credit union building, a 4,088 sq. ft. gas station/convenience store with a 3,060 sq. ft. canopy, a 7,500 sq. ft. sit-down restaurant, two 3,000 sq. ft. drive-thru restaurants, and a 5,000 sq. ft. automotive repair store, on parcels with less than the minimum five acre site area requirement, including a parcel with no public street frontage, affecting 17.43 acres of a 28.7 acre site in the C-R (Regional Commercial) Zone. The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway (APN: 126-960-001). A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.
  - Tentative Parcel Map No. 2019-13 A request by Lars Anderson & Associates, Inc. to subdivide a 28.7 acre site into an 11- lot commercial subdivision in the C-R (Regional Commercial) Zone. The site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway (APN: 126-960-001). A Mitigated Negative Declaration (MND No.



2019-62) has been prepared for the project.

7. PUBLIC HEARING – Cristobal Carrillo

- Zoning Text Amendment No. 2019-13: A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix Line A22) to establish “Car Sales – New & Used” as a conditional use in the C-R (Regional Commercial) District, Citywide. A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.
- Conditional Use Permit No. 2019-42: A request by CarMax to allow a used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District. The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway. (APN: 126-960-001) A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.

8. PUBLIC HEARING – Josh Dan

Tentative Parcel Map No. 2020-01: A request to subdivide a 1.93 acre parcel into four lots and a remainder, located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) Zone District. The project site is located on the east side of N. Edison St. at E. Marlago Ct. (APN: 091-060-006) Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-08.

9. PUBLIC HEARING – Paul Bernal

Appeal of the City Planner Determination for an Aldi Grocery Store pursuant to Site Plan Review No. 2019-167: Aldi is appealing the City Planner's determination that the proposed use does not meet the classification as a Specialty Food Store per Line R58 of the Zone Use Matrix (Municipal Code Section 17.25.030). The proposed Aldi grocery store is seeking to locate within a future Master Planned Development within the C-R (Regional Commercial) zone/land use district. The future Master Planned Development is located on the southeast corner of South Mooney Boulevard and West Visalia Parkway. (APN: 126-080-025)

10. REGULAR ITEM – Paul Bernal

Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution 2020-13

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting April 27, 2020

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, APRIL 23, 2020 BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 27, 2020**





## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** April 13, 2020

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

**SUBJECT: Tentative Parcel Map No. 2020-01:** A request to subdivide a 1.93 acre parcel into four lots and a remainder, located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) Zone District. The project site is located on the east side of N. Edison St. at E. Marlago Ct. (APN: 091-060-006)

### STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2020-07 for Tentative Parcel Map No. 2020-01. 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. 2020-01 based on the findings and conditions in Resolution No. 2020-07.

### PROJECT DESCRIPTION

Tentative Parcel Map No. 2020-01 is a request to subdivide a 1.93 acre parcel into four lots and a remainder, (see Exhibit A). The site is developed with one single-family home fronting N. Ben Maddox Way. Parcels 1 through 4 will be created to the west fronting Edison Street with the existing home on the remainder Parcel. Parcels 1 through 4 comply with the R-1-5 development standards. The parcels size range from 5,850 sq. ft. to 6,009 sq. ft. which complies with the minimum 5,000 sq. ft. lot size requirement in the R-1-5 zone.

Improvements along N. Edison St. and N. Ben Maddox Way are required as part of the tentative map conditions. Improvements are discussed in greater detail under the "Improvements to Right-of-Ways" and "Remainder Lot" sections of the staff report below.

### 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 (Four Creeks Estates 2)
	South: R-1-5 / Single-family residential (Four Creeks Estates)
	East: R-1-5 / Single-family residential (Silver Creek Estates)
	West: R-1-5 / Single family residential (Four Creeks Estates 2)

Environmental Review:

Categorical Exemption No. 2020-08

Site Plan:

Site Plan Review No. 19-234

## **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 while 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 four additional residential lots maximizes the potential use of the land by providing additional single-family residential parcels to the City's housing inventory. The proposed subdivision and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood.

### **Setbacks and Development Standards**

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

<b>Setbacks</b>	<b>Required</b>
Front Yard:	15-foot minimum; 22-feet to garage/carport
Side Yard:	5-feet
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 an existing home. The existing home, which will remain on the "parcel" labeled "Remainder", complies with the R-1-5 setbacks as identified per the table above. The development of the Parcels 1 through 4 will adhere to the R-1-5 setback requirements for the main dwelling (i.e., single-family home) and accessory structures.

### **Improvements to Right-of-Ways**

During site plan review, comments from the Engineering Division indicated that utility services for each proposed parcel must be separately established, that each parcel would need to be annexed into the existing landscape and lighting district and open space district as part of final map recording, and that additional right-of-way along Edison Street shall comply with a 10 foot right-of-way section behind existing curb and gutter which will need to be dedicated on the map.



## **Remainder Lot**

The Engineering Division also stated that the parcel map will require installation of the sidewalk and drive approaches along the Ben Maddox frontage of the Remainder parcel. The Remainder parcel has large bushes along the Ben Maddox frontage that encroach and hinder full use of the public right-of-way. Installation of these improvements will provide continuity to the existing public improvements north and south of the remainder parcel and assist in alleviating public safety concerns.

The parcel map (see Exhibit "A") identifies the Remainder parcel. Pursuant to the Subdivision Map Act Section §66424.6, the subdivider may designate as a "Remainder" that portion of land, which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

1. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.
2. The fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements shall not be required.

However, a local agency may require fulfillment of the construction requirements upon a finding by the local agency that the fulfillment of the construction requirements is necessary for the following reasons:

1. The public health and safety; or
2. The required construction is a necessary prerequisite to the orderly development of the surrounding area.

Staff has incorporated the necessary findings for the Planning Commission's consideration, and request that the findings be made requiring improvements along the "Remainder" portion abutting Ben Maddox Way. The required improvements include dedication of right-of-way, construction of a drive-approach, and sidewalk. The requirement to construct these improvements provides a safe and improved path of travel for pedestrians walking along the west side of Ben Maddox Way. The requirement to install these improvements is included as Condition No. 4.

## **Access and Circulation**

The site is located between north Ben Maddox Way, a minor arterial; and north Edison Street, which the proposed lots will front, is described 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.

## **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. 2020-08).

## RECOMMENDED FINDINGS

### Tentative Parcel Map No. 2020-01

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 Remainder, for the public health and safety, shall require the construction of drive approaches and sidewalks along that portion abutting Ben Maddox Way as a necessary prerequisite to the orderly development of the surrounding area.
4. 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.
5. 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. 2020-08)

## RECOMMENDED CONDITIONS OF APPROVAL

### Tentative Parcel Map No. 2020-01

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2019-234.
2. That Tentative Parcel Map No. 2020-01 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. The construction of a drive-approach and sidewalk is required along the Remainder abutting N. Ben Maddox Way, and shall be installed prior to recording the Final Parcel Map. Additional right-of-way is required and shall be dedicated with this map. .
5. That Parcels 1 through 4 be annexed into existing landscaping and lighting district and open space district as part of the final map recording.
6. That all other federal, state and city codes, ordinances and laws be met.
7. 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. 2020-01, 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](http://www.visalia.city) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Resolution No. 2020-07
- Exhibit "A" –Tentative Parcel Map No. 2020-01
- Site Plan Review Comments No. 2019-234
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## 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:

<b>ZONE</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
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)



Environmental Document # 2020-08

**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. 2020-01

**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**

Fred Weber, Forester, Weber & Associates, LLC, 1620 W. Mineral King Ave, Visalia, CA 93291

**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**

April 13, 2020

**DATE**

**Brandon Smith**  
**ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2020-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2020-01, A REQUEST TO SUBDIVIDE A 1.93 ACRE PARCEL INTO FOUR (4) LOTS AND A REMAINDER, LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA) ZONE DISTRICT. THE SITE IS LOCATED ON THE EAST SIDE OF NORTH EDISON STREET AT EAST MARLAGO COURT.  
(APN 091-060-006)

**WHEREAS**, Tentative Parcel Map No. 2020-01, is a request to subdivide a 1.93 acre parcel into four lots and a remainder, located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) Zone District. The project site is located on the east side of N. Edison St. at E. Marlago Ct. (APN: 091-060-006); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on April 13, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2020-01, 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. 2020-08).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2020-08 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 Remainder, for the public health and safety, shall require the construction of drive approaches and sidewalks along that portion abutting Ben Maddox Way as a necessary prerequisite to the orderly development of the surrounding area.
4. 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.



5. That the project is Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2020-08).

**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 No. 2019-234.
2. That Tentative Parcel Map No. 2020-01 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. The construction of a drive-approach and sidewalk is required along the Remainder abutting N. Ben Maddox Way, and shall be installed prior to recording the Final Parcel Map. Additional right-of-way is required and shall be dedicated with this map. .
5. That Parcels 1 through 4 be annexed into existing landscaping and lighting district and open space district as part of the final map recording.
6. That all other federal, state and city codes, ordinances and laws be met.
7. 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. 2020-01, prior to the recording of the final map for this project.

# Exhibit "A"

## TENTATIVE PARCEL MAP

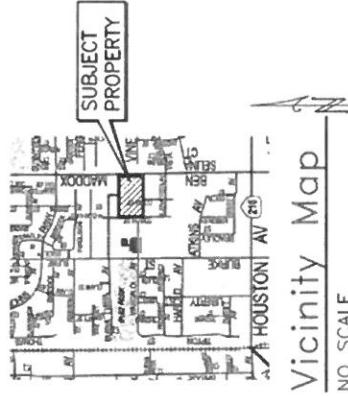
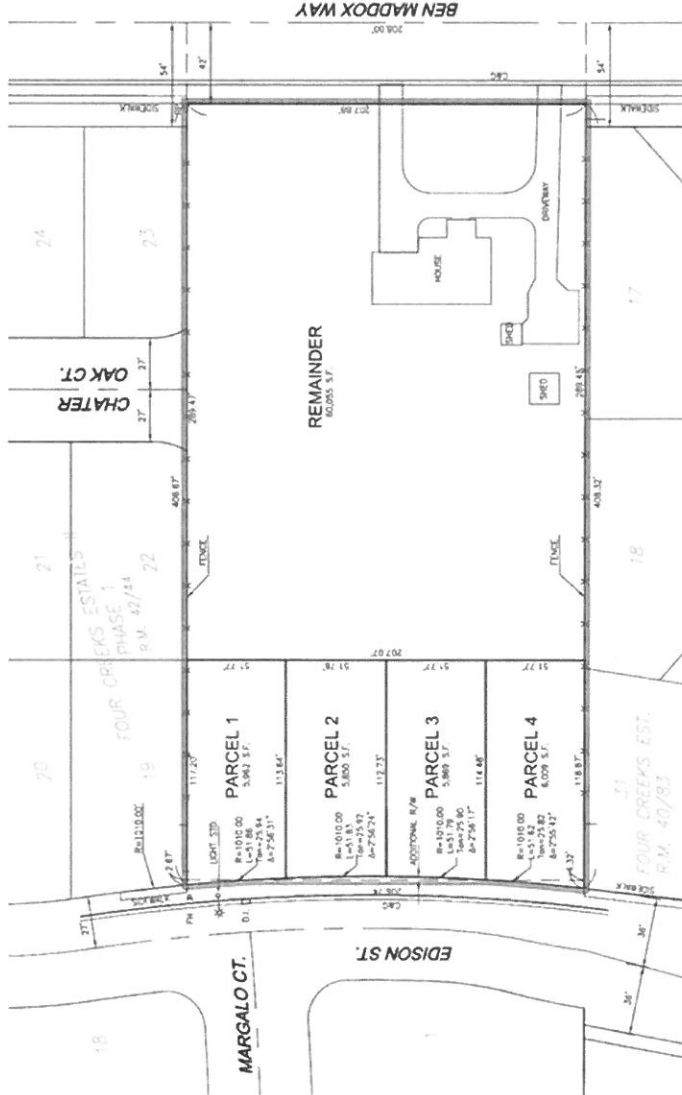
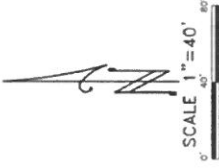
Being a portion of the N 1/2 of the NE 1/4 of the SE 1/4 of Quarter of Sec. 20 T.18 S., R.25 E.,  
M.D. 8, in the City of Vista, County of Vista, State of California.

February 2020

**OWNER:** GARY SIMEE  
25  
Pacifica, CA 93257

**SURVEYOR:** FORESTER, WEBER & ASSOCIATES, LLC  
1820 W. Mineral King Ave., Suite B  
Vista, California 93281  
(293) 732-0102  
e-mail: fw@forester-weber.com

**NOTES:** EXISTING PROPERTY USE: RESIDENTIAL  
PROPOSED PROPERTY USE: SAME  
A.P.N.: 091-000-00, 75 & 78  
OWNER: GARY SIMEE  
WATER: CALIFORNIA WATER SERVICE  
SEWER: CITY OF VISTA  
FLOOD ZONE: AE



Vicinity Map

NO SCALE



#8

MEETING DATE: December 18, 2019

SITE PLAN NO. 19-234

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: 8 DATE: DECEMBER 18, 2019

SITE PLAN NO.: 19-234  
PROJECT TITLE: SMEE PARCEL MAP  
DESCRIPTION: PARCEL MAP - EDISON ST/ BEN MADDOX  
APPLICANT: GARY SMEE  
PROP. OWNER: SMEE GARY M  
LOCATION: 1949 N BEN MADDOX WAY  
APN: 091-060-006

**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.
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
  - Provide "R" value tests: each at
  - Traffic indexes per city standards:
  - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
  - All lots shall have separate drive approaches constructed to City Standards.
  - Install street striping as required by the City Engineer.
  - Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **EDISON ST. MATCH EXISTING ON BEN MADDOX**
  - 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. Proposed parcel map will require public improvements to serve the new residential parcels. All improvements will need to be completed as a condition prior to recording the final map.***
- 2. Sanitary sewer laterals shall be installed on Edison St. to serve the new lots.***
- 3. Parcel 1 frontage may require modification to the drive approach placement due to an existing street light and storm drainage inlet. Developer to provide details of the desired plot layout and necessary relocations to accommodate.***
- 4. The required parkway landscaping, driveways, and sidewalk installation for lots 1 - 4 can be deferred until building permit.***
- 5. Driveway curb down areas do not exist along this portion of Edison St. frontage. Project will be required to demo the curb & gutter where future approaches are to be placed.***
- 6. Additional right-of-way along Edison St. to comply with a 10' right-of-way section behind existing curb and gutter is required to be dedicated on the map.***
- 7. Lots C & D will need to be addressed as the City does not have record of ownership. Further coordinate with City Surveyor.***

*8. Parcel map will require installation of the sidewalk and drive approaches on Ben Maddox fronting the Remainder parcel. The Remainder parcel currently has large trees/bushes along the Ben Maddox frontage that encroach and hinder full use of pedestrian area within the public right-of-way causing a safety concern for the heavily traveled and high speed limit on Ben Maddox. Installation of the drive approaches and sidewalk will provide continuity to the existing public improvements north and south of the remainder parcel and assist in alleviating public safety concerns.*

*9. The new residential lots will need to be annexed into the existing landscape and lighting district and open space district as part of final map recording.*

*10. Development impact fees may be deferred until time of development of Parcels 1 - 4, additional review and approval by City Engineer is required. Refer to page 4 for applicable fees typically due prior to map recordation.*



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 19-234  
Date: 12/18/2019

**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:8/3/2019)  
(Project type for fee rates:SFD)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$808/UNIT X 4
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 207 (EDISON)
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total	\$1,750/UNIT X 4
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,621/AC X 0.67

**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

Paul Scheibel, Planning Division (559) 713-4369

Date: December 18, 2019

SITE PLAN NO: 2019-234  
PROJECT: Smee Parcel Map  
DESCRIPTION: PARCEL MAP – EDISON ST. / BEN MADDOX  
APPLICANT: GARY SMEE  
PROP. OWNER: GARY SMEE  
LOCATION TITLE: 1949 N BEN MADDOX WAY  
APN TITLE: 091-060-006  
GENERAL PLAN: RLD (Residential Low Density)  
ZONING: R-1-5 (Residential 5,000sqft minimum)

**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.

## **Planning Division Recommendation:**

- Revise and Proceed Tentative ParcelMap  
 Resubmit

## **Project Requirements**

- PM

## **PROJECT SPECIFIC INFORMATION:** December 18, 2019

1. Comply with all codes and ordinances.
2. Recommend filing a Tentative Subdivision Map (TSM) to include subdividing the remainder parcel.

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

**Maximum Building Height:** 35 Feet

### **Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ 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

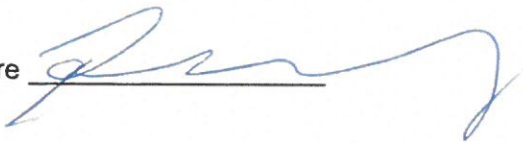
### **Accessory Structures:**

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 





City of Visalia  
Building: Site Plan  
Review Comments

SPR 19 234  
SMBE PARCEL MAP  
1949 N BEN MADDOX  
WAY

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.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL GARCIA 12/12/19  
Signature



**Site Plan Comments**  
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date December 16, 2019  
Item # 8  
Site Plan # 19-234  
APN: 091060006

- 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.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels 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.
- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines**.
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2016 CFC §507, App B and C

Corbin Reed  
Fire Marshal



## Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

### Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once all of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

**Exception:** If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

**\*If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

**\* This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D. The applicability of this guideline will be evaluated on February 1, 2020 by the Fire Marshal or Fire Chief.**



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 18, 2019

**ITEM NO: 8**

SITE PLAN NO: SPR19234

PROJECT TITLE: Smee Parcel Map

DESCRIPTION: Parcel Map - Edison St/Ben Maddox

APPLICANT: Gary Smee

OWNER: SMEE GARY M

APN: 091060006

LOCATION: 1949 N BEN MADDOX WAY

**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:**

•

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

CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4500

19234

COMMERCIAL BIN SERVICE

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment** Residential 3 can services required.

Jim Ross, Solid Waste Manager, 559-713-4533

Edward Zuniga, Solid Waste Supervisor, 559-713-4338



**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: 12/18/2019  
Item # 8  
Site Plan # 19-234  
Project: Smee parcel map  
Description:  
Applicant:  
Location: 1949 N Ben Maddox  
APN:

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

- No comments at this time
  
- Fire Hydrants  
Comments-
  
- Services  
Comments- We can install new services for the new lots wherever you need them as long as they're not in driveways or sidewalk.
  
- Mains  
Comments- There's existing main on Edison.
  
- Backflow requirements  
Comments-

**Additional Comments:**

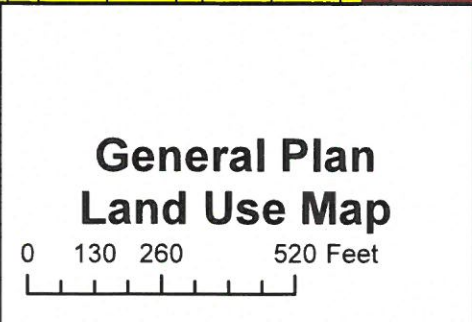
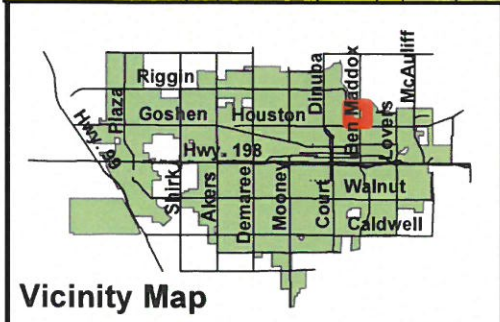
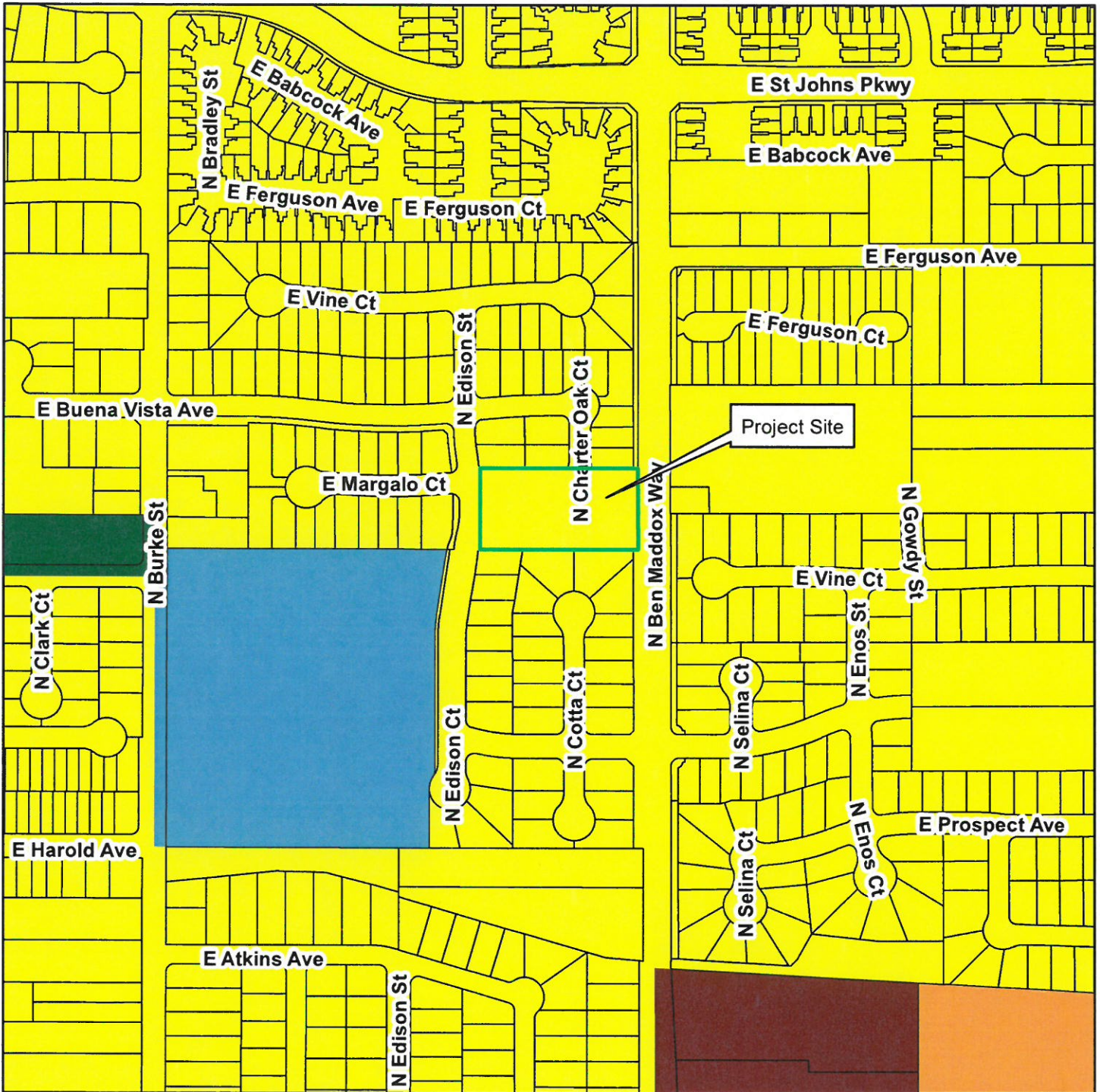
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Stuart Skoglund  
Superintendent



# Tentative Parcel Map No. 2020-01

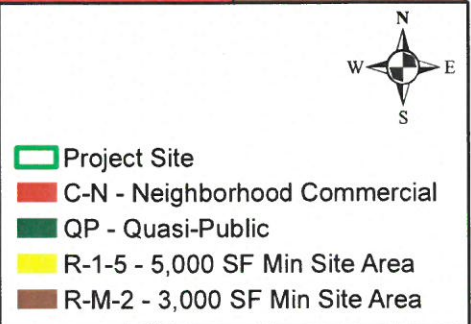
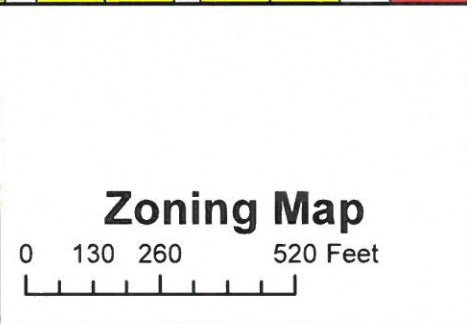
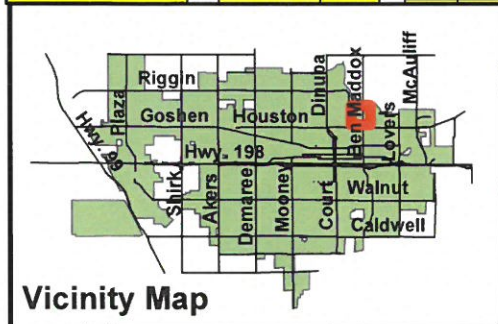
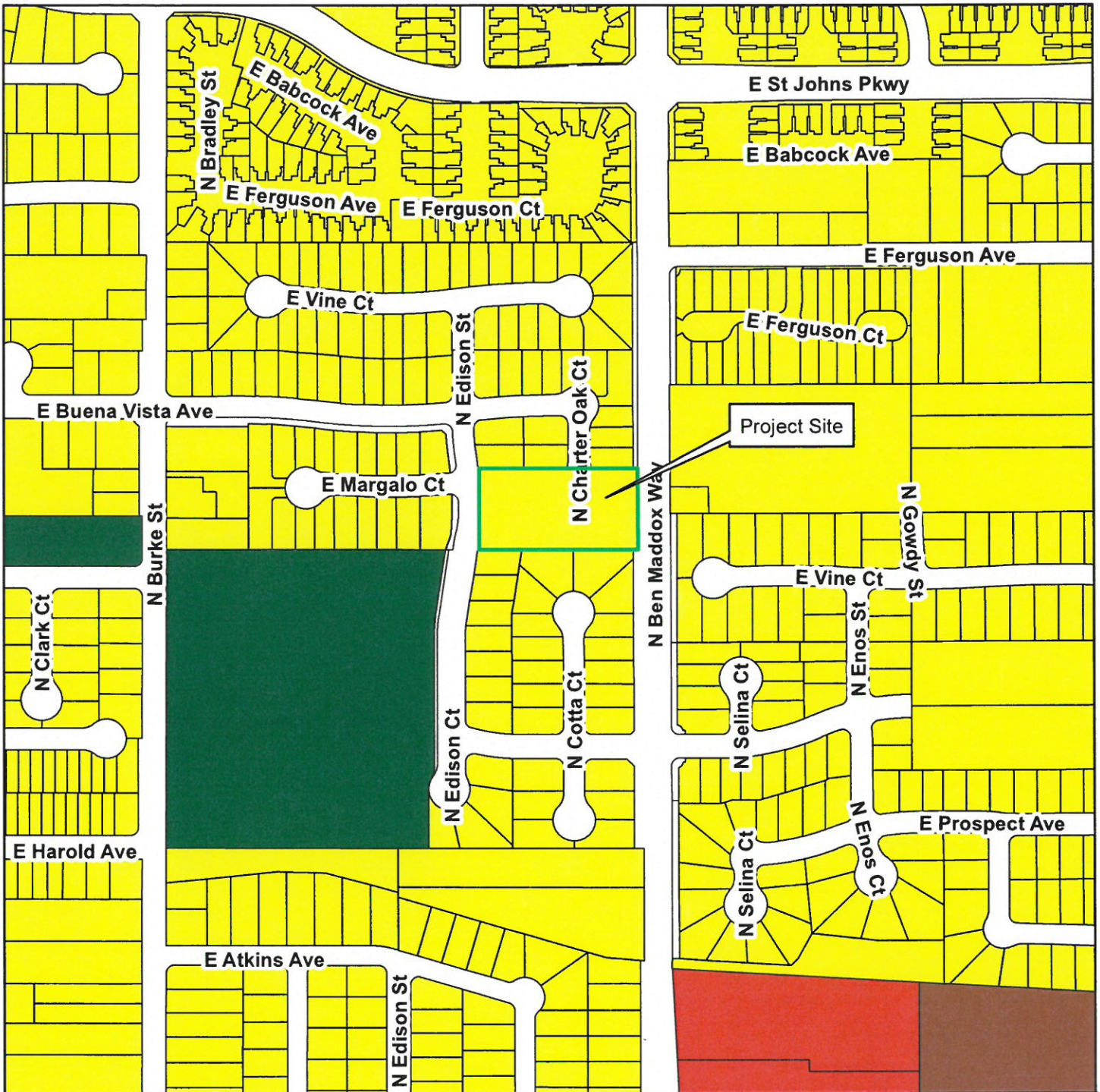
The project site is located east of N. Edison St. at E. Marlago Ct.  
(APN: 091-060-006)





# Tentative Parcel Map No. 2020-01

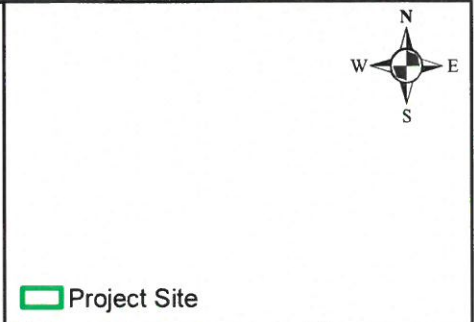
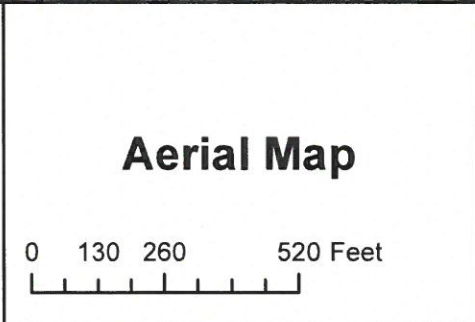
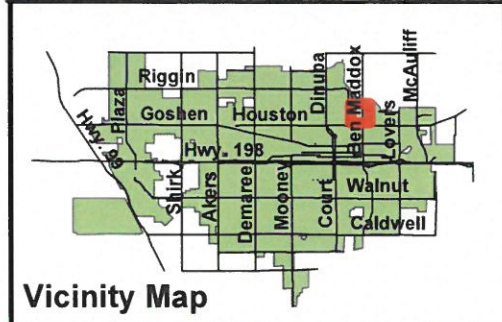
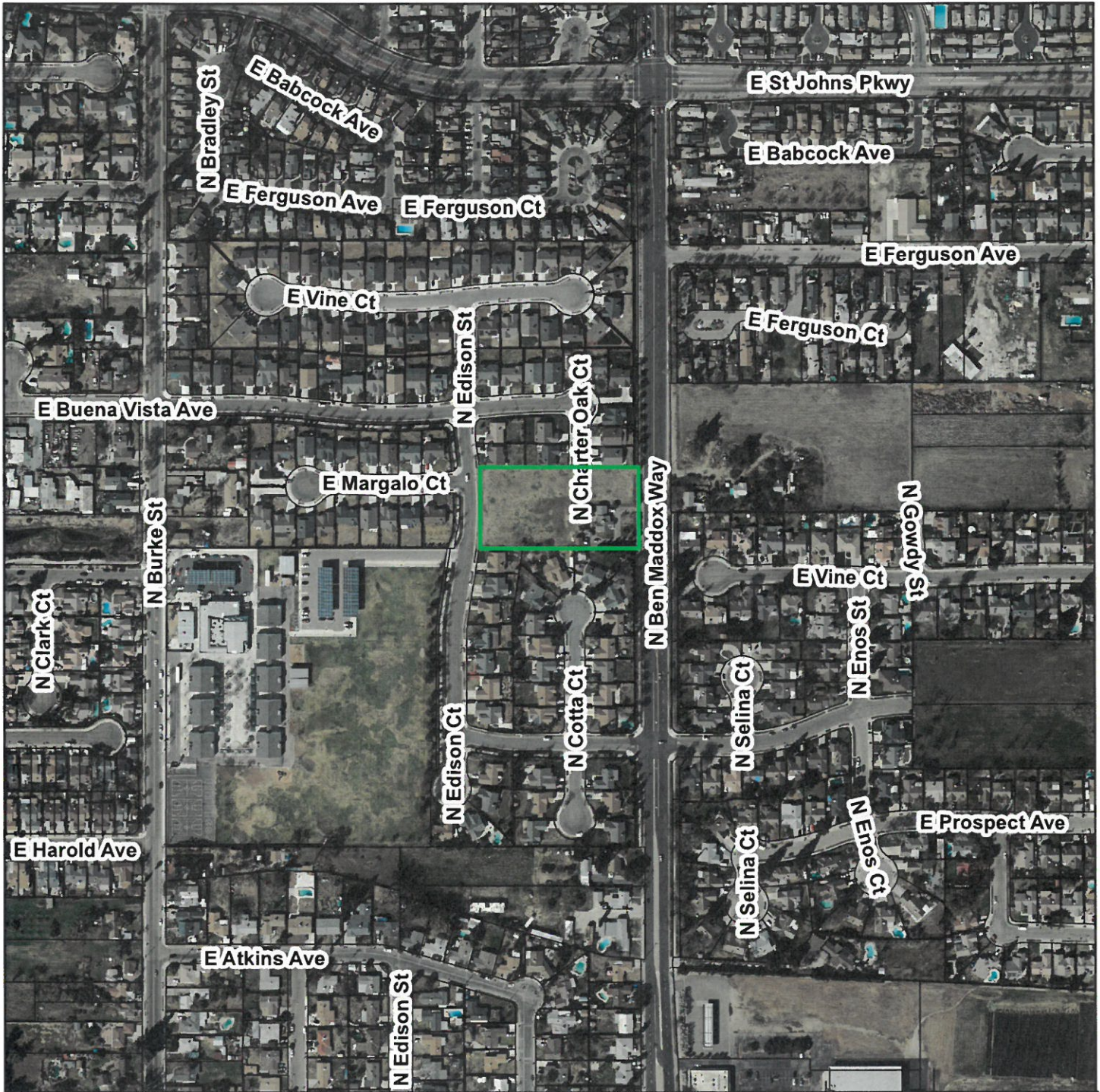
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(APN: 091-060-006)





# Tentative Parcel Map No. 2020-01

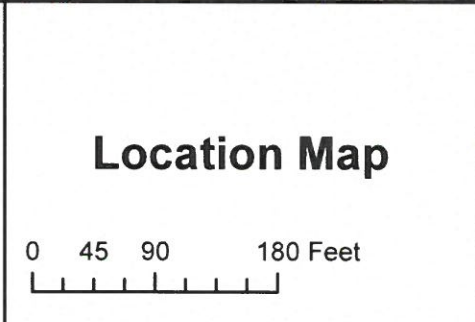
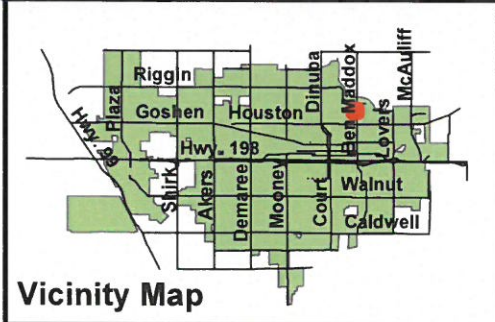
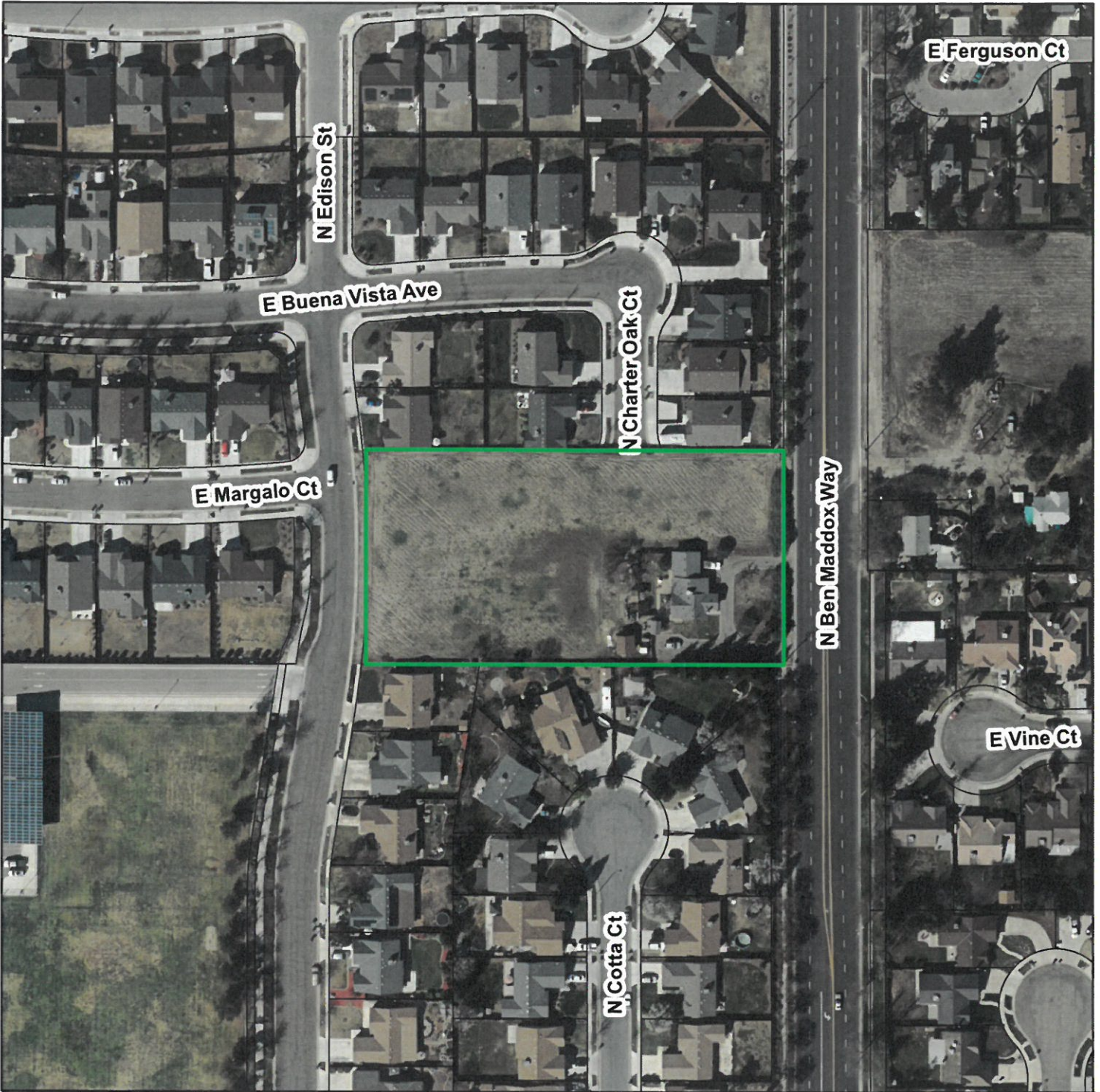
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# Tentative Parcel Map No. 2020-01

The project site is located east of N. Edison St. at E. Marlago Ct.  
(APN: 091-060-006)





# Tentative Parcel Map No. 2020-01

The project site is located east of N. Edison St. at E. Marlago Ct.  
(APN: 091-060-006)

