

# PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, MAY 11, 2020 AT 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

For those watching via the Facebook Live stream who want to provide citizen comments, please begin your comment with, "Citizen Comment" so that we understand it is a comment that you wish to be shared with the Planning Commission and is a comment that you would share publicly if you were attending the meeting in-person.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

3. PUBLIC COMMENT – To be sure that your comments are received, we strongly encourage citizens to submit public comment, or comment on a specific agenda item, before the meeting via email to [Susan.Currier@visalia.city](mailto:Susan.Currier@visalia.city). All emailed public comments will be distributed to the Planning Commission prior to the start of the meeting and incorporated into the official record.

Opportunity to comment is planned to be available on the Facebook livestream, but cannot be guaranteed to be available. In the event it is necessary, phone access may be provided at (559) 713-4165. However, this line will only be available if comments cannot be accepted via Facebook.

The public may present comments to the Planning Commission at the Council Chambers during the meeting, but physical attendance at the Council Chambers is strongly discouraged pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation, and social distancing will be enforced. (The Planning Commission will NOT be present in the Council Chambers.)

4. CHANGES OR COMMENTS TO THE AGENDA –



5. 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 the Consent Calendar
  6. PUBLIC HEARING – Paul Bernal
    - Cameron Creek Garden Unit Tentative Subdivision Map No. 5575: A request by San Joaquin Valley Homes to subdivide 4.81-acres into 30 lots for single-family residential use and private lots for landscaping and a pocket park, located within the C-MU (Commercial Mixed Use) zone. The Cameron Creek Garden Unit Tentative Subdivision Map is proposing to subdivide parcels that are part of the Cameron Creek Shopping Center.
    - Conditional Use Permit No. 2020-03: A request by San Joaquin Valley Homes to allow residential development on commercial zoned property as part of a planned unit development on 4.81-acres consisting of 30 single-family residences, and private landscaping lots within the C-MU (Commercial Mixed Use) zone. The CUP associated with the Cameron Creek Garden Unit Tentative Subdivision Map is proposing to subdivide parcels that are part of the Cameron Creek Shopping Center.
- Project Location: The project area for the proposed residential development is located south of the ARCO AM/PM service station and the Jack In the Box within the Cameron Creek Shopping Center, and is bounded by Kimball Avenue to the south, Court Street to the east and West Street to the west (APNs: 126-870-040, 126-870-043 & 126-870-046).
7. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
    - Next Planning Commission Meeting Tuesday May 26, 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, MAY 21, 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 TUESDAY, MAY 26, 2020**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION



**HEARING DATE:** May 11, 2020

**PROJECT PLANNER:** Paul Bernal, City Planner  
Phone No.: (559) 713-4025  
E-mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**SUBJECT:** **Cameron Creek Garden Unit Tentative Subdivision Map No. 5575:** A request by San Joaquin Valley Homes to subdivide 4.81-acres into 30 lots for single-family residential use and private lots for landscaping and a pocket park, located within the C-MU (Commercial Mixed Use) zone. The Cameron Creek Garden Unit Tentative Subdivision Map is proposing to subdivide parcels that are part of the Cameron Creek Shopping Center.

**Conditional Use Permit No. 2020-03:** A request by San Joaquin Valley Homes to allow residential development on commercial zoned property as part of a planned unit development on 4.81-acres consisting of 30 single-family residences, and private landscaping lots within the C-MU (Commercial Mixed Use) zone. The CUP associated with the Cameron Creek Garden Unit Tentative Subdivision Map is proposing to subdivide parcels that are part of the Cameron Creek Shopping Center.

Project Location: The project area for the proposed residential development is located south of the ARCO AM/PM service station and the Jack In the Box within the Cameron Creek Shopping Center, and is bounded by Kimball Avenue to the south, Court Street to the east and West Street to the west (APNs: 126-870-040, 126-870-043 & 126-870-046).

## STAFF RECOMMENDATION

Staff recommends denial of Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and Conditional Use Permit No. 2020-03 based on the findings in Resolution Nos. 2020-08 and 2020-09. Staff's recommendation is based on the conclusion that the project is not consistent the purpose and intent the Visalia General Plan's Land Use Designation for Commercial Mixed Use.

## RECOMMENDED MOTION

I move to adopt Resolution Nos. 2020-08 and 2020-09 denying Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and Conditional Use Permit No. 2020-03.

## ALTERNATIVES

The Planning Commission may, in lieu of the recommended motion specified above, consider the following alternative:

- Approve Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and Conditional Use Permit No. 2020-03, with conditions and/or modifications as specified by the Planning Commission.

If this alternative motion is approved, staff requests the Planning Commission continue the item to their next scheduled meeting so that conditions of project approval can be drafted and incorporated into revised resolutions for both the tentative subdivision map and conditional use permit.



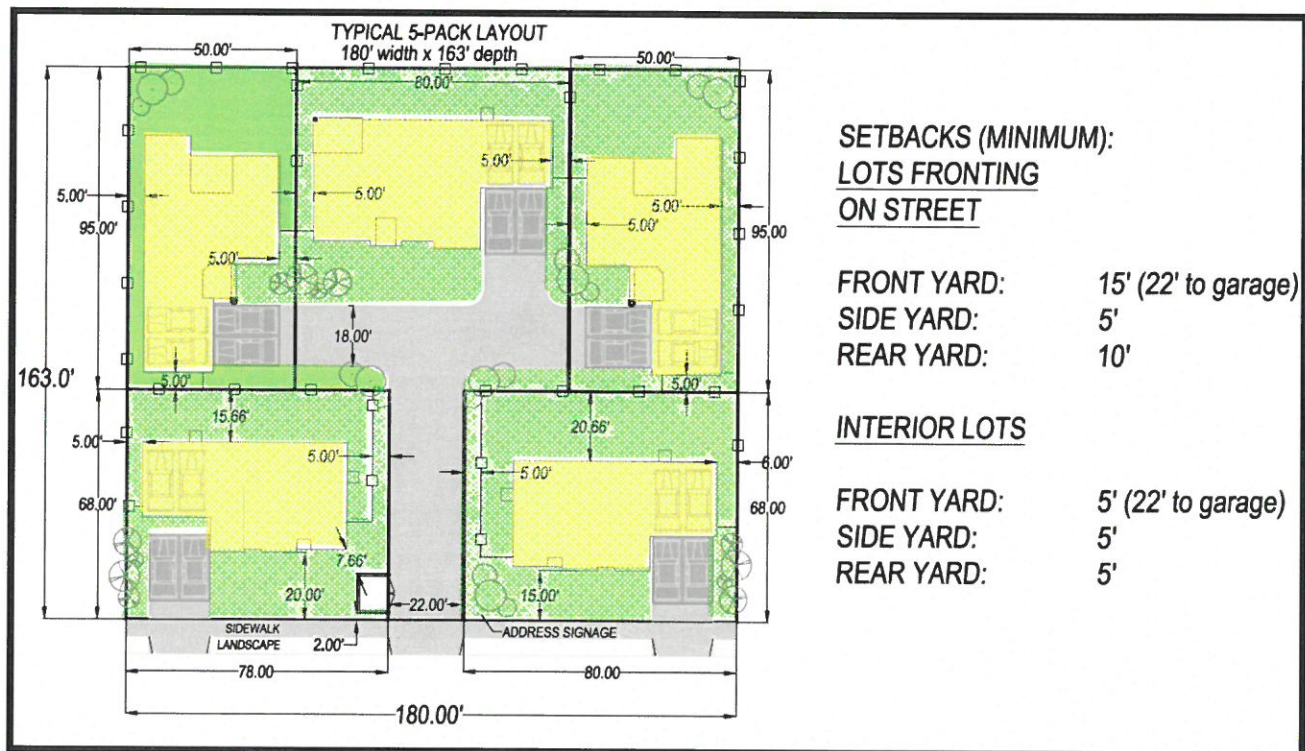
## PROJECT DESCRIPTION

Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, filed by San Joaquin Valley Homes, is a request to subdivide 4.81-acres into a 30 lot single-family residential subdivision with private access driveways and private landscaping lots within the C-MU (Commercial Mixed Use) zone (see Exhibit "A"). Conditional Use Permit (CUP) No. 2020-03 accompanies the Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and is required for the development of residential units in the Commercial Mixed Use zone. The CUP seeks to allow the development of residential units on commercial zoned property in a "5-Pack" residential lot configuration (see Exhibit "B"). The project site is part of the Cameron Creek Marketplace Shopping Center (see Exhibit "C").

The applicant/developer is requesting the project pursuant to the Planned Development Ordinance (Zoning Ordinance Chapter 17.26), which allows deviation of development standards in order to maximize benefits that may be derived from a more unique project that could not otherwise be accommodated by adhering to typical Zoning Code standards. The project proposes to develop the site as a "horizontal mixed use" development that includes a residential subdivision within the overall Cameron Creek Marketplace shopping center.

The Cameron Creek Garden Unit Tentative Subdivision project consists of the following:

- Lot sizes ranging from approximately 4,885 square feet to 7,171 square feet;
- Single-family lots clustered in a typical "5 pack" pattern with lots utilizing a shared driveway to access lots located behind lots fronting onto the local street as depicted below and included in both Exhibits "A" and "B".



- Three single-family housing types consisting of a 1,297 square foot plan, a 1,426 square foot plan and a 1,597 square foot plan. All units are proposed to be one-story structures (see Exhibits "D", "E" and "F");
- A trash enclosure located in the front yard setback area for each "5-Pack" single-family cluster (see Exhibit "B").



- A seven-foot block wall along the Court and West St. frontages and a seven-foot block wall between the residential development and the remainder commercial shopping center (see Exhibit “G”).
- A 6,273 sq. ft. gated “pocket park” and pedestrian walkway to the commercial shopping center.
- The establishment of a homeowner’s association to maintain shared driveways, landscape areas, and block walls;
- Construction of street frontage improvements (curb, gutter, sidewalk, and street pave-out) along Kimball Avenue. All other utility services (sewer, storm, electricity, gas, phone/cable, and water) will be extended from existing services available in the project vicinity.

The project site has a zone designation of C-MU and a General Plan land use designation of Commercial Mixed Use. This designation allows for either horizontal or vertical mixed use development of commercial and residential uses subject to the approval of a conditional use permit. Residential density for this designation is permitted at up to 35 housing units per gross acre, and buildout is assumed at 12.5 units per gross acre for residential uses. The proposed Cameron Creek Garden Unit subdivision is proposing residential density at 6.23 units per acre.

The applicant was informed at the project’s Site Plan Review stage that the proposed mixed use project concept could not be supported based on the “5-Pack” residential design. Staff’s position is based on comments received during City Council Work Session meetings held to discuss “5-Pack Residential Development Considerations”, and the lack of design measures to provide a comprehensive master planned commercial/residential mixed use project. Staff finds that the proposed project does not meet General Plan objectives LU-O-26, and LU-O-30 and policy LU-P-63, of integrating residential units into existing and future commercial uses as a “true mixed use project” as defined per the Commercial Mixed Use designation.

The recommendation opposing this project type is discussed in greater detail in the “Project Evaluation” section of the staff report below.

<b>BACKGROUND INFORMATION</b>
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General Plan Land Use Designation:	Commercial Mixed Use
City Zoning:	C-MU (Commercial Mixed Use)
Surrounding Zoning and Land Use:	<p>North: C-MU (Commercial Mixed Use) / ARCO AM/PM convenience store and gas station, Jack in the Box, vacant commercial land (Cameron Creek Shopping Center).</p> <p>South: R-1-5 (Single Family Residential) / Kimball Court Apartments (95-unit Senior housing).</p> <p>East: Court St., O-PA (Office) &amp; Q-P (Quasi-Public) –Collector Street, Visalia Community Church of Christ</p> <p>West: West St. &amp; R-1-5 (Single Family Residential) / Collector Street, Caldwell West Estates Unit 1 single-family residential subdivision</p>
Environmental Review:	If project denied, no environmental review required per CEQA. If the project is approved, a Categorical Exemption (Class 32) will be prepared for Planning Commission consideration.



Special Districts: None  
Site Plan Review: No. 2019-177

## **RELATED PROJECTS**

**Conditional Use Permit (CUP) No. 2005-22, Variance No. 2005-08 and Tentative Parcel Map No. 2005-14**, were submitted for the development of the 15.55-acre Cameron Creek Shopping Center. The development consisted of a total building area of 106,132 square feet. The shopping center consists of two large anchor pads and various retail buildings along the southern portion of the site. The remaining balance of the site includes the development of out-pads buildings with drive-thru lanes along the Caldwell Avenue street frontage. The variance established a sign program for the entire shopping center while the parcel map depicted the subdivision of the entire shopping center into eight parcels. The Planning Commission approved the CUP, Variance and Parcel Map on July 25, 2005. The automatic time extensions approved by the State Legislature kept the 2005 land use entitlements for this shopping center active until the Final Map recorded on October 8, 2015.

**Conditional Use Permit No. 2008-06 and Variance No. 2008-02** was a request to develop the Caldwell and Court Commercial Center (replacing the previously approved Cameron Creek Shopping Center approval) with a total building area consisting of 118,558 square feet. The commercial center consists of commercial and office space, a pharmacy with a drive-thru and a neighborhood grocery. The Variance allows a sign program for a retail center that varies from the standard signage provisions of Design District A, specifically with regard to quantities of freestanding signs. The Planning Commission approved the CUP and Variance on March 10, 2008. A parcel map was not submitted as part of this project and the applicants never submitted building plans to initiate their land use entitlement. CUP No. 2008-06 and Variance No. 2008-02 expired two years after the Planning Commission approval this project.

**Conditional Use Permit No. 2015-18:** was a request to amend Conditional Use Permit No. 2005-22, to allow the development of a 3,037 square foot Jack in the Box fast-food restaurant with a drive-thru lane at the southwest corner of West Caldwell Avenue and South Court Street. The Planning Commission approved the CUP on July 13, 2015.

**Conditional Use Permit No. 2017-22:** A request to develop a 1.91-acre area within the Cameron Creek Marketplace Shopping Center with an ARCO AM/PM gas station consisting of a 6,000 square foot convenience store building with a future fast-food restaurant space (no tenant has identified), a 4,933 square foot automated carwash building, and a 6,775 square foot fuel canopy with 10 fuel dispensers. The Planning Commission denied this project at their April 9, 2018 meeting. The applicant appealed the Planning Commission's denial and the City Council approved a revised ARCO AM/PM project with a smaller building foot print, reduced gas pumps and no car wash at their May 7, 2018 meeting.

**Catalina Tentative Subdivision Map No. 5558 and Conditional Use Permit No. 2017-02:** A request to subdivide 8.76 acres into 51 lots for residential development. The Planned Unit Development proposed to develop the 51 lots with modified development standards. The Planning Commission approved the subdivision and conditional use permit on March 13, 2017.

**Lowery West Tentative Subdivision Map No. 5564 and Conditional Use Permit No. 2017-32:** A request by San Joaquin Valley Homes to subdivide 48 acres into 218 lots for residential units, including a 17.5-acre portion proposed as a Planned Residential Development with 94 residential lots with gated access and private streets. The Planning Commission approved the map and conditional use permit on March 12, 2018.



## PROJECT EVALUATION

Staff's recommendation to deny Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and CUP No. 2020-03 is based on staff's conclusion that the project is inconsistent with the General Plan and Zoning Ordinance intent for incorporating a stand-alone residential development in a mixed-use zone.

Further, the project is inconsistent with the Planning Commission and City Council's previous direction regarding this residential product type. Specifically, the project fails to provide a superior mixed use project design due to lack of design considerations to facilitate a unified project. Conversely, the project would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

The City processed the first "5-Pack" residential development project in early 2017 (Catalina). Two additional "5-pack" developments (The Grove and Lowery West) were approved in 2017 and 2018. The Catalina and Lowery West maps have since recorded and been developed. During the entitlement process for these developments, staff received several inquiries about these developments as a result of concerns and issues raised by Cal Water pertaining to "5-Pack" residential developments. Cal Water expressed their concerns about the difficulty of providing individual domestic water lines to each unit within each "5-pack" cluster. Additionally, Councilmembers raised concerns related to other design aspects of these "5-Pack" developments. The City Council requested a Work Session be held to discuss Cal Water's and other concerns related to the "5-Pack" entitlements approved.

During City Council work sessions held on October 15 and November 5, 2018, Councilmembers expressed their comments and concerns related to "5-Pack" Residential developments as follows:

- Homeowners Association (HOA): Long-term viability of the common areas can be problematic if the HOA goes defunct. Who maintains the common areas if there is no HOA? This has happened to other HOA residential developments particularly in the northeast.
- Long-term maintenance: There is no sense of how these developments will hold up over the long run due to several features being shared by several properties. This is a new design to the Visalia housing market. What will these developments look like in 10 years?
- Lack of parking: Due to the "cluster" type of development, not enough parking is being provided for these types of developments based on the unique design.
- Solid waste receptacles: These are spacing issues with the number of solid waste receptacles clustered per each "5-Pack" location. **[The developer has attempted to address this issue in the proposed project by establishing solid waste enclosures in the front yards of each "5-Pack" cluster.]**
- Domestic water service: The visual appearance of backflow preventer devices is an unattractive feature that should be screened from view.

During the November 5<sup>th</sup> meeting, three Councilmembers commented that they do not support the "5-Pack" residential development design based on design flaws as noted above and based on the long-term maintenance and viability of these projects.

Notwithstanding Councilmember comments, staff does not support the Cameron Creek Garden Unit project since the overall design does not meet the purpose and intent of an integrated and comprehensive master planned commercial and residential mixed use project.



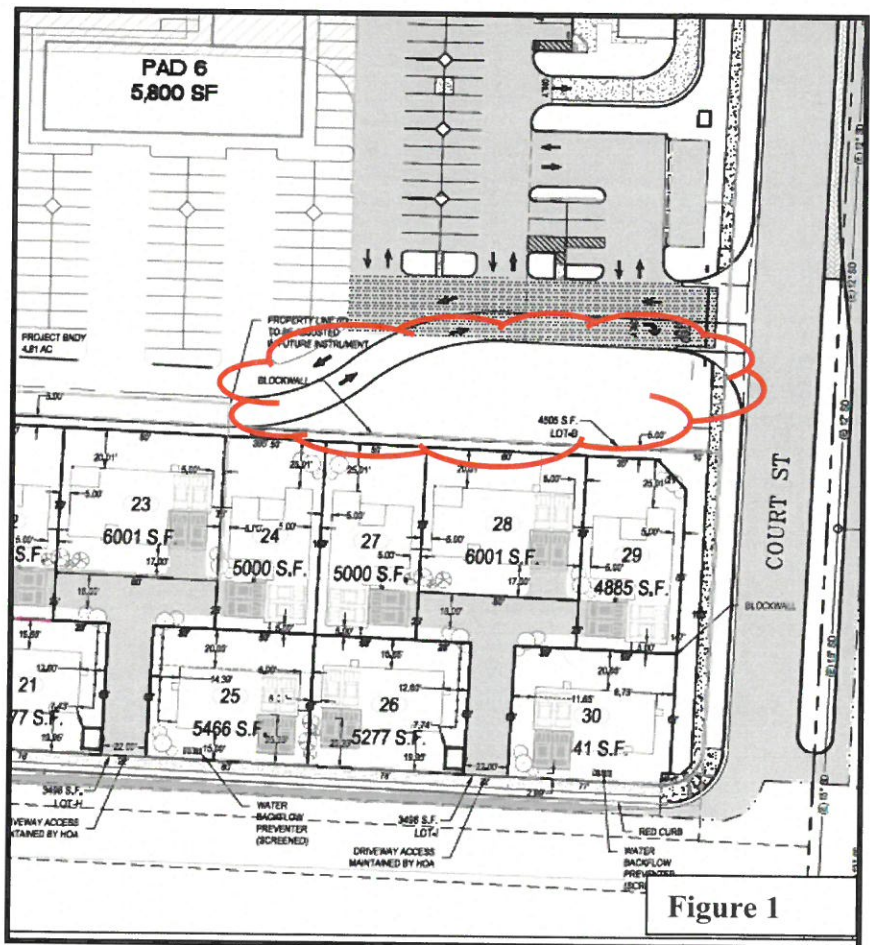
Staff's recommendation to deny the project is further based on the following design issues:

1. The Cameron Creek Garden Unit project does not meet the purpose and intent of an integrated mixed use project.

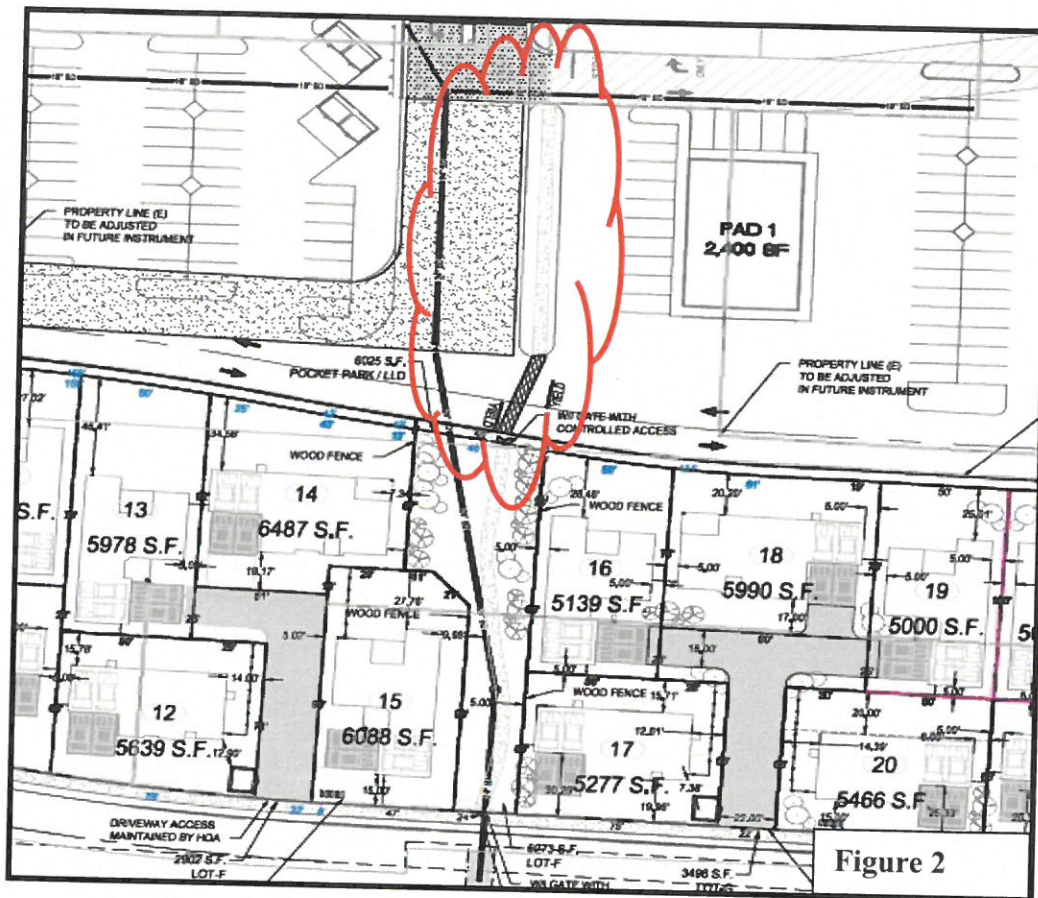
**Analysis:** Unlike traditional R-1 (Single-family Residential) zoned sites, the project site is zoned Commercial Mixed Use. The 30-lot single-family residential subdivision layout is not consistent with the purpose and intent of the Commercial Mixed Use designation. The Commercial Mixed Use designation was established to facilitate well integrated horizontal or vertical mixed use development. Mixed use development has the potential to help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing.

The proposed Cameron Creek Garden Units project is a horizontal mixed use project. However, the overall project design does not lend itself to a true integrated commercial and residential mixed use development. The lack of a comprehensive master plan that integrates design measures complimentary to both the proposed residential units and the existing and future commercial building pads results in a design that depicts the residential development as a stand-alone project with no measures that truly integrate the entire Cameron Creek Shopping Center into a "unified" commercial and residential mixed use project.

The resulting layout through the residential project appears as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. A remnant area north of Lots 27, 28 and 29, lacks design considerations for integration into either the shopping center or residential development (see Figure 1). In addition, the pedestrian access path from the pocket park to the commercial shopping center does not address when this is pedestrian amenity will be developed (see Figure 2). The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.







## 2. Solid Waste Collection.

**Analysis:** During the Site Plan Review process, the Solid Waste Division did not support the developer's request to use residential roll-out cans (i.e., three cans per dwelling) and requested that the residential development incorporate commercial bins strategically located throughout the subdivision that could be accessed from the future drive aisle north of the proposed subdivision. This design consideration allows solid waste vehicles to access the trash enclosure locations on-site by using a shared access road. The developer could not come to a design alternative to meet Solid Waste Division's recommendation. Rather, the developer presented a design that places six small trash enclosures in the front yards of Lots 3, 7, 12, 17, 21, and 26 of the subdivision. The Solid Waste Division was amenable to this design consideration because it centralizes trash collection areas and minimizes the number of individual bins per dwelling unit that have become problematic for the existing 5-Pack residential developments in Visalia.

Planning staff does not support this design consideration because the trash enclosures along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas. The intent of developing a true "horizontal mixed use project" requires these types of design considerations to be vetted and properly planned so that they do not become a detractor from the streetscape and are properly placed to reduce visual impacts to the surrounding neighborhood. The Zoning Ordinance is specific in prohibiting structures in the required front yards for residential and commercial developments. The placement of trash enclosures along the primary frontage of a local street has the potential to degrade the quality of the residential stock in the neighborhood in which it is located.



## General Plan Inconsistency Issues:

Staff also finds that the proposed project does not meet the following General Plan objectives and policies.

### Objectives

**LU-O-26** *Facilitate development of new, well-planned commercial areas to meet the needs of residents of Visalia and its market area.*

Analysis: As stated in the staff report, the project lacks design considerations that effectively master plan the area to incorporate both the commercial and residential uses as a cohesive unified project. Rather, the site plan depicts two distinct land uses with no integration and design measures to compliant both the commercial and residential uses.

**LU-O-30** *Establish a development review process that provides ease, predictability, and flexibility to developers and ensures high-quality and neighborhood-compatible development.*

Analysis: During the Site Plan Review (SPR) staff noted from the onset that the project did not warrant support. Although the developer is requesting flexibility to development standards to facilitate their "5-Pack" residential design, the overall mixed use project does not provide an integrated comprehensive plan nor is the project compatible with the existing residential neighborhood.

### Policies

**LU-P-63** *In higher-intensity and mixed use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages, with ground floor retail, where appropriate and justified.*

*New development can help create pedestrian environments with buildings oriented to the street, continuous walkways and sidewalks, limited blank walls, pedestrian-scaled buildings, and signage, parking screened from street view, landscaping and shading, and places for people to rest and meet.*

Analysis: Staff provided the applicant with comments during the SPR process that identified deficiencies with the proposed project. Staff recommended that the commercial/residential interface, including building orientations and pedestrian connections to the remaining commercial portions of the project area be addressed to enhance and integrate these uses as one cohesive project. Staff also noted that the pocket park and pathway do not provide a suitable interface between the commercial and residential components of the overall site because they do not serve a majority of the residential units.

Visalia has a long history of encouraging and approving residential uses in commercial areas, both stand-alone and mixed use. Examples of these projects include several residential units approved in upper stories of commercial buildings and the recent 81-unit new construction mixed use project on the former downtown lumber yard. The Land Use Objectives set forth in the City's General Plan call for facilitating development of well-planned commercial areas to meet the needs of Visalia residents, promote pedestrian-oriented retail and mixed use development, and in mixed use areas require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages. Staff does not consider the proposed project meets these objectives and simply divides the property between commercial and residential uses.



Based on the potential to set precedent with this commercial/residential mixed use development, staff's recommendation to deny the project is a result of the issues analyzed in this report, lack of integration between the two uses to meet the purpose and intent of a true mixed use project, and the issues discussed with the Planning Commission and City Council regarding "5-Pack" residential developments.

### **Subdivision Map Act Findings**

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that four of the findings can be made for the proposed project. The seven findings and staff's analysis are below. The findings in response to this Government Code section are included in the recommended findings for the denial of the tentative subdivision map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be inconsistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be inconsistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site, although may be physically suitable for a mixed use project, the proposed map and its affiliated development plan, which is designated as Mixed Use Commercial is not consistent with the purpose and intent of the Commercial Mixed Use land use designation. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site, although may be physically suitable for a mixed use project, the proposed map and its affiliated development plan, which is designated as Mixed Use Commercial and developed is not consistent with the purpose and intent of the Commercial Mixed Use land use designation. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.



(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

**CAMERON CREEK GARDEN UNIT PROJECT DESIGN**

Notwithstanding the analysis provided in this report that supports denial of the project, an overview of the 5-Pack residential development's design features are provided here for overview.

**The Cameron Creek Garden Units Proposed Lots and Setbacks**

The proposed subdivision consists of 30 residential lots developed in the "5-Pack" lot configuration resulting in shared driveways for all lots to the rear of the residential lots oriented towards Kimball Ave. The typical lot size is over 5,000 square feet with lots ranging in size from 4,885 square feet (Lot 29) to 7,171 square feet (Lot 2). The residential lots, with some minor exceptions, follow traditional R-1-5 setback standards as follows:

- Front Yard Setback along Kimball Ave (habitable space): 15-ft.
- Garages: 25-ft.
- Trash Enclosures along Kimball Ave.: 2-ft.
- Side Yard: 5-ft. (min.)
- Interior Rear Yard (typical): 5-ft.
- Rear Yard 15-ft. (min.)

The applicant has provided elevations for the three housing models to be developed within this subdivision (see Exhibits "D", "E" and "F").

**Block Walls and Wood Fences**

The project will construct city standard block walls along Court St., West St. and along the north property lines for all residential lots that abut the vehicular access drive (see Exhibit "G"). In addition, a wrought iron fence with pedestrian gates will be used for the proposed pocket park (Lot F). All other proposed interior fences between the proposed single-family clustered lots will be standard wood fence construction subject to height allowances as identified in the Zoning Ordinance. The applicant has stated the block walls and wrought iron fence will be maintained by the homeowners association.

**Street Improvements**

The developer of the subdivision will improve Kimball Ave. to full buildout, including street pavement, curb, gutter, sidewalk and street lights. The improvements to Kimball Avenue will result in the 60-ft. local street being developed to its ultimate right-of-way. Right-of-way improvements already exist along Court St. and West St.



## **Single-Family Elevations**

The single-family residential units are proposed to be one-story structures. Exhibits “D”, “E”, and “F” depict the typical building elevations for each of these units proposed within the Cameron Creek Garden development. The elevations’ stucco finishes with varying accent materials, stone veneer trim, covered entryways, and pitched tile roofs are noted on the elevations. All units are single-story structures.

## **Infrastructure**

The project site is located in an area that can be adequately served by City utilities. Existing sewer and storm-drainage mains are located in the immediate vicinity of the development as are electricity, gas, and water services. If the project were approved, this development will be required to connect to those services as required per all development in the City of Visalia.

## **Homeowners Association**

The applicant had identified that a Homeowners Association will be established to maintain the following:

- All front yards for lots abutting Kimball Avenue (Lots 3, 6, 7, 11, 12, 15, 17, 20, 21, 25, 26, 30);
- Common driveways;
- Trash enclosures;
- Block walls and all letter “Lots” as noted in on Exhibit “B” including the pocket park and landscape lots adjacent to the block wall;
- Landscape parkway along Kimball Ave. and along Court and West Streets within the limits of the map.

## **Environmental Review**

If the project is denied, no action is required on an environmental document. Alternately, if the Planning Commission determines, based on the evidence in the record, that Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 and Conditional Use Permit No. 2020-03 can be approved, staff recommends the Planning Commission continue the item to the next scheduled meeting so that the appropriate environmental document can be prepared for adoption. A Categorical Exemption (Class 32) would be prepared in this circumstance.

## **RECOMMENDED FINDINGS**

### **Cameron Creek Garden Unit Tentative Subdivision Map No. 5575**

1. That the proposed location and layout of the Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, together with its improvement and design, is not consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.

Unlike traditional R-1 (Single-family Residential) zoned sites, the project site is zoned Commercial Mixed Use. The 30-lot single-family residential subdivision layout is not consistent with the purpose and intent of the Commercial Mixed Use designation. The Commercial Mixed Use designation was established to facilitate well integrated horizontal or vertical mixed use development. Mixed use development have the potential to help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing.



The proposed Cameron Creek Garden Units project proposes a horizontal mixed use concept. However, the overall project design does not lend itself to a true integrated commercial and residential mixed use development. The lack of a comprehensive master plan that integrates design measures that are complimentary to both the proposed residential units and the existing and future commercial building pads results in a design that depicts the residential development as a stand-alone project with no measures that truly integrate the entire Cameron Creek Shopping Center into a “unified” commercial and residential mixed use project.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The remnant area north of Lots 27, 28 and 29, lacks design considerations for integration into either the shopping center or residential development. In addition, the pedestrian access path from the Pocket Park to the commercial shopping center does not address when this is pedestrian amenity will be developed. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas. The intent of developing a true “Horizontal Mixed Use Project” requires these types of design considerations to be vetted and properly planned so that they do not become a detractor from the streetscape but are properly placed to reduce visual impacts to the surrounding neighborhood. The Zoning Ordinance is specific in prohibiting structures in the required front yards for residential and commercial developments. The location of these trash enclosures along the primary frontage of a local street has the potential to degrade the quality of the residential stock in the neighborhood in which it is located.

2. That the proposed Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, together with its improvement and design, would not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That while the site may be physically suitable for a commercial and residential mixed use project, the proposed tentative subdivision map is not consistent with the intent of the General Plan and Zoning Ordinance for Commercial Mixed Use.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop. Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape were none of the surrounding residential developments are designed with trash enclosures in their front yard areas.

4. That the site may be physically suitable for a commercial and residential mixed use project, however the proposed tentative subdivision map and conditional use permit are not consistent with the underlying Commercial Mixed Use General Plan Land Use Designation.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.



5. That the proposed Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. If the project were to be approved, the subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
6. That no action under the California Environmental Quality Act is required for a proposed project that is rejected or disapproved by a public agency, in accordance with the California Environmental Quality Act Guidelines, Section 15270.

### **Conditional Use Permit No. 2020-03**

1. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

The 30-lot single-family residential subdivision layout is not consistent with the purpose and intent of the Commercial Mixed Use designation. The Commercial Mixed Use designation was established to facilitate well integrated horizontal or vertical mixed use development. Mixed use development have the potential to help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing.

The Cameron Creek Garden Units project proposes a horizontal mixed use concept. However, the overall project design does not lend itself to a true integrated commercial and residential mixed use development. The lack of a comprehensive master plan that integrates design measures that are complimentary to both the proposed residential units and the existing and future commercial building pads results in a design that depicts the residential development as a stand-alone project with no measures that truly integrate the entire Cameron Creek Shopping Center into a "unified" commercial and residential mixed use project.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The remnant area north of Lots 27, 28 and 29, lacks design considerations for integration into either the shopping center or residential development. In addition, the pedestrian access path from the Pocket Park to the commercial shopping center does not address when this is pedestrian amenity will be developed. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas. The intent of developing a true "Horizontal Mixed Use Project" requires these types of design considerations to be vetted and properly planned so that they do not become a detractor from the streetscape but are properly placed to reduce visual impacts to the surrounding neighborhood. The Zoning Ordinance is specific in prohibiting structures in the required front yards for residential and commercial developments. The location of these trash enclosures along the primary frontage of a local street has the potential to degrade the quality of the residential stock in the neighborhood in which it is located.



2. That no action under the California Environmental Quality Act is required for a proposed project that is rejected or disapproved by a public agency, in accordance with the California Environmental Quality Act Guidelines, Section 15270.

## **APPEAL INFORMATION**

According to the City of Visalia Subdivision Ordinance Section 16.28.080 and Zoning Ordinance Section 17.04.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe St., 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.

### **Attachments:**

- Related Plans and Policies
- Resolution No. 2020-08 – Conditional Use Permit No. 2020-03
- Resolution No. 2020-09 – Cameron Creek Garden Unit Tentative Subdivision Map No. 5575
- Exhibit "A" – Cameron Creek Garden Unit Tentative Subdivision Map No. 5575
- Exhibit "B" – Development Plan for CUP No. 2020-03
- Exhibit "C" – Cameron Creek Shopping Center Site Plan
- Exhibits "D", "E", "F" – House Elevations
- Exhibit "G" – Block Walls and Fence Locations
- Site Plan Review Item No. 2019-177 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map



## RELATED PLANS AND POLICIES

**General Plan and Zoning:** The following General Plan and Zoning Ordinance policies apply to the proposed project:

**General Plan:**

Commercial Mixed Use. This new designation allows for either horizontal or vertical mixed use development, and permits commercial, service, office, and residential uses. Any combination of these uses, including a single use, is permitted. This designation is found both at key activity nodes and along corridors, including locations currently designated Shopping/Office Commercial or Community Center. Residential density for this designation is permitted at up to 35 housing units per gross acre; buildout is assumed at 12.5 units per gross acre for residential uses. Allowable FAR ranges from 0.25 to 2.0, with buildout assumed at 0.25. The maximum allowable combined FAR for all uses is 2.0.

**Mixed Use**

Mixed Use designations provide multiple uses, generally commercial and residential, on the same site. Mixed use developments can help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing. The Downtown Mixed Use designation encourages a higher-density, vertical mix of uses with residential or office uses above ground floor retail or other commercial uses. It also provides for the development of more multi-family residential within walking distance of Downtown. This designation, and the overall strategy for Downtown and East Downtown, is discussed in section 2.11. The Commercial Mixed Use designation allows for lower density but multi-story development where the uses may be either horizontally or vertically mixed.

**Objectives**

**LU-O-26** Facilitate development of new, well-planned commercial areas to meet the needs of residents of Visalia and its market area.

**LU-O-27** Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas and/or where they can provide close-in employment opportunities.

**LU-O-28** Promote pedestrian-oriented retail and mixed use development along transit corridors, in neighborhood nodes, and in Downtown and East Downtown.

**LU-O-29** Ensure the continued viability of Visalia's existing commercial areas and enable the conversion of older or historic houses to office uses, where appropriate.

**LU-O-30** Establish a development review process that provides ease, predictability, and flexibility to developers and ensures high-quality and neighborhood-compatible development.

**LU-P-63** In higher-intensity and mixed use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages, with ground floor retail, where appropriate and justified.

New development can help create pedestrian environments with buildings oriented to the street, continuous walkways and sidewalks, limited blank walls, pedestrian-scaled buildings, and signage, parking screened from street view, landscaping and shading, and places for people to rest and meet.

**LU-P-66** Update the Zoning Ordinance to reflect the Commercial Mixed Use designation on the Land Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses.



## Planned Development (17.26)

### 17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7410)

### 17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.



"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7411)

**17.26.030 Location.**

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7412)

**17.26.040 Development standards.**

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

**A. Site Area.**

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

**B. Density.** The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

**C. Usable Open Space.** Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.



D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

**17.26.050 Application procedures.**

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;
2. Land use relationships within and outside the proposed site;
3. Circulation and access;
4. Environmental features;
5. Open space and project amenities;
6. Available and needed public improvements and facilities.



- B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:
1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
  2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
  3. For residential development:
    - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
    - b. The approximate total population anticipated in the entire development,
    - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
  4. For nonresidential uses:
    - a. Types of uses proposed within the entire area,
    - b. Anticipated employment base which may be stated as a range,
    - c. Methods proposed to control possible land use conflicts and environmental impacts,
    - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
    - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
  5. A preliminary utilities report;
  6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
  7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

**17.26.060 Exceptions.**

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

**17.26.070 Amendments.**

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)



**17.26.080 Timing.**

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7417)



## Conditional Use Permits

### **17.38.010 Purposes and powers**

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

### **17.38.020 Application procedures**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

### **17.38.030 Lapse of conditional use permit**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

### **17.38.040 Revocation**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

### **17.38.050 New application**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of



the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

#### **17.38.060 Conditional use permit to run with the land**

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

#### **17.38.065 Abandonment of conditional use permit**

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

#### **17.38.070 Temporary uses or structures**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

#### **17.38.080 Public hearing--Notice**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.



- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

#### **17.38.090 Investigation and report**

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

#### **17.38.100 Public hearing--Procedure**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

#### **17.38.110 Action by planning commission**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
  - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

#### **17.38.120 Appeal to city council**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

#### **17.38.130 Effective date of conditional use permit**

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)



RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CONDITIONAL USE PERMIT NO. 2020-03, A REQUEST BY SAN JOAQUIN VALLEY HOMES TO ALLOW RESIDENTIAL DEVELOPMENT ON COMMERCIAL ZONED PROPERTY AS PART OF A PLANNED UNIT DEVELOPMENT ON 4.81-ACRES CONSISTING OF 30 SINGLE-FAMILY RESIDENCES, AND PRIVATE LANDSCAPING LOTS WITHIN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE CUP ASSOCIATED WITH THE CAMERON CREEK GARDEN UNIT TENTATIVE SUBDIVISION MAP IS PROPOSING TO SUBDIVIDE PARCELS THAT ARE PART OF THE CAMERON CREEK SHOPPING CENTER. THE PROJECT AREA FOR THE PROPOSED RESIDENTIAL DEVELOPMENT IS LOCATED SOUTH OF THE ARCO AM/PM SERVICE STATION AND THE JACK IN THE BOX, AND IS BOUNDED BY KIMBALL AVENUE TO THE SOUTH, COURT STREET TO THE EAST AND WEST STREET TO THE WEST (APNS: 126-870-040, 126-870-043 & 126-870-046).

**WHEREAS**, Conditional Use Permit No. 2020-03 is a request by San Joaquin Valley Homes to allow residential development on commercial zoned property as part of a planned unit development on 4.81-acres consisting of 30 single-family residences, and private landscaping lots within the C-MU (Commercial Mixed Use) zone. The project area for the proposed residential development is located south of the ARCO AM/PM service station and the Jack In the Box within the Cameron Creek Shopping Center, and is bounded by Kimball Avenue to the south, Court Street to the east and West Street to the west (APNs: 126-870-040, 126-870-043 & 126-870-046); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 11, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit is not consistent with the City of Visalia General Plan objectives and policies of the Commercial Mixed Use land use designation based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, Section 17.38.010 of the Zoning Ordinance of the City of Visalia provides: "In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits."; and

**WHEREAS**, Section 17.38.110, Subsection A of the Zoning Ordinance of the City of Visalia requires that the Planning Commission make certain findings in order to grant a conditional use permit application, and if such findings cannot be made, Subsection C. of Section 17.38.110 provides that the Planning Commission may deny an application for a conditional use permit; and



**WHEREAS**, if the project is denied, no action needs to be taken on an environmental document.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Visalia finds that the project is not consistent with the required findings of Zoning Ordinance Section 17.38.110.A., and makes the following specific findings based on the evidence in the record, including public testimony, and written and video materials received or presented to the Planning Commission:

1. That the proposed conditional use permit is not consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

The 30-lot single-family residential subdivision layout is not consistent with the purpose and intent of the Commercial Mixed Use designation. The Commercial Mixed Use designation was established to facilitate well integrated horizontal or vertical mixed use development. Mixed use development have the potential to help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing.

The Cameron Creek Garden Units project proposes a horizontal mixed use concept. However, the overall project design does not lend itself to a true integrated commercial and residential mixed use development. The lack of a comprehensive master plan that integrates design measures that are complimentary to both the proposed residential units and the existing and future commercial building pads results in a design that depicts the residential development as a stand-alone project with no measures that truly integrate the entire Cameron Creek Shopping Center into a "unified" commercial and residential mixed use project.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The remnant area north of Lots 27, 28 and 29, lacks design considerations for integration into either the shopping center or residential development. In addition, the pedestrian access path from the Pocket Park to the commercial shopping center does not address when this is pedestrian amenity will be developed. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas. The intent of developing a true "Horizontal Mixed Use Project" requires these types of design considerations to be vetted and properly planned so that they do not become a detractor from the streetscape but are properly placed to reduce visual impacts to the surrounding neighborhood. The Zoning Ordinance is specific in prohibiting structures in the required front yards for residential and commercial developments. The location of these trash enclosures along the primary frontage of a local street has the potential to degrade the quality of the residential stock in the neighborhood in which it is located.

**NOW, THEREFORE, BE IT FURTHER RESOVLED**, that the Planning Commission denies Conditional Use Permit No. 2020-03, based on the findings contained in this Resolution No. 2020-08, consistent with Visalia Municipal Code Section 17.38.110.C.



RESOLUTION NO 2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CAMERON CREEK GARDEN UNIT TENTATIVE SUBDIVISION MAP NO. 5575 A REQUEST BY SAN JOAQUIN VALLEY HOMES TO SUBDIVIDE 4.81-ACRES INTO 30 LOTS FOR SINGLE-FAMILY RESIDENTIAL USE AND PRIVATE LOTS FOR LANDSCAPING AND A POCKET PARK, LOCATED WITHIN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT AREA FOR THE PROPOSED RESIDENTIAL DEVELOPMENT IS LOCATED SOUTH OF THE ARCO AM/PM SERVICE STATION AND THE JACK IN THE BOX, AND IS BOUNDED BY KIMBALL AVENUE TO THE SOUTH, COURT STREET TO THE EAST AND WEST STREET TO THE WEST (APNS: 126-870-040, 126-870-043 & 126-870-046)

**WHEREAS**, Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 is a request by San Joaquin Valley Homes to subdivide 4.81-acres into 30 lots for single-family residential use and private lots for landscaping and a pocket park, located within the C-MU (Commercial Mixed Use) zone. The project area for the proposed residential development is located south of the ARCO AM/PM service station and the Jack In the Box within the Cameron Creek Shopping Center, and is bounded by Kimball Avenue to the south, Court Street to the east and West Street to the west (APNs: 126-870-040, 126-870-043 & 126-870-046); and,

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 11, 2020; and,

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative map is not consistent with the City of Visalia General Plan objectives and policies of the Commercial Mixed Use land use designation based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative subdivision map is not in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, Section 16.16.115 of the Subdivision Ordinance of the City of Visalia and California Government Code Section §66474 lists seven findings for which a legislative body shall deny approval of a tentative map if it is able to make any "negative" findings; and



**WHEREAS**, Section 16.16.115, Subsection B of the Subdivision Ordinance of the City of Visalia in determining whether to deny a tentative map, the Planning Commission shall apply only those ordinances, policies, and standards in effect at the date the City Planner has determined that the application is complete pursuant to Government Code Section §65943; and

**WHEREAS**, if the project is denied, no action needs to be taken on an environmental document.

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

1. That the proposed location and layout of the Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, together with its improvement and design, is not consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.

Unlike traditional R-1 (Single-family Residential) zoned sites, the project site is zoned Commercial Mixed Use. The 30-lot single-family residential subdivision layout is not consistent with the purpose and intent of the Commercial Mixed Use designation. The Commercial Mixed Use designation was established to facilitate well integrated horizontal or vertical mixed use development. Mixed use development have the potential to help reduce auto dependence, preserve green space and natural resources, and promote revitalization, economic development, and modestly priced housing.

The proposed Cameron Creek Garden Units project proposes a horizontal mixed use concept. However, the overall project design does not lend itself to a true integrated commercial and residential mixed use development. The lack of a comprehensive master plan that integrates design measures that are complimentary to both the proposed residential units and the existing and future commercial building pads results in a design that depicts the residential development as a stand-alone project with no measures that truly integrate the entire Cameron Creek Shopping Center into a “unified” commercial and residential mixed use project.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The remnant area north of Lots 27, 28 and 29, lacks design considerations for integration into either the shopping center or residential development. In addition, the pedestrian access path from the Pocket Park to the commercial shopping center does not address when this is pedestrian amenity will be developed. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas. The intent of developing a true "Horizontal Mixed Use Project" requires these types of design considerations to be vetted and properly planned so that they do not become a detractor from the streetscape but are properly placed to reduce visual impacts to the surrounding neighborhood. The Zoning Ordinance is specific in prohibiting structures in the required front yards for residential and commercial developments. The location of these trash enclosures along the primary frontage of a local street has the potential to degrade the quality of the residential stock in the neighborhood in which it is located.

2. That the proposed Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, together with its improvement and design, would not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That while the site may be physically suitable for a commercial and residential mixed use project, the proposed tentative subdivision map is not consistent with the intent of the General Plan and Zoning Ordinance for Commercial Mixed Use.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop. Furthermore, the trash enclosures proposed along Kimball Ave. detract from the streetscape where none of the surrounding residential developments are designed with trash enclosures in their front yard areas.

4. That the site may be physically suitable for a commercial and residential mixed use project, however the proposed tentative subdivision map and conditional use permit are not consistent with the underlying Commercial Mixed Use General Plan Land Use Designation.

The proposed layout is viewed as two distinct land uses with no design measures that complement and integrate the commercial and residential uses. The project, as designed, would adversely affect the quantity and quality of the remaining developable commercial land on which it proposes to develop.

5. That the proposed Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. If the project were to be approved, the subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.



6. That no action under the California Environmental Quality Act is required for a proposed project that is rejected or disapproved by a public agency, in accordance with the California Environmental Quality Act Guidelines, Section 15270.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby denies the Cameron Creek Garden Unit Tentative Subdivision Map No. 5575 based on the findings contained in this Resolution No. 2020-08, consistent with Visalia Municipal Code Section 16.16.115.

APRIL 14, 2020

**CAMERON COURT GARDEN UNITS  
TENTATIVE SUBDIVISION MAP**

**LEGEND**

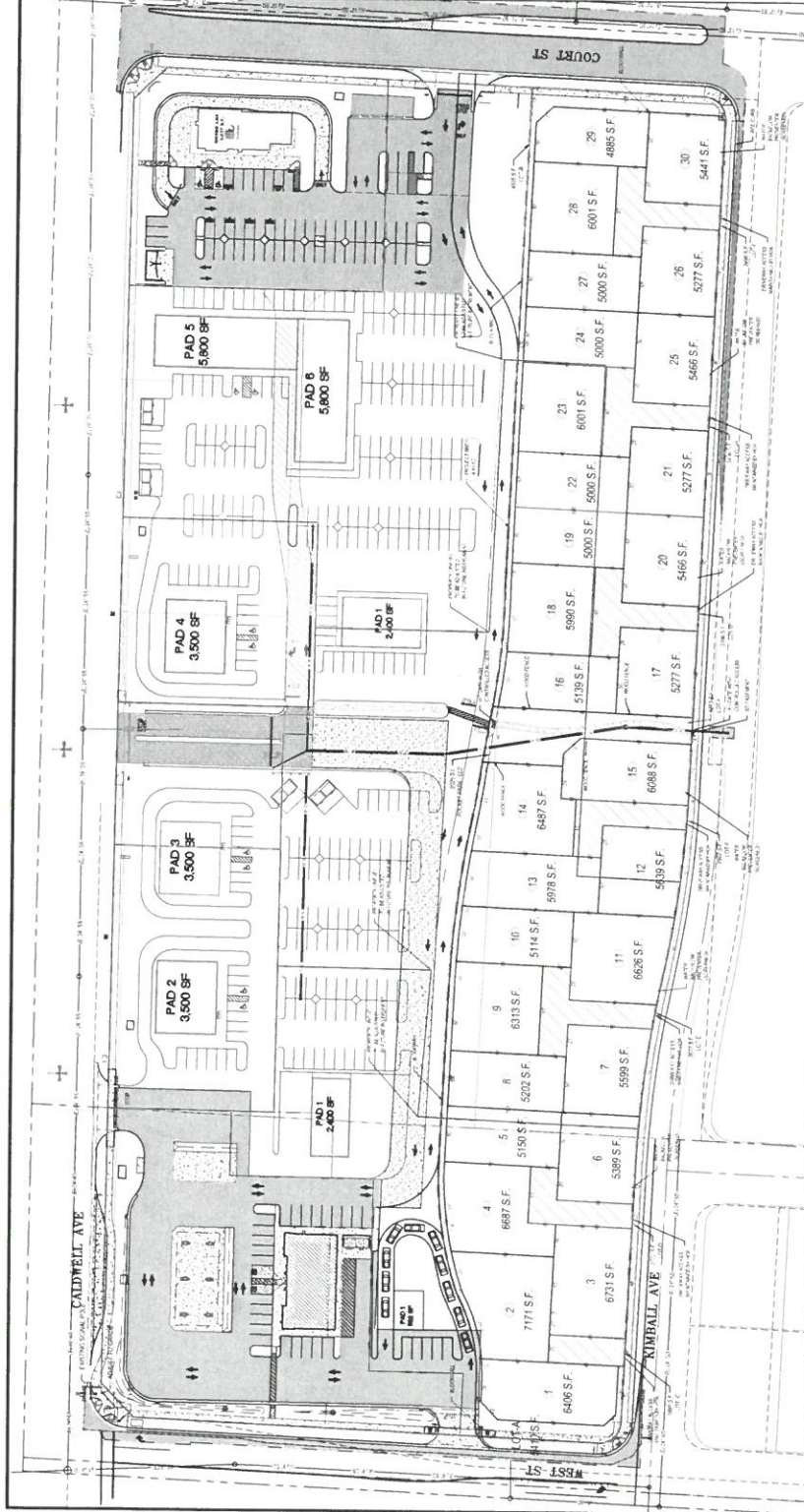
**ENTITLEMENTS**

- CLIP - RESIDENTIAL IN-CAD ZONE
- TENTATIVE SUBDIVISION MAP
- 126-970-040 (04), (04), and (04)
- 4.81 AC (GROSS)
- 30
- C-4 (LIMITED USE COMMERCIAL)
- GENERAL PLAN
- CA/LI (COMMERCIAL MEDIUM DENSITY)
- SOUTHERN CALIFORNIA Edison
- CALIFORNIA WATER SERVICE COMPANY
- SBC
- CITY OF VISALIA
- TELEPHONE
- REFUSE SERVICE
- NATURAL GAS
- EXISTING USE
- PROPOSED USE
- SOUTHERN CALIFORNIA GAS COMPANY
- SOUTHERN CALIFORNIA
- VACANT
- PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

- LETTERED LOTS TO BE MAINTAINED BY HOA
- LOT A 5,470 S.F.
  - LOT B 1,865 S.F.
  - LOT C 1,865 S.F.
  - LOT D 2,772 S.F.
  - LOT E 3,677 S.F.
  - LOT F 6,273 S.F.
  - LOT G 3,496 S.F.
  - LOT H 3,496 S.F.
  - LOT I 3,496 S.F.
  - LOT J 3,496 S.F.
- \*LOT F DESIGNATED AS A POCKET PARK

TRASH ENCLOSURES TO BE MAINTAINED BY HOA  
FRONT YARDS TO BE MAINTAINED BY HOA  
COMMON DRIVES TO BE MAINTAINED BY HOA

POCKET PARK 6,273 S.F.



**VICINITY MAP**

PREPARED BY



**4CREEKS**

3245 SAN JUAN STE. 10  
VISALIA, CA 93291  
TEL: 559.232.2222  
FAX: 559.232.2225

**SETBACKS (MINIMUM):  
LOTS FRONTING  
ON STREET**

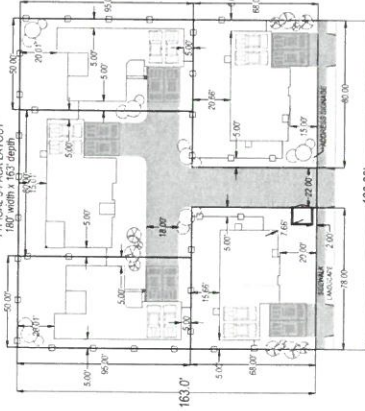
- FRONT YARD: 15' (22' to garage)
- SIDE YARD: 5'
- REAR YARD: 10'

**INTERIOR LOTS**

- FRONT YARD: 5' (22' to garage)
- SIDE YARD: 5'
- REAR YARD: 15'

**ALL FRONT YARDS  
TO BE MAINTAINED BY H.O.A.**

**TYPICAL SPACK LAYOUT**



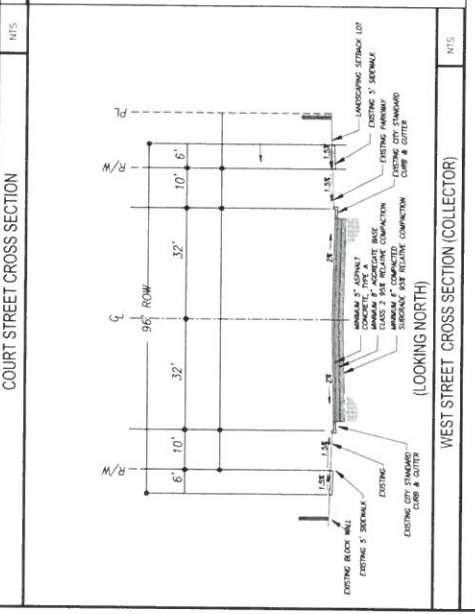
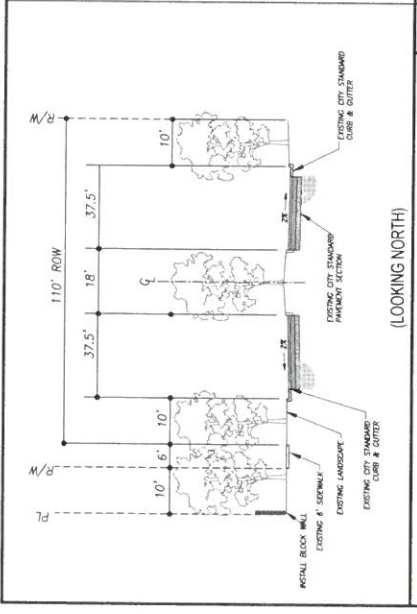
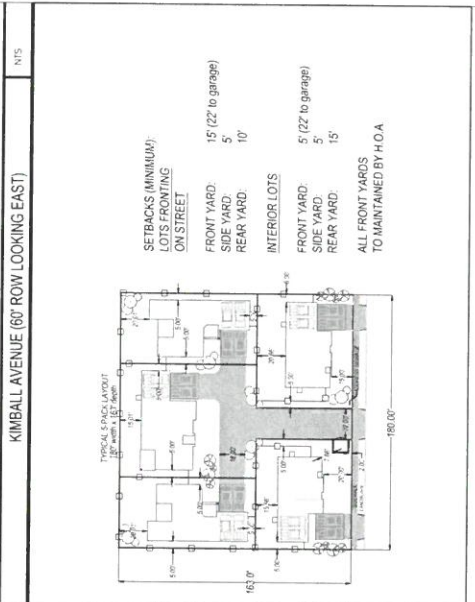
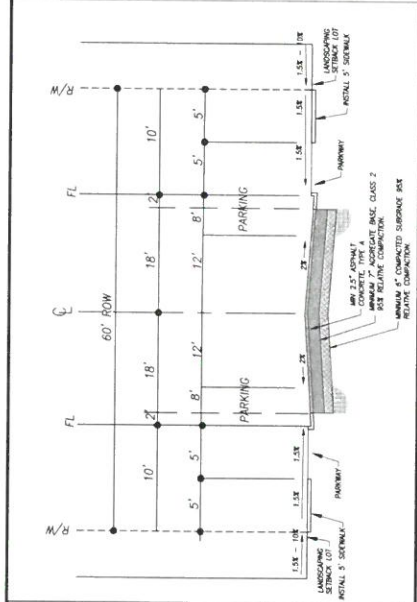


APRIL 14, 2020

**CAMERON CREEK GARDEN UNITS**  
CROSS-SECTION DETAIL

**LEGEND**

- ENTITLEMENTS**
- CUP - RESIDENTIAL PLANNED UNIT DEVELOPMENT
  - PLUD - PLANNED UNIT DEVELOPMENT
  - TSM
- APN:** 128-870-040 043, 045, and 046
- LAND:** 4.81 AC (GROSS)
- LOT:** X
- FLOOD ZONE:** X
- ZONING:** C-MU (MIXED USE COMMERCIAL)
- GENERAL PLAN:** C-MU (COMMERCIAL MIXED USE)
- ELECTRICITY:** SOUTHERN CALIFORNIA EDISON
- TELEPHONE:** CALIFORNIA WATER SERVICE COMPANY
- SEWER SERVICE:** CITY OF VISALIA
- REFUSE:** CITY OF VISALIA
- NATURAL GAS:** SOUTHERN CALIFORNIA GAS COMPANY
- EXISTING USE:** VACANT
- PROPOSED USE:** PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL



APRIL 14, 2020

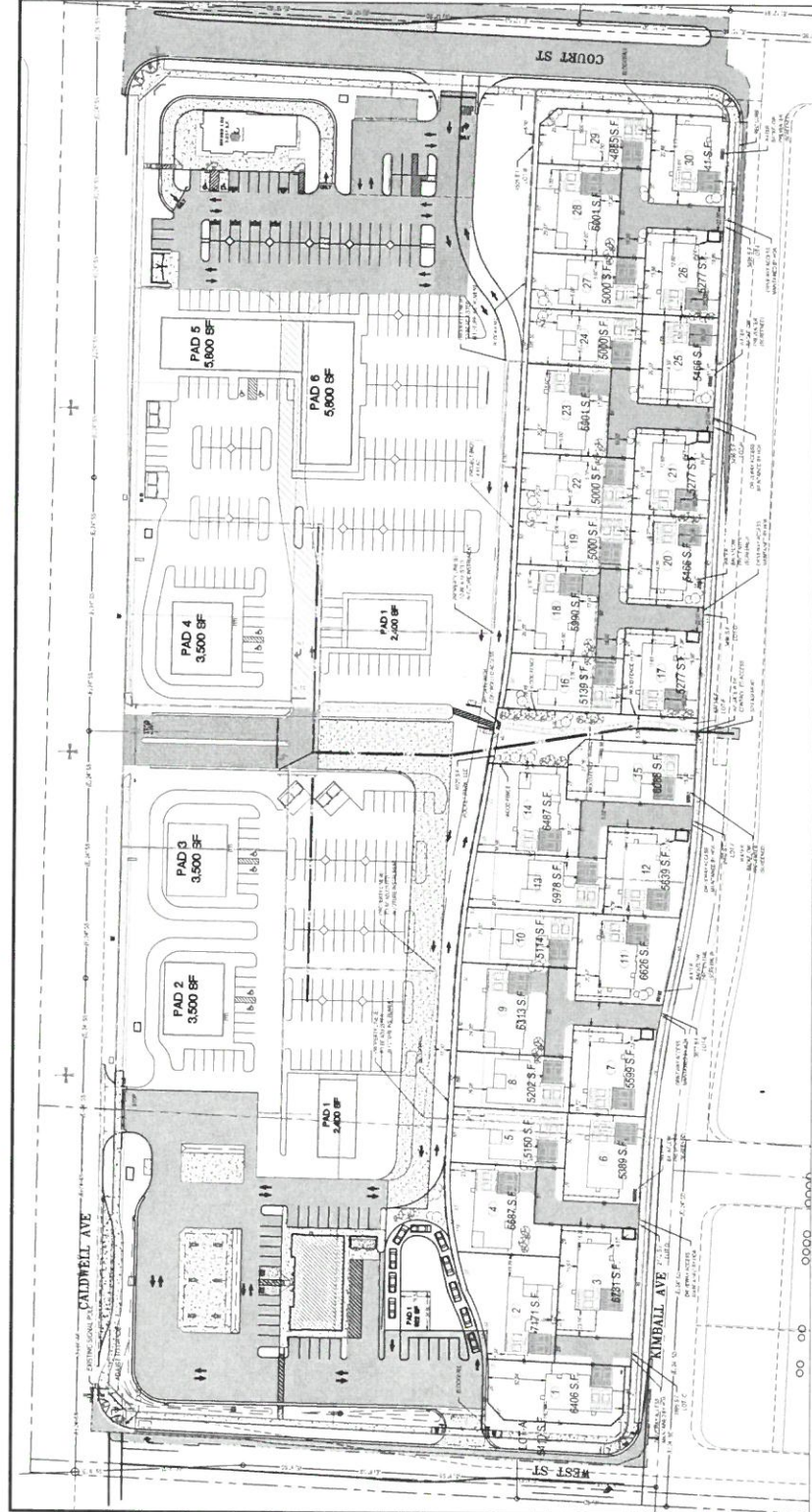
**CAMERON COURT GARDEN UNITS**  
**CONDITIONAL USE PERMIT**  
**PLANNED UNIT DEVELOPMENT**

**LEGEND**

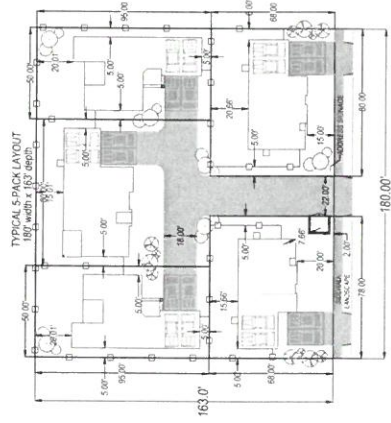
- ENTITLEMENTS:**  
 15U  
 CLIP - RESIDENTIAL IN CANU ZONE
- APN:**  
 158-870-040 (M), 045, and 046  
 4.81 AC (GROSS)
- FLOOD ZONE:**  
 30  
 X
- COMING PLAN:**  
 CHUM (MIXED USE COMMERCIAL)  
 15U (LOW DENSITY RESIDENTIAL)  
 SOUTHERN CALIFORNIA Edison  
 CALIFORNIA WATER SERVICE COMPANY
- WATER:**  
 SBC
- SEWER SERVICE:**  
 CITY OF VISALIA
- REFUSE:**  
 SBC
- EXISTING USE:**  
 VACANT
- PROPOSED USE:**  
 PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

- LETTERED LOTS TO BE MAINTAINED BY HOA**
- |       |          |
|-------|----------|
| LOT A | 4,505 SF |
| LOT B | 1,895 SF |
| LOT C | 2,712 SF |
| LOT D | 3,877 SF |
| LOT E | 6,273 SF |
| LOT F | 3,498 SF |
| LOT G | 3,498 SF |
| LOT H | 3,498 SF |
- \*LOT F DESIGNATED AS A POCKET PARK

- TRASH ENCLOSURES TO BE MAINTAINED BY HOA**
- FRONT YARDS TO BE MAINTAINED BY HOA**
- COMMON DRIVES TO BE MAINTAINED BY HOA**
- POCKET PARK** 6,273 SF



- SETBACKS (MINIMUM):**
- LOTS FRONTING ON STREET: 15' (22' to garage)
  - FRONT YARD: 5'
  - SIDE YARD: 10'
  - REAR YARD: 5' (22' to garage)
  - INTERIOR LOTS: 5'
  - FRONT YARD: 5'
  - SIDE YARD: 15'
  - REAR YARD: 15'
- ALL FRONT YARDS TO MAINTAINED BY H.O.A.



**VICINITY MAP**

PREPARED BY

**4CREKS**

275 SOUTH WITE HILA  
 VISALIA, CA 93291  
 VISALIA, CA 93291  
 VISALIA, CA 93291



Exhibit "C"

**CAMERON CREEK  
MARKETPLACE**  
OVERALL SITE PLAN

BEING A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 19  
SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND  
ADJACENT PORTION OF THE COUNTY OF TULARE,  
STATE OF CALIFORNIA

CONCEPT MAP, PREPARED BY 4CREEPS, INC. FOR THE  
COUNTY OF TULARE AND CALDWELL, CALIFORNIA

MARCH 6, 2018

PREPARED BY: 4CREEPS, INC.  
1711 N. CALDWELL AVENUE, SUITE 100  
TULARE, CA 95321, TEL: 559-328-1111



CLIP 6

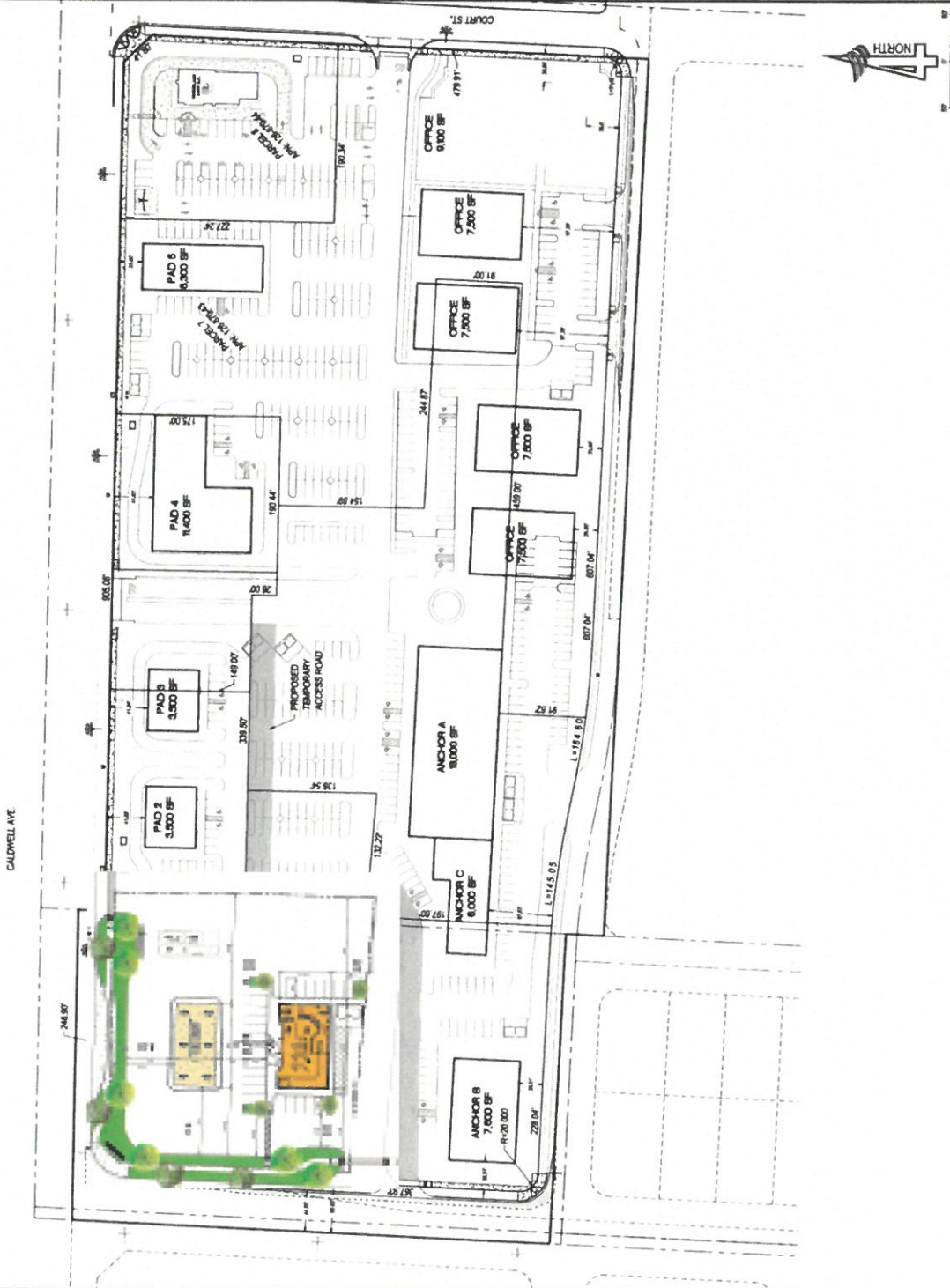


Exhibit "D"

San Joaquin Valley Homes

Cameron Court 5-Pack

Plan A: 1,597 SF

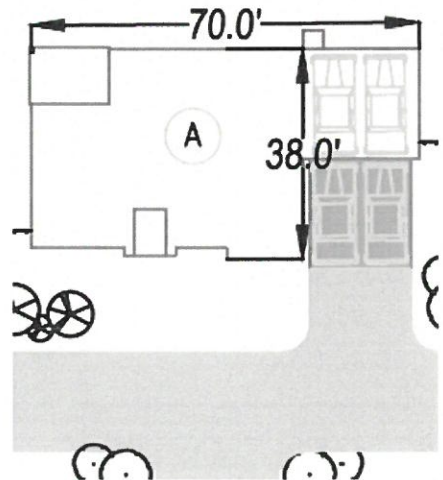
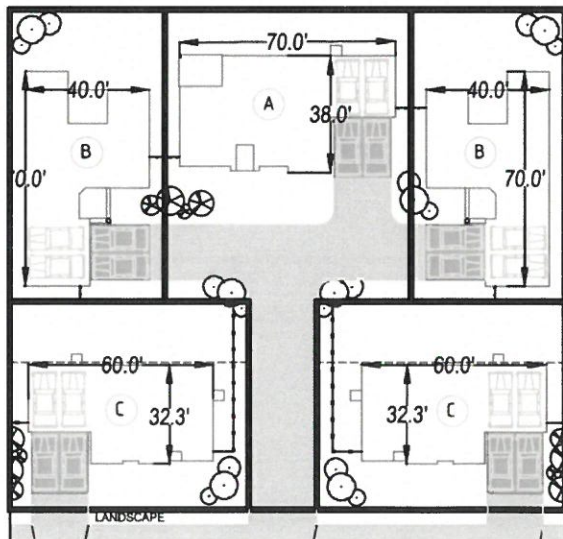




Exhibit "E"

Plan B: 1,426 SF (Courtyard view)

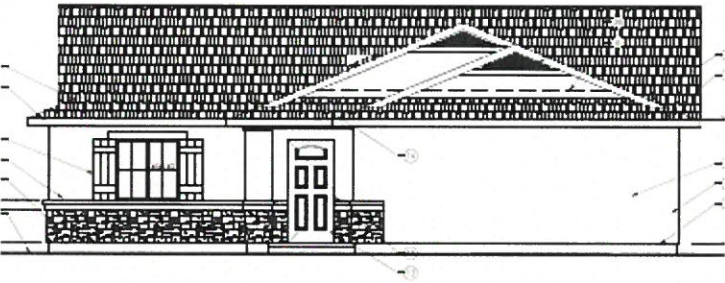
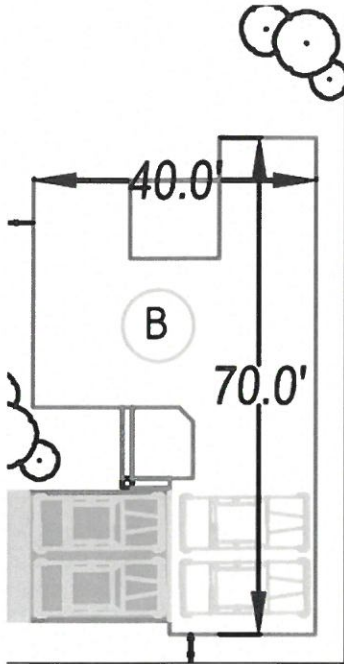
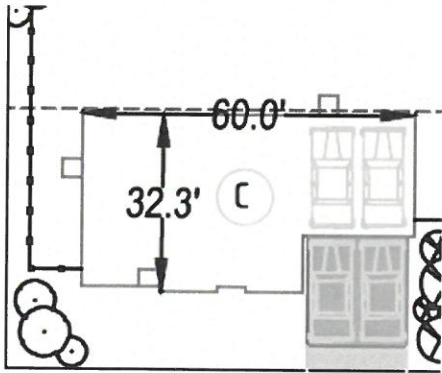


Exhibit "F"

Plan C: 1,297 SF





FEBRUARY 27, 2020  
**CAMERON CREEK GARDEN UNITS**  
 CONDITIONAL USE PERMIT  
 PLANNED UNIT DEVELOPMENT

**LEGEND**

- ENTITLEMENTS  
 CLP - RESIDENTIAL IN CAU ZONE  
 TSM
- APN  
 176-70-040 043 HAS and 048  
 4.81 AC (GROSS)
- LOTS  
 30
- ZONING  
 CAU (LIMITED USE COMMERCIAL)  
 CAU (COMMERCIAL MIXED USE)  
 SOUTHERN CALIFORNIA Edison  
 CALIFORNIA WATER SERVICE COMPANY
- ELECTRICITY  
 SOUTHERN CALIFORNIA Edison
- WATER  
 CALIFORNIA WATER SERVICE COMPANY
- SEWER SERVICE  
 CITY OF VISALIA
- REFUSE  
 CITY OF VISALIA
- NATURAL GAS  
 SOUTHERN CALIFORNIA GAS COMPANY
- EXISTING USE  
 VACANT
- PROPOSED USE  
 PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

- LETTERED LOTS TO BE MAINTAINED BY HOA
- LOT A 3,410 S.F.
  - LOT B 1,686 S.F.
  - LOT C 2,772 S.F.
  - LOT D 1,677 S.F.
  - LOT E 4,273 S.F.
  - LOT F 1,488 S.F.
  - LOT G 1,498 S.F.

\*LOT F DESIGNATED AS A POCKET PARK

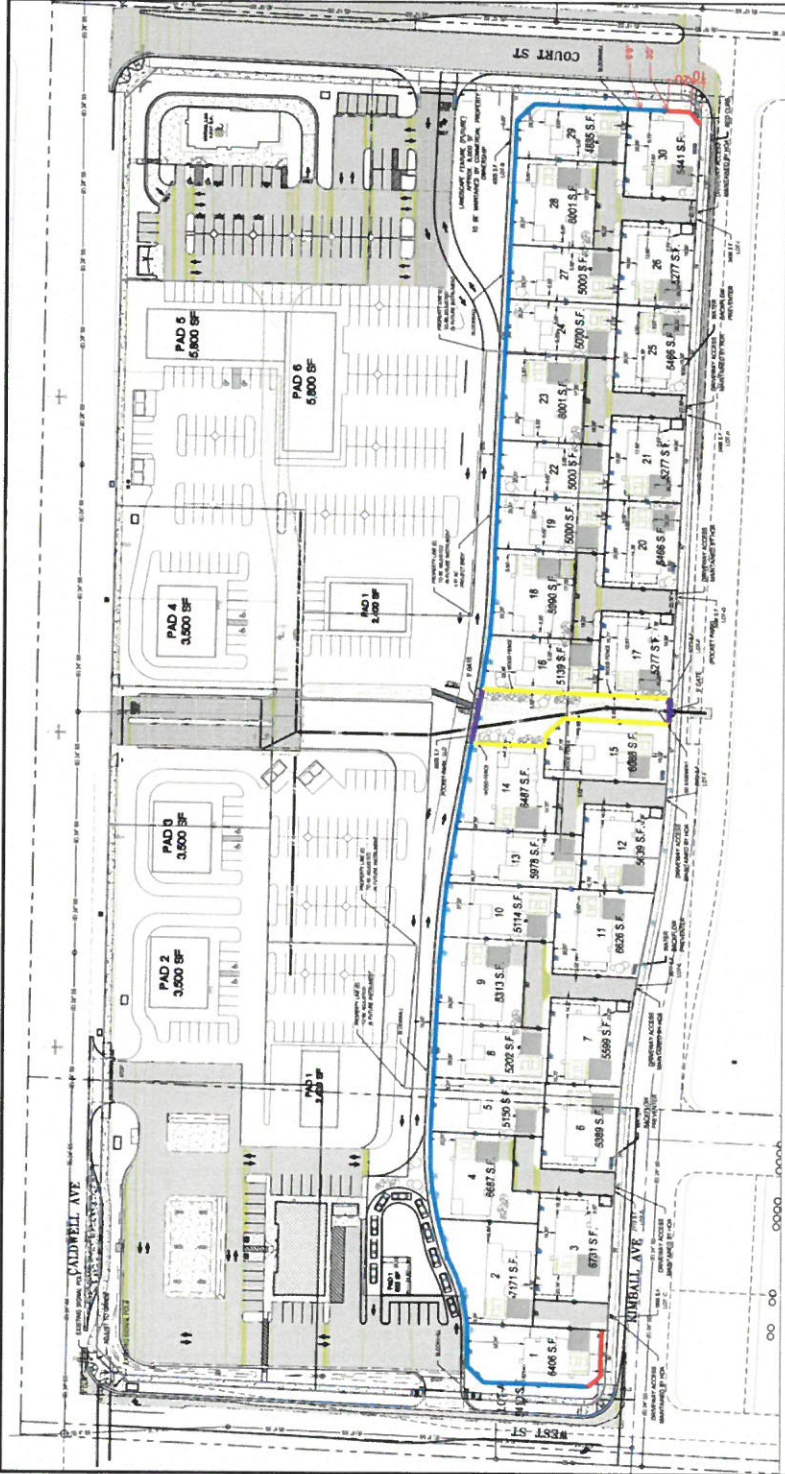
TRASH ENCLOSURES TO BE MAINTAINED BY HOA  
 POCKET PARK 6,273 SF



VICINITY MAP  
 PREPARED BY



201 S. DAVENPORT ST. # 4  
 VISALIA, CA 93291  
 TEL: 559.239.3333  
 FAX: 559.239.3333  
 WWW.4CREKS.COM



- SETBACKS (MINIMUM):**
- LOTS FRONTING ON STREET**
- FRONT YARD: 15' (22' to garage)
  - SIDE YARD: 5'
  - REAR YARD: 10'
- INTERIOR LOTS**
- FRONT YARD: 5' (22' to garage)
  - SIDE YARD: 5'
  - REAR YARD: 5'



- FENCE EXHIBIT**
- BLOCKWALL: 6'8"
  - BLOCKWALL: 3'6"
  - WOOD FENCE: 6'8"
  - IRON W/ GATE: 6'8"





December 23, 2019

Aaron Carpenter, 4Creeks Inc.  
324 S. Santa Fe St., Suite A  
Visalia, CA 93292

**Site Plan Review No. 2019-177:**

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **November 20, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul Bernal", written over a horizontal line.

Paul Bernal  
City Planner/Acting Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

**Attachment(s):**

- Site Plan Review Comments





#4

MEETING DATE: November 20, 2019  
SITE PLAN NO. 19-177 Resubmittal #2  
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

CUP \_\_\_\_\_

HISTORIC PRESERVATION

OTHER: \_\_\_\_\_

- ADDITIONAL COMMENTS** : Provide Solid Waste Dept. with revised layout.

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

*Site Plan Review Committee*



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 4 DATE: NOVEMBER 20, 2019

SITE PLAN NO.: 19-177 2<sup>ND</sup> RESUBMITTAL  
PROJECT TITLE: CAMERON CREEK GARDENS UNIT  
DESCRIPTION: PLANNED UNIT DEVELOPMENT - 4.76 ACRE  
SITE INTO 30 RESIDENTIAL PARCELS  
APPLICANT: JIM ROBINSON  
PROP OWNER: PRESIDIO (SAN JOAQUIN VALLEY HOMES)  
LOCATION: KIMBALL AVE BETWEEN COURT & WEST ST  
APN: 126-870-043, 040, 046 & 045

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **KIMBALL**
- Drive approach size:  Use radius return; **REFER TO MULTI-FAMILY CITY STANDARDS**
- Sidewalk: **5'** width;  **5'** parkway width at **KIMBALL**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **KIMBALL**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. 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. **PROJECT TO BE MAINTAINED BY HOA OR EQUIVALENT**
- 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.
- 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.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- 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. **KIMBALL**
- Traffic indexes per city standards: **REFER TO CITY LOCAL STREET DESIGN & SPECS FOR KIMBALL**



- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **1** each at **300' INTERVALS**
- Written comments required from ditch company                      Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide                      wide riparian dedication from top of bank.
- 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 713-4428 for a Valley Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **AS NECESSARY WITH STREET BUILD-OUT**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- 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 planned unit development will require 24' refuse enclosures to serve the project. Refer to Solid Waste requirements. Applicant to coordinate with Solid Waste for consideration of desired locations and size and provide a revised "off-agenda" submittal for review. The project will not be supported by Solid Waste staff for residential can service as proposed.***
- 2. Public improvements shall be installed along project street frontages. Refer to City local and collector street standards.***
- 3. Street lighting shall be installed where existing street light fixtures are insufficient based on current City street lighting standards. An electrical design plan shall be submitted with offsite improvements.***
- 4. All backflow preventers and/or fire apparatus shall be installed on private property and not in the public right-of-way.***
- 5. Project frontage street trees and landscaping, block walls, and pocket park shall be maintained by HOA. Provide copies of association provisions.***
- 6. Extend City sewer main as necessary to serve proposed development.***
- 7. Lighting will need to be installed in the proposed pocket park area.***
- 8. Proposed block wall and landscape lot setbacks from public right-of-way along Court & West appear adequate. All landscape lots to be dedicated to the underlying HOA.***
- 9. Proposed development will incur impact fees, refer to page 4 for applicable fees and estimate.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **19-177 2<sup>nd</sup> RESUBMITTAL**

Date: **11/20/2019**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**

**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date: **8/3/2019**)


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

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,320/AC X 5 = \$6,600</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6,027/UNIT X 30 = \$180,810</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$808/UNIT X 30 = \$24,240</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$802/UNIT X 30 = \$24,060</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$44/LF X 365 (COURT &amp; WEST) = \$16,060</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$3,567/AC X 5 = \$17,835</b>
<input checked="" type="checkbox"/> Park Acq/Dev Fee	<b>\$3,738/UNIT X 30 = \$112,140</b>
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$2,621/AC X 5 = \$13,105</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$1,771/AC X 5 = \$8,855</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,936/AC X 5 = \$9,680</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$587/UNIT X 30 = \$17,610</b>
<input type="checkbox"/> Parking In-Lieu	

**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 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: November 20, 2019

SITE PLAN NO: 2019-177 – C and SPR 2019-208  
PROJECT TITLE: Cameron Creek Garden Units  
DESCRIPTION: Tentative Subdivision Map – 4.76 Acre Site into 30 Residential Parcels  
APPLICANT: Jim Robinson  
PROP. OWNER: Presidio (San Joaquin Valley Homes)  
LOCATION TITLE: Approximately 350' Southeast of Caldwell Ave. and S. West St.  
APN TITLE: 126-870-040, 043, 045, 046  
GENERAL PLAN: Mixed Use Commercial  
EXISTING ZONING: C-MU (Mixed Use Commercial)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

## Project Requirements

- Conditional Use Permit (amending CUP 2005-22)
- Tentative Subdivision Map
- Additional information as needed.

## **PROJECT SPECIFIC November 20, 2019**

**Same as November 6, 2019, except remove item 2.**

Obtain a Conditional Use Permit. **INFORMATION:** November 6, 2019

1. The pocket park and pathway do not provide a suitable interface between the commercial and residential components of the overall site because they do not serve a majority of the residential units.
2. Please provide exhibit details of the backflow preventer fields, and two-can solid waste curbside pickup.
3. File for a Tentative Subdivision Map.
4. Recommend re-design of project type and layout. Problems inherently associated with 5-pack design, particularly lacking a HOA fails to constitute a superior use of the commercial site sufficient to warrant discretionary approval.
5. Recommend residential/commercial interface, including building orientations, and pedestrian connections to the remaining commercial portions of the project area.
6. Driveways less than 22-ft deep onto a public street cannot be endorsed.
7. On SPR exhibits for the CUP portion, please provide typical building footprints, elevations and proposed fence/ wall locations.

## **PROJECT SPECIFIC INFORMATION: September 25, 2019**

1. Obtain a Conditional Use Permit. (Please file a separate SPR application for the CUP portion of the project).
2. File for a Tentative Subdivision Map.
3. Recommend re-design of project type and layout. Problems inherently associated with 5-pack design, particularly lacking a HOA fails to constitute a superior use of the commercial site sufficient to warrant discretionary approval.
4. Recommend residential/commercial interface, including building orientations, and pedestrian connections to the remaining commercial portions of the project area.
5. Driveways less than 22-ft deep onto a public street cannot be endorsed.
6. On SPR exhibits for the CUP portion, please provide typical building footprints, elevations and proposed fence/ wall locations.

## CITY GENERAL PLAN CONSISTENCY

- **Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.**

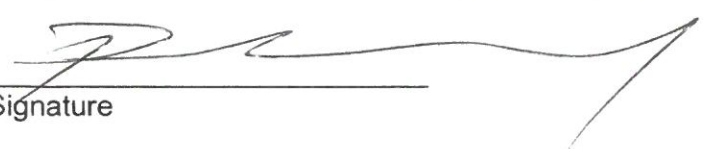
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### 17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
  - B. Maximum building height: fifty (50) feet.
  - C. Minimum required yards (building setbacks):
    1. Front: fifteen (15) feet;
    2. Rear: zero (0) feet;
    3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
    4. Side: zero (0) feet;
    5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
    6. Street side yard on corner lot: ten (10) feet.
  - D. Minimum required landscaped yard (setback) areas:
    1. Front: fifteen (15) feet;
    2. Rear: five (5) feet;
    3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
    4. Side: five (5) feet (except where a building is located on side property line);
    5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
    6. Street side on corner lot: ten (10) feet.
- The provisions of Chapter 17.58 shall also be met, if applicable.

**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

TENTATIVE SUBDIVISION  
MAP  
126-870-043

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 11/20/19  
Signature



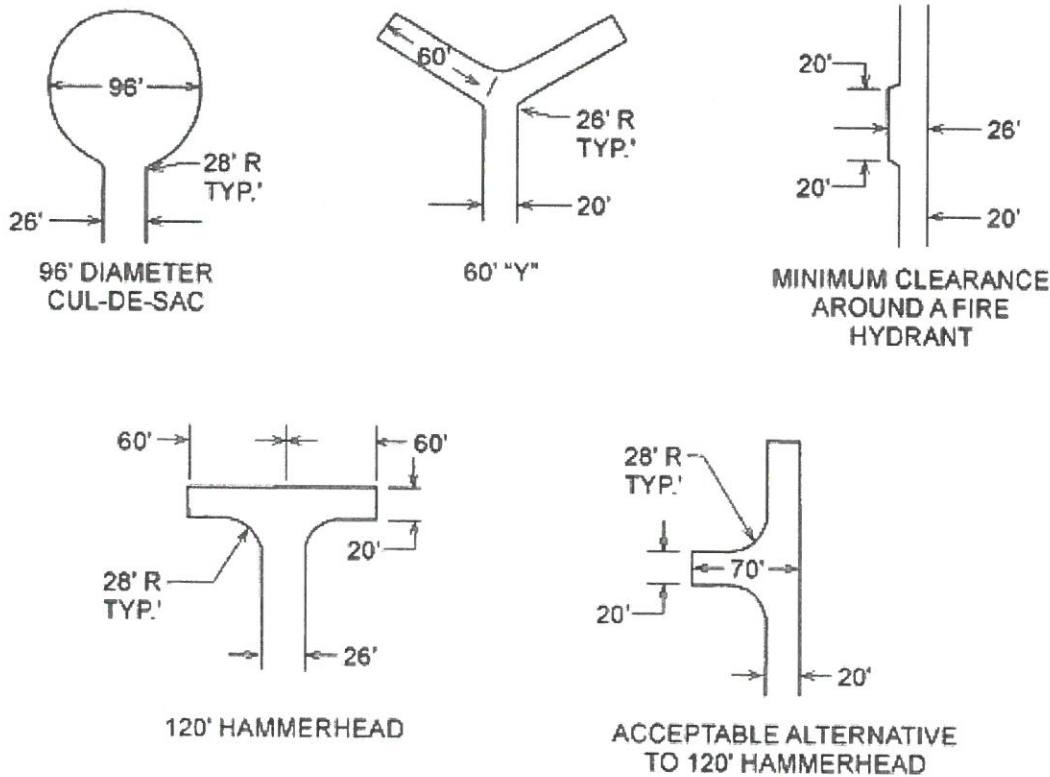


**Site Plan Comments**  
Visalia Fire Department  
Corbin Reed, Fire Marshal  
420 N. Burke  
Visalia CA 93292  
559-713-4272 office  
prevention.division@visalia.city

Date November 18, 2019  
Item # 4  
Site Plan # 19-177  
APN: 126870043

- 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
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2016 CFC 503.1.1)
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Buildings or portions of buildings or facilities with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved **fire apparatus access road** capable of accommodating fire department aerial apparatus.
  - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
  - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
  - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

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



- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/ D103.6



- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2016 CFC D103.5):
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.



- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Knox boxes shall be ordered using an approved Knox Authorization Order Form. The forms can be obtained at the Visalia Fire Department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation.
- This item is a **resubmittal**. Please see comments from previous submittals.
- **Special comments:**

A handwritten signature in black ink, appearing to read 'Corbin Reed', is written over a solid horizontal line.

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

November 20, 2019

<b>ITEM NO. 4</b>	<b>RESUBMITTAL</b>
SITE PLAN NO:	SPR19-177
PROJECT TITLE:	Cameron Creek Garden Units
DESCRIPTION:	Tentative Subdivision Map - Proposing to Divide a 4.76 Site into 30 Residential Parcels
APPLICANT:	Jim Robinson
OWNER:	Presidio (San Joaquin Valley Homes)
APN:	126-870-043
LOCATION:	Approximately 350' Southeast of Caldwell Ave and S. West St

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

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_

Other Concerns:  
\_\_\_\_\_

SAME AS ORIGINAL / NO NEW RECOMMENDATIONS



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-4168  
FAX (559) 488-4088  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



Making Conservation  
a California Way of Life.

September 27, 2019

06-TUL-63-5.90

SPR 19177

SITE PLAN REVIEW AGENDA: 9/25/19

TENTATIVE SUBDIVISION MAP- CAMERON CREEK

**SENT VIA EMAIL**

Ms. Susan Currier, Planning Assistant  
City of Visalia – Community Development – Site Plan Review  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 19177 for a Tentative Subdivision Map (TSM) proposing to divide approximately 17 acres into 95 residential units. The project site is located on the southeast corner of Caldwell Avenue/West Street intersection, approximately one mile east of State Route (SR) 63 (Mooney Blvd).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans recommends that the project contribute its fair share to the City's developer fee impact program to fund future infrastructure improvements in this area due to the continuous development within the vicinity of the project.
2. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
  - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
  - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.

Ms. Susan Currier  
September 27, 2019  
Page 2

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Navarro" followed by the word "for" in a cursive script.

MICHAEL NAVARRO, Chief  
Transportation Planning – North



## Susan Currier

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**From:** Joel Hooyer  
**Sent:** Thursday, November 21, 2019 10:35 AM  
**To:** Adrian Rubalcaba; Susan Currier  
**Cc:** Jeannie Greenwood; Jeff Fultz  
**Subject:** November 20, 2019 Site Plan Review  
**Attachments:** 11-20-19 Site Plan Review.pdf

See attached and following for the November 20, 2019, Site Plan Review comments

SPR 19-137 - No Valley oaks are on the submitted plans.

SPR 19-203 - No Valley oaks are on the submitted plans.

SPR 19-205 - No Valley oaks are on the submitted plans.

For SPR 19-177 & SPR 19-208 see email inserted below about LLDs and HOAs

SPR 19-177 - No Valley oaks are on the submitted plans.

- One Pocket Park is on the submitted plan to become a Landscape & Lighting District.
- Two areas are indicated as becoming a Landscape & Lighting District.
- No Trails are on the submitted plans.

**Note\* If this newly proposed subdivision is to become an LLD, Park, Trail or any other dedicated land to be maintained by the City of Visalia all lots shall to be accessed appropriately to accommodate such intended maintenance and all the landscaping plans will need to be approved by Urban Forestry.**

SPR 19-208 - No Valley oaks are on the submitted plans.

- One Pocket Park is on the submitted plan to become a Landscape & Lighting District.
- Two areas are indicated as becoming a Landscape & Lighting District.
- No Trails are on the submitted plans.

**Note\* If this newly proposed subdivision is to become an LLD, Park, Trail or any other dedicated land to be maintained by the City of Visalia all lots shall to be accessed appropriately to accommodate such intended maintenance and all the landscaping plans will need to be approved by Urban Forestry.**

SPR 19-209 - No Valley oaks are on the submitted plans.

SPR 19-210 - No Valley oaks are on the submitted plans.

SPR 19-211 - No Valley oaks are on the submitted plans.

SPR 19-212 - No Valley oaks are on the submitted plans.

SPR 19-213 - No Valley oaks are on the submitted plans.

SPR 19-214 - No Valley oaks are on the submitted plans.

**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: 11/20/2019  
Item # 4  
Site Plan # 19-177  
Project: Cameron Creek Garden Units  
Description:  
Applicant:  
Location: NEC Kimball/West  
APN:

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

- No additional comments at this time
  
- Fire Hydrants  
Comments-
  
- Services  
Comments-
  
- Mains  
Comments-
  
- Backflow requirements  
Comments-

**Additional Comments:**

---

Stuart Skoglund  
Superintendent





#1

MEETING DATE: November 6, 2019  
SITE PLAN NO. 19-177 Resubmittal  
PARCEL MAP NO.  
SUBDIVISION:  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning       Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste       Parks and Recreation       Fire Dept.

- REVISE AND PROCEED** (see below)
- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL       REDEVELOPMENT
- PLANNING COMMISSION       PARK/RECREATION
- \_\_\_\_\_
- HISTORIC PRESERVATION       OTHER: \_\_\_\_\_

**ADDITIONAL COMMENTS :**

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

*Site Plan Review Committee*



RECYCLED PAPER

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 1 DATE: NOVEMBER 6, 2019

SITE PLAN NO.: 19-177 RESUBMITTAL  
PROJECT TITLE: CAMERON CREEK GARDENS UNIT  
DESCRIPTION: TENTATIVE SUBDIVISION MAP - 4.76 ACRE SITE INTO 30 RESIDENTIAL PARCELS  
APPLICANT: JIM ROBINSON  
PROP OWNER: PRESIDIO (SAN JOAQUIN VALLEY HOMES)  
LOCATION: KIMBALL AVE BETWEEN COURT & WEST ST  
APN: 126-870-043, 040, 046 & 045

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **KIMBALL**
- Drive approach size:  Use radius return; **REFER TO MULTI-FAMILY CITY STANDARDS**
- Sidewalk: **5'** width;  **5'** parkway width at **KIMBALL**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **KIMBALL**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. 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. **PROJECT TO BE MAINTAINED BY HOA OR EQUIVALENT**
- 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.
- 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.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- 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. **KIMBALL**
- Traffic indexes per city standards: **LOCAL STREET**



- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: **1** each at **300' INTERVALS**
- Written comments required from ditch company                      Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum     Provide                      wide riparian dedication from top of bank.
- 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 713-4428 for a Valley Oak tree evaluation or permit to remove.     A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **REQUIRED WITH STREET BUILD-OUT**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- 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 planned unit development will require 24' refuse enclosures to serve the project. Refer to Solid Waste requirements. Applicant to coordinate with Solid Waste for consideration of desired alternatives.**
- 2. Public improvements shall be installed along project street frontages. Refer to City local and collector street standards.**
- 3. Street lighting shall be installed where existing street light fixtures are insufficient based on current City street lighting standards. An electrical design plan shall be submitted with offsite improvements.**
- 4. All backflow preventers and/or fire apparatus shall be installed on private property and not in the public right-of-way.**
- 5. Project frontage street landscaping, block walls, and pocket park shall be maintained by HOA. Provide copies of association provisions.**
- 6. Extend City sewer main as necessary to serve proposed development.**
- 7. Lighting will need to be installed in the proposed pocket park area.**
- 8. Project will need to address access for future maintenance of the block wall & landscaping lot adjacent to commercial zone.**
- 9. Proposed block wall and landscape lot setbacks from public right-of-way along Court & West appear adequate. All landscape lots to be dedicated to the underlying HOA.**

*10. Site plan is not clear on the proposed subdivision map lot lines and their designation. A separate Site Plan Review submittal shall be submitted solely providing the typical subdivision map proposal without the underlying planned unit development drawings.*

*11. Proposed development will incur impact fees, refer to page 4 for applicable fees and estimate.*

*12. Refer to further requirements by the Planning Dept.*



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **19-177 RESUBMITTAL**

Date: **11/6/2019**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**  
**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**


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

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,320/AC X 5 = \$6,600</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6,027/UNIT X 30 = \$180,810</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$808/UNIT X 30 = \$24,240</b>
	<b>TREATMENT PLANT FEE:</b>
	<b>\$802/UNIT X 30 = \$24,060</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$44/LF X 365 (COURT &amp; WEST) = \$16,060</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$3,567/AC X 5 = \$17,835</b>
<input checked="" type="checkbox"/> Park Acq/Dev Fee	<b>\$3,738/UNIT X 30 = \$112,140</b>
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$2,621/AC X 5 = \$13,105</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$1,771/AC X 5 = \$8,855</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$1,936/AC X 5 = \$9,680</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$587/UNIT X 30 = \$17,610</b>
<input type="checkbox"/> Parking In-Lieu	

**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 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: November 6, 2019

SITE PLAN NO: 2019-177 - B  
PROJECT TITLE: Cameron Creek Garden Units  
DESCRIPTION: Tentative Subdivision Map – 4.76 Acre Site into 30 Residential Parcels  
APPLICANT: Jim Robinson  
PROP. OWNER: Presidio (San Joaquin Valley Homes)  
LOCATION TITLE: Approximately 350' Southeast of Caldwell Ave. and S. West St.  
APN TITLE: 126-870-040, 043, 045, 046  
GENERAL PLAN: Mixed Use Commercial  
EXISTING ZONING: C-MU (Mixed Use Commercial)

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project is subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

## **Project Requirements**

- Conditional Use Permit (amending CUP 2005-22)
- Tentative Subdivision Map
- Additional information as needed.

## **PROJECT SPECIFIC**

Obtain a Conditional Use Permit. (Please file a separate **INFORMATION**: November 6, 2019)

1. The pocket park and pathway do not provide a suitable interface between the commercial and residential components of the overall site because they do not serve a majority of the residential units.
2. Please provide exhibit details of the backflow preventer fields, and two-can solid waste curbside pickup.
3. File for a Tentative Subdivision Map.
4. Recommend re-design of project type and layout. Problems inherently associated with 5-pack design, particularly lacking a HOA fails to constitute a superior use of the commercial site sufficient to warrant discretionary approval.
5. Recommend residential/commercial interface, including building orientations, and pedestrian connections to the remaining commercial portions of the project area.
6. Driveways less than 22-ft deep onto a public street cannot be endorsed.
7. On SPR exhibits for the CUP portion, please provide typical building footprints, elevations and proposed fence/ wall locations.

## **PROJECT SPECIFIC INFORMATION**: September 25, 2019

1. Obtain a Conditional Use Permit. (Please file a separate SPR application for the CUP portion of the project).
2. File for a Tentative Subdivision Map.
3. Recommend re-design of project type and layout. Problems inherently associated with 5-pack design, particularly lacking a HOA fails to constitute a superior use of the commercial site sufficient to warrant discretionary approval.
4. Recommend residential/commercial interface, including building orientations, and pedestrian connections to the remaining commercial portions of the project area.
5. Driveways less than 22-ft deep onto a public street cannot be endorsed.
6. On SPR exhibits for the CUP portion, please provide typical building footprints, elevations and proposed fence/ wall locations.

## **CITY GENERAL PLAN CONSISTENCY**



- **Staff initial finding is that the proposed site plan IS NOT CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.**

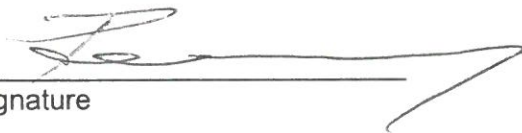
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**17.19.060 Development standards in the C-MU zones outside the downtown area.**

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
  - B. Maximum building height: fifty (50) feet.
  - C. Minimum required yards (building setbacks):
    - 1. Front: fifteen (15) feet;
    - 2. Rear: zero (0) feet;
    - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
    - 4. Side: zero (0) feet;
    - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
    - 6. Street side yard on corner lot: ten (10) feet.
  - D. Minimum required landscaped yard (setback) areas:
    - 1. Front: fifteen (15) feet;
    - 2. Rear: five (5) feet;
    - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
    - 4. Side: five (5) feet (except where a building is located on side property line);
    - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
    - 6. Street side on corner lot: ten (10) feet.
- The provisions of Chapter 17.58 shall also be met, if applicable.

**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

JTR 11/11  
CAMERON CREEK GARDENS  
UNIT  
126-870-043, 040, 046  
AND 045.

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 11/6/19  
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 November 4, 2019  
Item # 1  
Site Plan # SPR19-177 resub  
APN: 126870043, 040, 046 & 045

- 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.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2016 CFC 505.1
- 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
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2016 CFC 503.1.1)
  - 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2013 CFC 503.3/ D103.6





- Special comments:



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Corbin Reed  
Fire Marshal

SPR - 19 - 177

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

### Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

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

- Not enough information provided. Please provide additional information pertaining to:  
\_\_\_\_\_
- Territorial Reinforcement: Define property lines (private/public space).  
\_\_\_\_\_
- Access Controlled / Restricted etc:  
\_\_\_\_\_
- Lighting Concerns:  
\_\_\_\_\_
- Landscaping Concerns:  
\_\_\_\_\_
- Traffic Concerns:  
\_\_\_\_\_
- Surveillance Issues:  
\_\_\_\_\_
- Line of Sight Issues:  
\_\_\_\_\_

Other Concerns: REFER TO PREVIOUS NOTES.

K. GRANT A20 - \*DISTINGUISH PROPERTY LINES / DRIVEWAY



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 6, 2019

<b>ITEM NO. 1</b>	<b>RESUBMITTAL</b>
SITE PLAN NO:	SPR 19-177
PROJECT TITLE:	Cameron Creek Gardens Unit
DESCRIPTION:	Tentative Subdivision Map - 4.76 Acre Site into 30 Residential Parcels
APPLICANT:	Jim Robinson
OWNER:	Presidio (San Joaquin Valley Homes)
APN:	126-870-043, 040, 046 & 045
LOCATION:	Approximately 350' Southeast of Caldwell Ave. & S. West St.

**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

19177

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.

Same as previous comments. ALL refuse enclosures must be R-3 OR R-4. 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.

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

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





**Susan Currier**

---

**From:** Joel Hooyer  
**Sent:** Wednesday, November 6, 2019 12:10 PM  
**To:** Adrian Rubalcaba; Susan Currier  
**Cc:** Jeannie Greenwood; Jeff Fultz  
**Subject:** November 6, 2019 Site Plan Review  
**Attachments:** 11-6-19 Site Plan Review.pdf

See attached and following for the November 6, 2019, Site Plan Review comments

SPR 19-177 - No Valley oaks are on the submitted plans.

- One Pocket Park is on the submitted plan to become a Landscape & Lighting District.
- Two areas are indicated as becoming a Landscape & Lighting District.
- No Trails are on the submitted plans.

**Note\* If this new proposed subdivision is to become an L&L all the landscaping plans will need to be approved by Urban Forestry.**

SPR 19-197 - No Valley oaks are on the submitted plans.

SPR 19-198- No Valley oaks are on the submitted plans.

SPR 19-199 - No Valley oaks are on the submitted plans.

SPR 19-200 - No Valley oaks are on the submitted plans.

SPR 19-201 - No Valley oaks are on the submitted plans.

SPR 19-202 - No Valley oaks are on the submitted plans.

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

**Site Plan Review Comments For:**

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

Date: 11/06/2019

Item # 1

Site Plan # 19-177

Project: Cameron Creek Gardens

Description:

Applicant:

Location: Kimball/Court

APN:

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

- No Comments at this time
  
- Fire Hydrants  
Comments- Fire Dept is going to require two hydrants.
  
- Services  
Comments- All services will be installed in the park strip.
  
- Mains  
Comments-
  
- Backflow requirements  
Comments- Backflow devices will be required on all services. Call Lori John at Cal Water (559) 624-1670 to receive information about requirements and inspections.

**Additional Comments:**

---

Stuart Skoglund  
Superintendent



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-4168  
FAX (559) 488-4088  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



Making Conservation  
a California Way of Life.

September 27, 2019

06-TUL-63-5.90

SPR 19177

SITE PLAN REVIEW AGENDA: 9/25/19

TENTATIVE SUBDIVISION MAP- CAMERON CREEK

**SENT VIA EMAIL**

Ms. Susan Currier, Planning Assistant  
City of Visalia – Community Development – Site Plan Review  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Ms. Currier:

Thank you for the opportunity to review Site Plan Review (SPR) 19177 for a Tentative Subdivision Map (TSM) proposing to divide approximately 17 acres into 95 residential units. The project site is located on the southeast corner of Caldwell Avenue/West Street intersection, approximately one mile east of State Route (SR) 63 (Mooney Blvd).

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development -Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans recommends that the project contribute its fair share to the City's developer fee impact program to fund future infrastructure improvements in this area due to the continuous development within the vicinity of the project.
2. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
  - a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.
  - b. The project should consider bicycles as an alternative mode of transportation and offer internal amenities to encourage bicycle use which should include parking, security, lockers and showers.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

Ms. Susan Currier  
September 27, 2019  
Page 2

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

Sincerely,

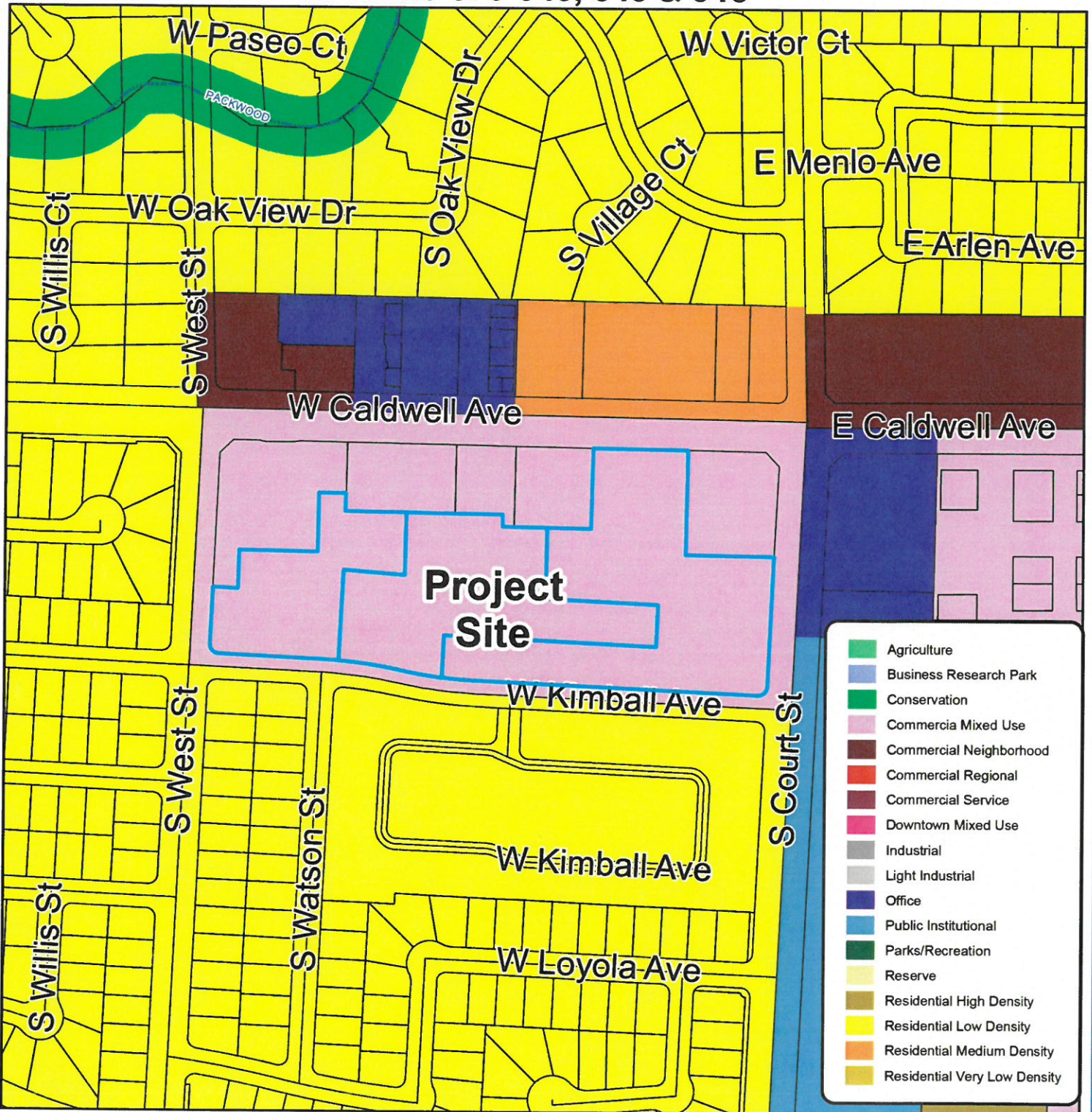
A handwritten signature in black ink, appearing to read "M. Navarro for". The signature is stylized and written in a cursive-like font.

MICHAEL NAVARRO, Chief  
Transportation Planning – North



# Cameron Creek Garden Unit Subdivision

APN:126-870-040, 043 & 046



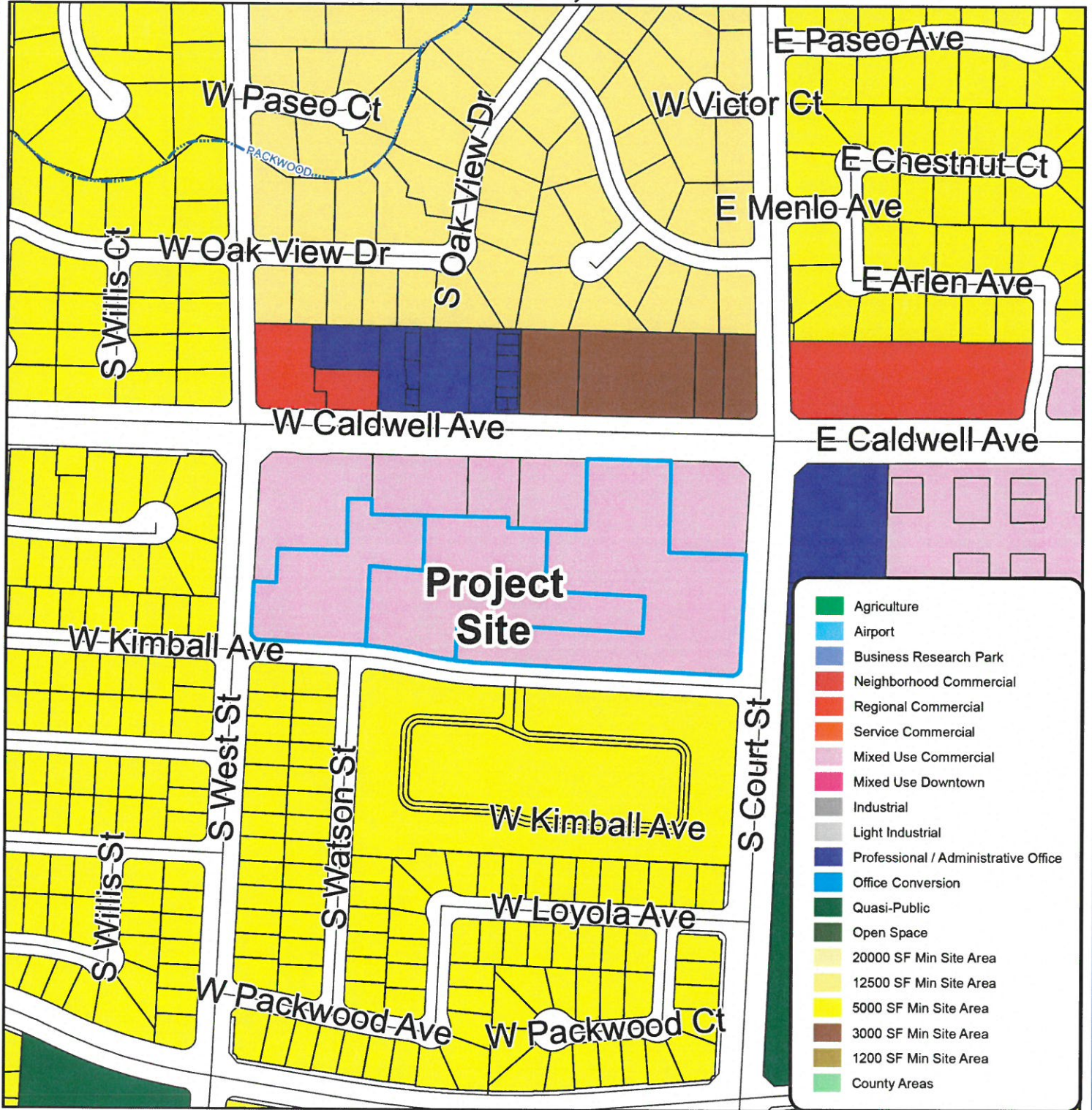
## General Plan Land Use Map





# Cameron Creek Garden Unit Subdivision

APN:126-870-040, 043 & 046



## Zoning Map





# Cameron Creek Garden Unit Subdivision

APN:126-870-040, 043 & 046



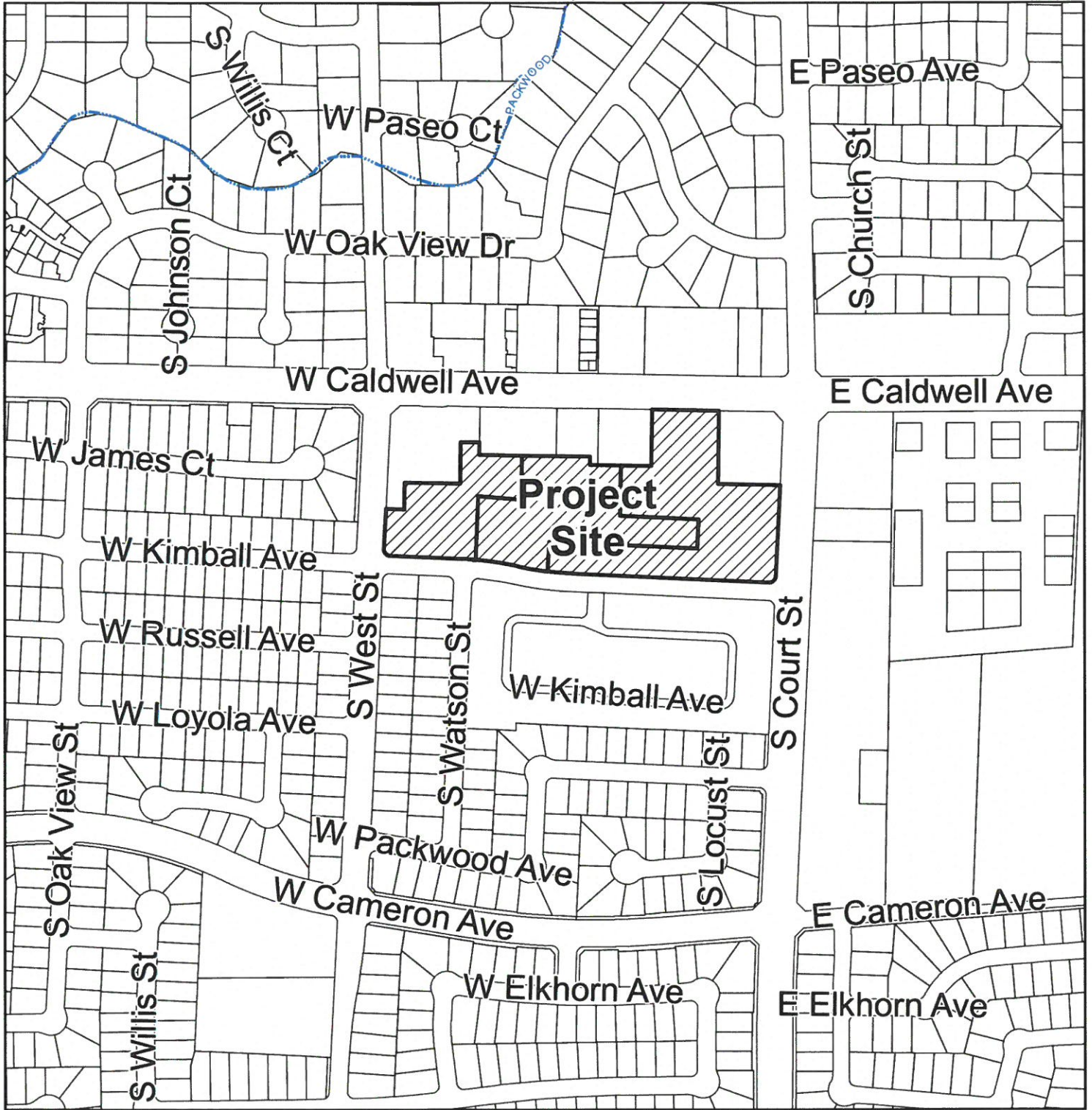
## Aerial Map





# Cameron Creek Garden Unit Subdivision

APN:126-870-040, 043 & 046



## Vicinity Map

