

# 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

**TUESDAY, MAY 26, 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.
  - Finding of Consistency No. 2020-001: A request by Woodside Homes to modify the Highland Park at Shannon Ranch Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27, by revising the local street travel way from 30-feet to 36-feet with the sidewalk adjacent to curb, construction of a wedge curb along local interior streets, and phasing the 223 lot subdivision into four phases. The approved subdivision is located on both the northeast and northwest corners of N. Giddings Street and W. Riggins Avenue (APN: 078-120-028 and 078-120-029).
6. PUBLIC HEARING – Paul Bernal
  - General Plan Amendment No. 2020-01 is a request by San Joaquin Valley Homes to amend the General Plan Land Use Designation on 10.32 acres of an overall 16.38 acre parcel from Conservation to Residential Low Density. The remaining 6.06 acres will remain Conservation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
  - Change of Zone No. 2020-02 is a request to change the zoning designation on 10.32 acres of an overall 16.38 acre parcel from O-S (Open Space) to R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area). The remaining 6.06 acres will retain the O-S (Open Space) zoning designation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
  - Hillsdale Southland Tentative Subdivision Map No. 5574 is a request to subdivide 10.32-acres of an overall 16.38-acre parcel into a 44-lot single-family residential subdivision with eight (8) out-lots for landscaping and storm drainage purposes. In addition, the Hillsdale Southland Tentative Subdivision Map will modify Denton Ct. approved with the adjacent tentative map approval of the Walnut Park Estates Subdivision map. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
7. PUBLIC HEARING – Brandon Smith
  - Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2020-20 was adopted.
  - Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and



Packwood Avenue. (APN: 119-070-074). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2020-20 was adopted.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting Monday June 8, 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 FRIDAY, JUNE 5, 2020 BEFORE 5 PM**

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

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY JUNE 8, 2020**

# City of Visalia



**To:** Planning Commission  
**From:** Paul Bernal, City Planner  
Ph: (713-4025)  
E-mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)  
**Date:** May 26, 2020

**Re: Finding of Consistency No. 2020-001:** A request by Woodside Homes to modify the Highland Park at Shannon Ranch Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27, by revising the local street travel way from 30-feet to 36-feet with the sidewalk adjacent to curb, construction of a wedge curb along local interior streets, and phasing the 223 lot subdivision into four phases. The approved subdivision is located on both the northeast and northwest corners of N. Giddings Street and W. Riggin Avenue (APN: 078-120-028 and 078-120-029).

---

## RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency modifying the approved Highland Park Tentative Subdivision Map No. 5509, approved on February 27, 2006 and associated Conditional Use Permit No. 2012-27, approved on August 26, 2013, by revising the following:

1. Local Interior Streets: Revise the local 52-ft. right-of-way street cross section that consisted of a 30-ft. curb-to-curb travel way, 6-ft. park strip and 5-ft. sidewalks to a 36-ft. travel way with the sidewalk constructed adjacent to curb. The 36-ft. street section allows for a wider travel lane providing an improvement for public safety by allowing improved access for emergency response vehicles (see Exhibit "E").
2. Curb modifications: The use of a "Wedge" curb design along the interior local streets within the subdivision as noted on Exhibit's "A" and "B". The construction of a wedge curb would allow for the elimination of a City Standard drive approach at each lot providing a smooth ADA Compliant sidewalk adjacent to the curb. The wedge curb will transition to City Standard barrier curb at side yards and along Giddings Street, Conyer Street and Sedona Avenue (see Exhibits "A" and "B").
3. Phasing: The developer will phase the Highland Park at Shannon Ranch tentative subdivision into four phases as depicted on Exhibit "C".

The proposed revisions to the Highland Park and Shannon Ranch tentative subdivision map are depicted on the attached Exhibits "A", "B", and "C". A copy of the 2006 subdivision map approved by the Planning Commission on February 27, 2006 is also included (see Exhibit "D"). All other Conditions of Project Approval as adopted per Resolution Nos. 2006-15 and 2013-39, shall be complied with as part of the Final Map approval.



## **DISCUSSION**

The Planning Commission approved the Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and associated Conditional Use Permit (CUP) No. 2006-03 on February 27, 2006. The approved map (see Exhibit "D") depicts the subdivision of 26.08-acres into 223 single-family residential lots. The 2006 CUP was amended in 2013 to accommodate a mix of product types that differ from the product types originally envisioned for the site. The original Planned Residential Development included a mixture of single-family units, duplexes, and triplexes. In 2013, CUP No. 2012-27 modified the subdivision for only detached single-family units (duplexes and triplexes were removed). The lot sizes as originally approved were not modified.

The Highland Park at Shannon Ranch Tentative Subdivision was approved as a Planned Residential Development under the provisions of the Zoning Ordinance that included single-family units on small lots, modified setbacks, and pocket parks within the subdivision. Minimum setbacks approved for the subdivision include 18-ft. setback from outside of the garage, 4-ft. side yards and 10-ft. rear yards. The subdivision was also approved with the 52-ft. wide local street standard (i.e., small street design).

The original applicant, Pacific Union Homes, has sold the tentative subdivision map to Woodside Homes. Woodside Homes submitted minor revisions to this development through the Site Plan Review process to enhance the overall small lot subdivision by revising the local interior street travel lane width from 30-ft., as originally approved, to 36-ft. As a result of the travel lane modification, the sidewalk will now be placed adjacent to curb. The applicant is also requesting a modification to the standard "Barrier" curbs with a "Wedge" curb design. The wedge curb design still provides for ADA compliant sidewalks because the wedge curb eliminates the need to meander the sidewalk behind the drive approach. The wedge curb design is only utilized on the local interior streets as depicted on Exhibits "A" and "B". The wedge curb will transition to City Standard barrier curbs at side yards (where drive approaches are not typically installed) and along Giddings Street, Conyer Street and Sedona Avenue. In addition, by using the wedge curb design the setback from the garage to the back of sidewalk will increase from 18-ft. to 20-ft.

Staff has reviewed these minor modifications and finds these revisions do not pose any significant impact to the approved project and the surrounding land uses. The modified interior local street travel lane width from 30-ft. to 36-ft. does not result in the reduction of lot depth for the subdivision. The increase in the travel lane width provides an improvement for public safety by allowing improved access for emergency response vehicles and for vehicles traveling in-and-out of the subdivision. In addition, the wedge curb design will only be used on the local interior streets. As part of the subdivision improvement plan process, the developer will perform a hydro analysis to ensure that water will not run over the wedge curb in a rain event. Staff informed the developer that the use of the wedge curb for this subdivision could be supported in this case due to the uniqueness of the subdivision with small lots and modified setbacks. However, using the wedge curb as a "new" standard for future subdivisions would not be supported.

Approval of the finding of consistency will not require any change to the approved Resolution Nos. 2006-15 and 2013-39 for the Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27.

## **ATTACHMENTS**

- Exhibit "A" and "B" – Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509 with modified street and wedge curb locations.
- Exhibit "C" – Phasing Plan for Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509
- Exhibit "D" – 2006 Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509
- Exhibit "E" – Local Street Cross Section
- Exhibit "F" – Conceptual Street Scene
- Resolution Nos. 2006-15 and 2013-39
- Aerial Photo



# HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 5 OF SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS AND PLANS, COUNTY OF TULARE, CALIFORNIA, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

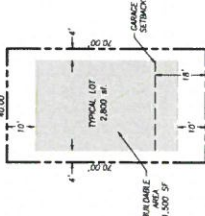
FOR: THE SHANNON RANCH LAND DEVELOPMENT CO., INC.  
 675 HWY 99, VISALIA, CA 93291  
 PHONE: (559) 314-3872

DATE: APRIL 2012

PREPARED BY: Quad Knopf  
 344 E. SHARVATE ST., STE. A  
 VISALIA, CA 93291  
 TEL: 559-992-8028  
 FAX: 559-992-3215

4CREEPS

**PROPOSED LOT SETBACKS**  
 FRONT: 10' (MINIMUM), 15' (GARAGE), 20' (GARAGE W/LET UP DOORS)  
 REAR: 10'

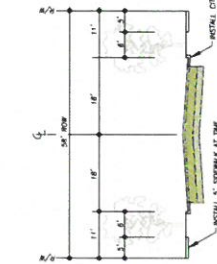


TYPICAL LOT  
 SCALE: 1"=20'

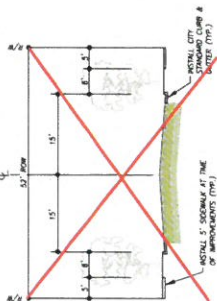
**SITE DATA**

PROPOSED ZONING: AGRICULTURAL  
 EXISTING ZONING: AGRICULTURAL  
 PROPOSED FUTURE ZONING: AGRICULTURAL  
 CITY OF VISALIA  
 SERVICE COMPANY  
 50 CALIFORNIA ST.  
 VISALIA, CA 93291  
 C. W. BELL  
 1177-028  
 9/14  
 17.96 LOTS/NET ACRE  
 NET DENSITY: 17.96 LOTS/NET ACRE

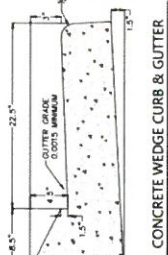
CURB TO REMAIN AS CITY STANDARD BARRIER CURB  
 CURB88 REVISED TO WEDGE CURB



ENTRANCE AT RINALDI ST CROSS SECTION  
 NOT TO SCALE



TYPICAL 62' R/W ST CROSS SECTION  
 NOT TO SCALE  
 SEE SHEET 4 FOR REVISED SECTION



CONCRETE WEDGE CURB & GUTTER  
 NOT TO SCALE



VICINITY MAP  
 1"=1000'





# HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 5 OF SHANNON RANCH, AS SHOWN ON THE PLAT MAPS AT PAGE 16, TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

APRIL 2012

FOR: **LAND DEVELOPMENT CO. INC.**  
675 HWY 99, VISALIA, CA 93291  
PHONE: (559) 314-3972

BY: **Quad Knopf**  
© COPYRIGHT BY QUAD KNOPF, ALL UNLICENSED USE PROHIBITED

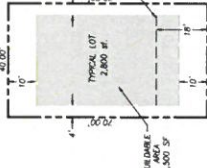
UPDATED BY: **4CREKS**  
AGRICULTURAL  
RESIDENTIAL  
CALIFORNIA WATER SERVICE COMPANY  
S.D. CALIFORNIA  
PACIFIC RAILROAD  
078-170-029  
1.56  
8.08  
13.77 LOT/NET ACRE

## SITE DATA

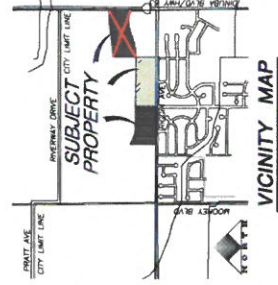
EXISTING ZONING: R-44-2  
PROPOSED ZONING: R-44-2  
PROPOSED USE: RESIDENTIAL  
WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY  
MUNICIPAL CALL: S.D. CALIFORNIA  
FAC. REEL: 078-170-029  
A.P.N. ZONE: 1.56  
NET ACRE: 8.08  
NET IDENTITY: 13.77 LOT/NET ACRE

## PROPOSED LOT SETBACKS

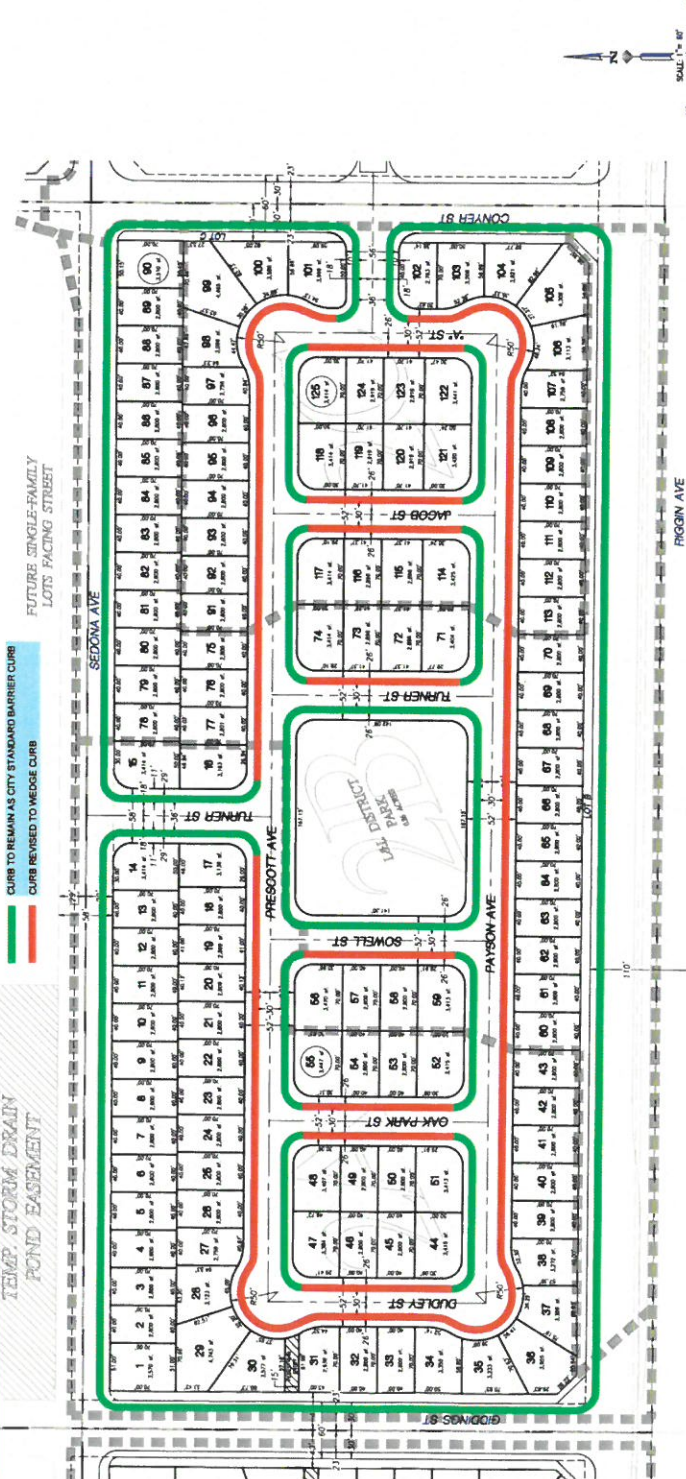
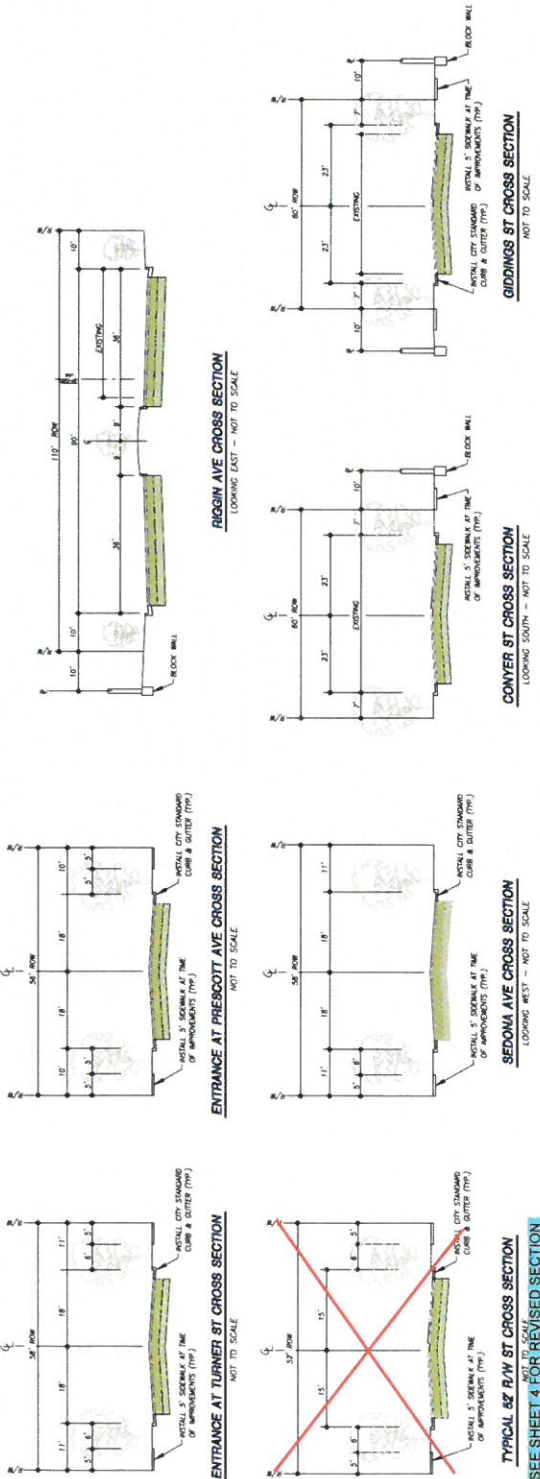
FRONT: 10' (MOUSE), 18' (GARAGE), 20' (GARAGE W/RT UP DOORS)  
SIDE: 5'  
REAR: 5'



TYPICAL LOT SCALE: 1"=20'



VICINITY MAP SCALE: 1"=1500'





# HIGHLAND PARK AT SHANNON RANCH CONDITIONAL USE PERMIT AMENDMENT

BEING A DIVISION OF PARCEL 5 OF SHANNON RANCH AS SHOWN ON THE PLAT MAP OF SHANNON RANCH, TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

FOR: MHA SHANNON RANCH LAND DEVELOPMENT CO. INC.  
675 HURTY, P.C.  
3455 W. STATE STREET  
TULARE, CA 95326  
PHONE: (559) 314-3872

APRIL 2012  
BY: MHA SHANNON RANCH LAND DEVELOPMENT CO. INC.  
675 HURTY, P.C.  
3455 W. STATE STREET  
TULARE, CA 95326  
PHONE: (559) 314-3872

Quadr Knopf

PREPARED BY: 4CREKS  
344 S. MAIN ST., STE. A  
TULARE, CA 95326  
PHONE: (559) 300-3215

## UNIT DATA

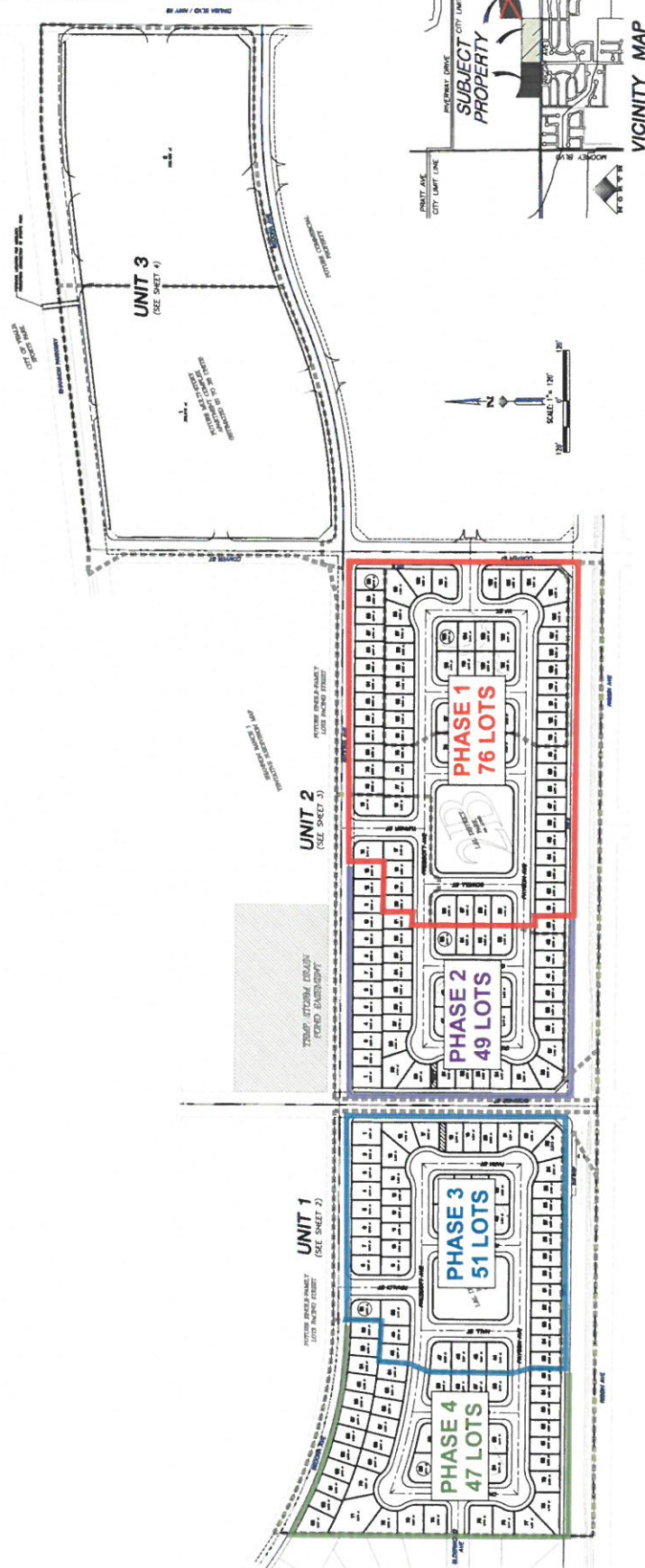
UNIT 1	11.72 ACRES	18 LOTS
UNIT 2	11.56 ACRES	125 LOTS
UNIT 3	12.78 ACRES	2 LOTS
TOTAL:	36.06 ACRES	225 LOTS

## COMPARISON TO EXISTING MAP

EXISTING	PROPOSED
RESIDENTIAL UNITS	448 TO 423
TOTAL NET ACRES	14.42
RESIDENTIAL NET ACRES	71.7
COMMERCIAL NET ACRES	19.0
COMMERCIAL NET ACRES	3.87

## SITE DATA

PLAT NO. 2  
APPROVED: 11-14-01, E-50  
CITY OF VISALIA  
SERVISE DISPOSAL: 11-14-01  
MUNICIPAL GAS: 11-14-01  
POWER: 11-14-01  
FLOOD ZONE: C  
TOTAL ACRES: 36.06  
NO. OF LOTS: 225 TO 200 (ESTIMATE)  
COMMERCIAL SQ. FT.: 52,000 sq. (ESTIMATE)



\*PHASE TENTATIVE MAPS ARE PROPOSED

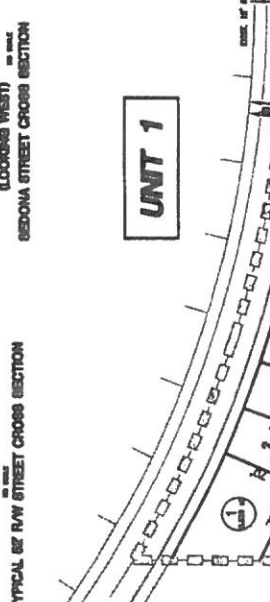
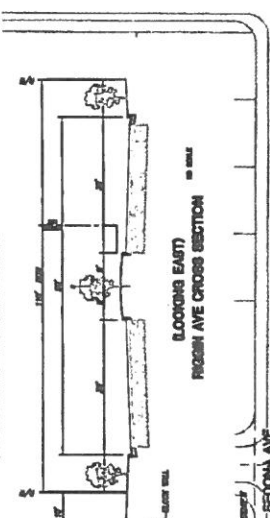
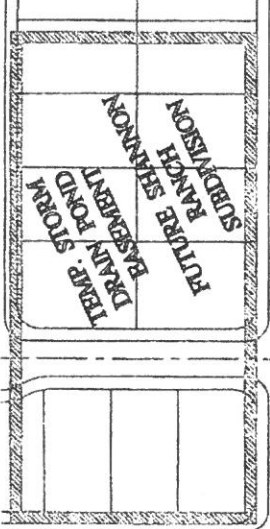
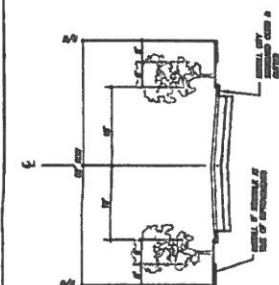
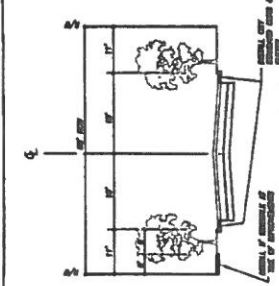
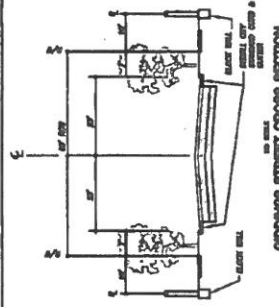
# HIGHLAND PARK AT SHANNON RANCH TENTATIVE SUBDIVISION MAP

PARCEL 3 OF SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS AT PAGE 14, TOP IN SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 SOUTH, COUNTY OF TULLAH, STATE OF CALIFORNIA

NOVEMBER 2008  
FOR: Mark & Rosemary Byrne  
2002 2nd St., #10  
PACIFIC CITY, CA 92650  
PHONE: (714) 362-4000



**SITE DATA:**  
 1. ALL UTILITIES SHOWN ARE APPROXIMATE.  
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.  
 3. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 4. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 5. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 6. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 7. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 8. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 9. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.  
 10. ALL UTILITIES SHOWN ARE BASED ON FIELD SURVEY.



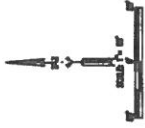


# HIGHLAND PARK AT SHANNON RANCH TENTATIVE SUBDIVISION MAP

PARCEL 3 OF SHANNON RANCH EAST, RECORDED  
IN THE PUBLIC RECORDS OF THE COUNTY OF  
SANTA BARBARA, CALIFORNIA, IN THE TOWNSHIP  
18 SOUTH, RANGE 28 EAST, IN THE CITY OF  
VISALIA, COUNTY OF VISALIA, STATE OF  
CALIFORNIA.

NOVEMBER 2005

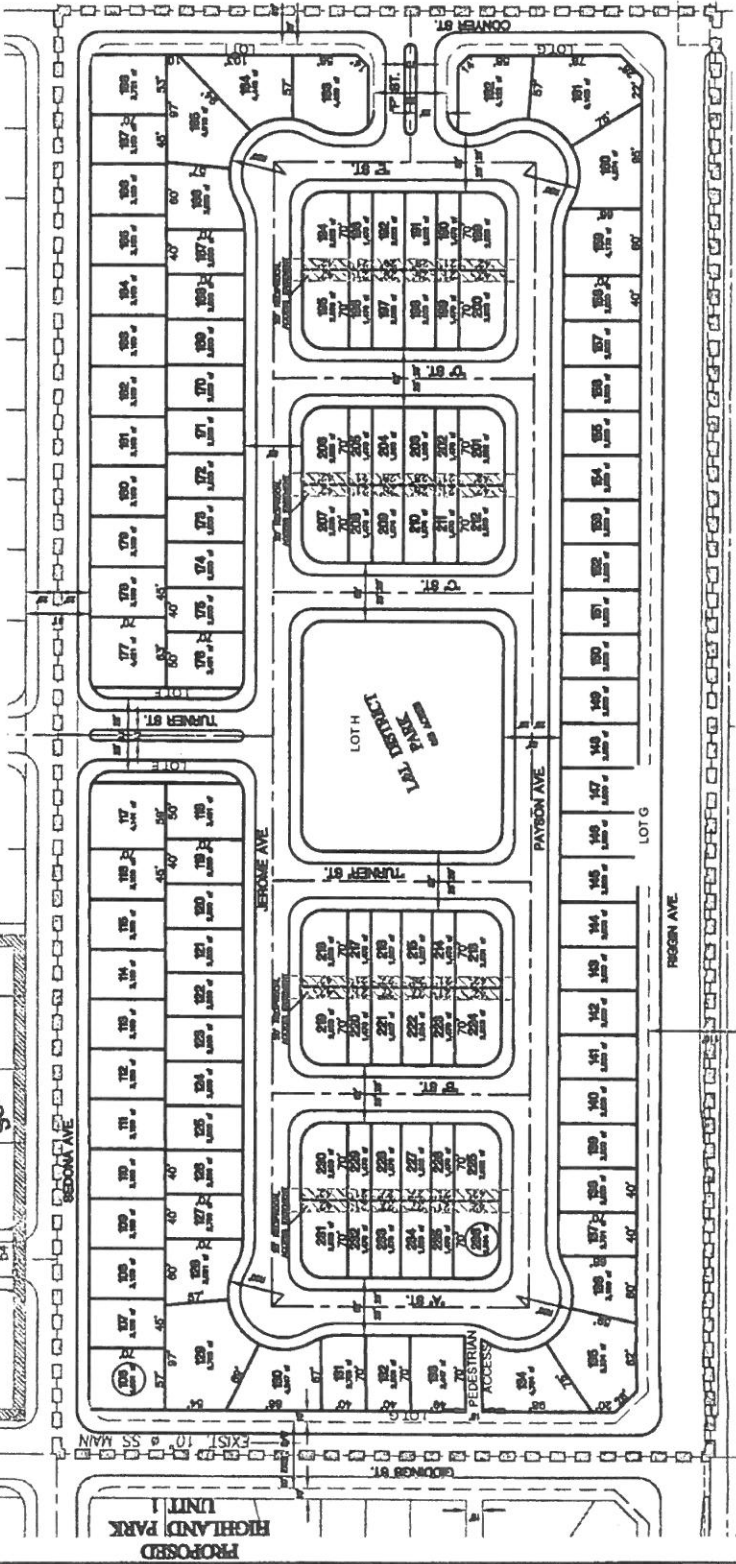
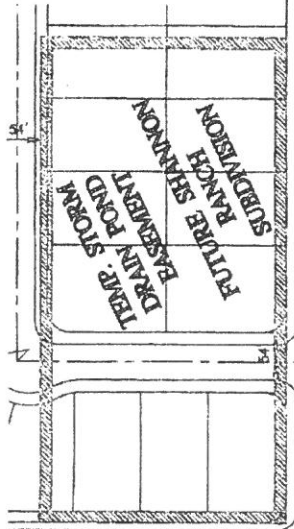
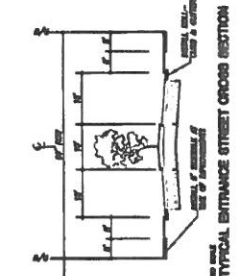
BY:  **Quad Knopf**  
FOR: **Mark & Barbara Brune**  
OWNER  
1000 S. 7th St.  
Visalia, CA 93277  
PHONE: (559) 332-0000

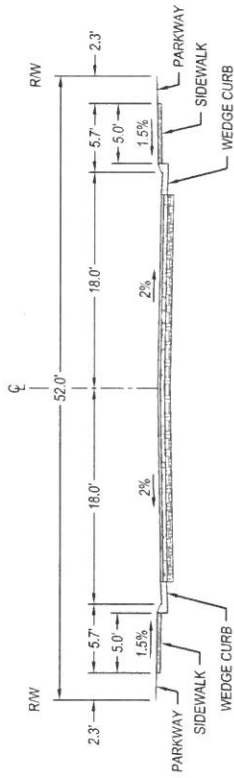


**SITE DATA:**

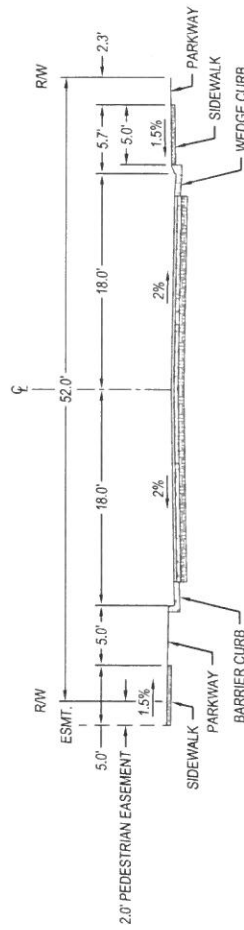
- APPLICANT: MARK & BARBARA BRUNE
- PROJECT: HIGHLAND PARK AT SHANNON RANCH
- CITY OF VISALIA: VISALIA, CALIFORNIA
- PROJECT ADDRESS: 1000 S. 7th St., Visalia, CA 93277
- PROJECT PHONE: (559) 332-0000
- PROJECT FAX: (559) 332-0000
- PROJECT E-MAIL: info@quadknopf.com
- PROJECT WEBSITE: www.quadknopf.com
- PROJECT CONTACT: QUAD KNOPT
- PROJECT ADDRESS: 1000 S. 7th St., Visalia, CA 93277
- PROJECT PHONE: (559) 332-0000
- PROJECT FAX: (559) 332-0000
- PROJECT E-MAIL: info@quadknopf.com
- PROJECT WEBSITE: www.quadknopf.com

**UNIT 2**





TYPICAL 52' RW STREET CROSS SECTION AT DRIVE APPROACHES  
WITH WEDGE CURB AND ADJACENT SIDEWALK ON BOTH SIDES  
DIVISADERO ST., CITRUS ST., PARK ST., DUDLEY ST., OAK PARK ST., JACOB ST., AND 'A' ST.



TYPICAL 52' RW STREET CROSS SECTION WITH BARRIER CURB AND ADJACENT PARKWAY ON ONE SIDE  
AND WITH WEDGE CURB AND ADJACENT SIDEWALK AT DRIVE APPROACHES  
PAYSON AVE. - LOOKING EAST, PRESGOTT AVE. - LOOKING WEST,  
HALL ST. & SOWELL ST. - LOOKING SOUTH,  
RINALDI ST. (ONSITE) & TURNER ST. (ONSITE) - LOOKING NORTH

PREPARED BY:



**4CREEKS**

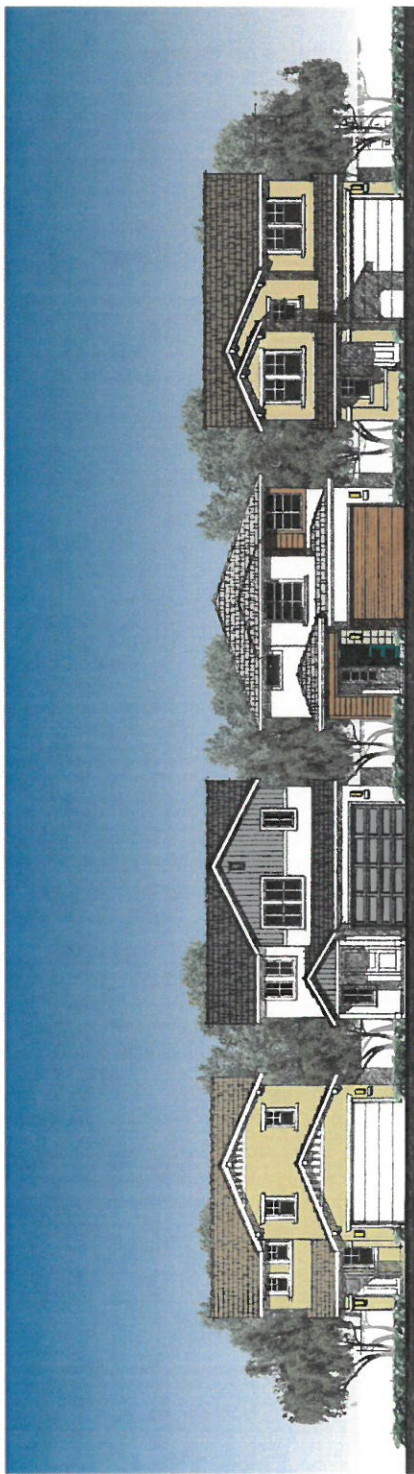
324 S. SANTA FE, STE A  
P.O. BOX 7593  
VISALIA, CA 93282  
TEL: 559.802.3052  
FAX: 559.802.3215

SHEET 4 OF 4





PLAN 2B | Farm Fresh Alternative



PLAN 1A | Stucco Bungalow

PLAN 2B | Farm Fresh

PLAN 3C | Modern Prairie

PLAN 4A | Stucco Bungalow

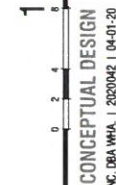
### CONCEPTUAL STREETSCENE 1

## HIGHLAND PARK

VISALIA, CA



Note: Artist's conception; colors, materials and application may vary.



© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2020042 | 04-01-20



RESOLUTION NO 2006-15

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

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

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

**WHEREAS**, the Planning Commission of the City of Visalia finds the subdivision in accordance with Section 16.16 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

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

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

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

**BE IT FURTHER RESOLVED** that the Planning Commission approves the subdivision on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia and subject to the following conditions:

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



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

**A. Maintenance and Operations**

1. All development standards, city codes, and ordinances shall be continuously met for this residential development. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
8. Establish and conduct a regular program of routine maintenance for the townhome units. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.

**B. Landscape Care and Maintenance**

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

**C. Parking**

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

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

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

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

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

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

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

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

*Fred Brusuelas*

---

Fred Brusuelas, AICP  
Community Development & Public Works Assistant Director

*Sam Logan*

---

Sam Logan, Chairperson



RESOLUTION NO 2013-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA  
APPROVING CONDITIONAL USE PERMIT NO. 2012-27:  
A REQUEST BY VISALIA SHANNON LAND INVESTORS L.P.  
TO AMEND CONDITIONAL USE PERMIT NO. 2006-03, REVISING DEVELOPMENT  
STANDARDS AND DWELLING TYPES ON A PREVIOUSLY-APPROVED PLANNED  
RESIDENTIAL DEVELOPMENT ON 26.1 ACRES IN THE MULTI-FAMILY  
RESIDENTIAL (R-M-2) ZONE. THE PROJECT SITE IS LOCATED ON THE  
SOUTHWEST CORNER OF DINUBA BOULEVARD (STATE ROUTE 63) AND  
SHANNON PARKWAY AND ON THE NORTH SIDE OF RIGGIN AVENUE BETWEEN  
DIVISADERO AND CONYER STREETS. (APN: 078-120-026, 028, 029)

**WHEREAS**, Conditional Use Permit No. 2012-27 is a request by Visalia Shannon Land Investors L.P. to amend Conditional Use Permit No. 2006-03, revising development standards and dwelling types on a previously-approved Planned Residential Development on 26.1 acres in the Multi-family Residential (R-M-2) Zone. The project site is located on the southwest corner of Dinuba Boulevard (State Route 63) and Shannon Parkway and on the north side of Riggan Avenue between Divisadero and Conyer Streets. (APN: 078-120-026, 028, 029); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on August 26, 2013; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, if recommended mitigation measures were incorporated in the project.

**NOW, THEREFORE, BE IT RESOLVED**, that a Mitigated Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia approves the proposed conditional use permit based on the following specific findings and based on the evidence presented:

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

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - 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 proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the reconfiguration of lots under the proposed Amendment to Conditional Use Permit is consistent with and does not require any revisions to the Highland Park at Shannon Ranch Tentative Subdivision Map approved on February 27, 2006.
4. That the reconfiguration of the planned development and the resulting number of housing units will remain consistent with the City of Visalia Housing Element and its sites / capacity inventory for affordable housing units.
5. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2013-046, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
6. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**BE IT FURTHER RESOLVED** that the Planning Commission approves the conditional use permit on the real property herein described in accordance with the terms of this resolution under the provisions of Chapter 17.38 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed and maintained in substantial compliance with the site plan and street cross sections in Exhibits "B" and "C" unless otherwise specified in the conditions of approval.
2. That the project be developed in substantial compliance with Site Plan Review No. 2010-109.
3. That a comprehensive master plan be prepared for the commercial property on Unit 3 prior to development, and that the master plan be reviewed and adopted under a Conditional Use Permit. The master plan shall include a site plan, phasing plan, a specified common architectural theme and a sign program.
4. That lots in Units 1 and 2 adhere to the following setbacks as measured from property lines:

Front Yard: 10 feet setback from P.L. to living space  
 18 feet setback from P.L. to front-loading garage  
 20 feet setback from P.L. to front-loading garage with tilt-up  
 doors  
 Side Yard: 4 feet  
 Street Side Yard: 10 feet  
 Rear Yard: 10 feet

5. That a concrete block masonry wall not less than seven feet in height shall be constructed on the property line (excepting inside the front and street side setbacks) where any commercial zoning directly adjoins residential zoning. Said wall shall be constructed no later than with the first building permit associated with the commercial development.
6. That any substantial changes to the site plan, elevations, floor plans, and/or operational statement requires an amendment to the Conditional Use Permit.
7. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2013-046 are hereby incorporated as conditions of this Conditional Use Permit.
8. That all of the conditions and responsibilities of Conditional Use Permit No. 2012-27 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
9. That all conditions associated with Conditional Use Permit No. 2006-03 remain applicable, excepting any which are superseded by the conditions of Conditional Use Permit No. 2012-27.
10. That the expiration date for Conditional Use Permit No. 2012-27 run with that of the Highland Park at Shannon Ranch Tentative Subdivision Map No. 5509, approved by the Planning Commission on February 27, 2006.
11. That all applicable federal, state, regional, and city policies and ordinances be met.
12. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2012-27, prior to the recording of a final map for this project.
13. That this Conditional Use Permit become null and void unless General Plan Amendment No. 2012-07, Change of Zone No. 2012-08, and Tentative Parcel Map No. 2012-03 are approved, and that the effective date of this Conditional Use Permit will begin thirty days after approval of the second reading of the ordinance for Change of Zone No. 2012-08.



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

AYES: Commissioners Salinas, Segrue, Peck, Soltesz, Taylor

NOES:

ABSTAINED:

ABSENT:

STATE OF CALIFORNIA)

COUNTY OF TULARE ) ss

CITY OF VISALIA )

ATTEST: Josh McDonnell, AICP Assistant Director / City Planner

I, Josh McDonnell, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2013-39, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on August 26, 2013.

---

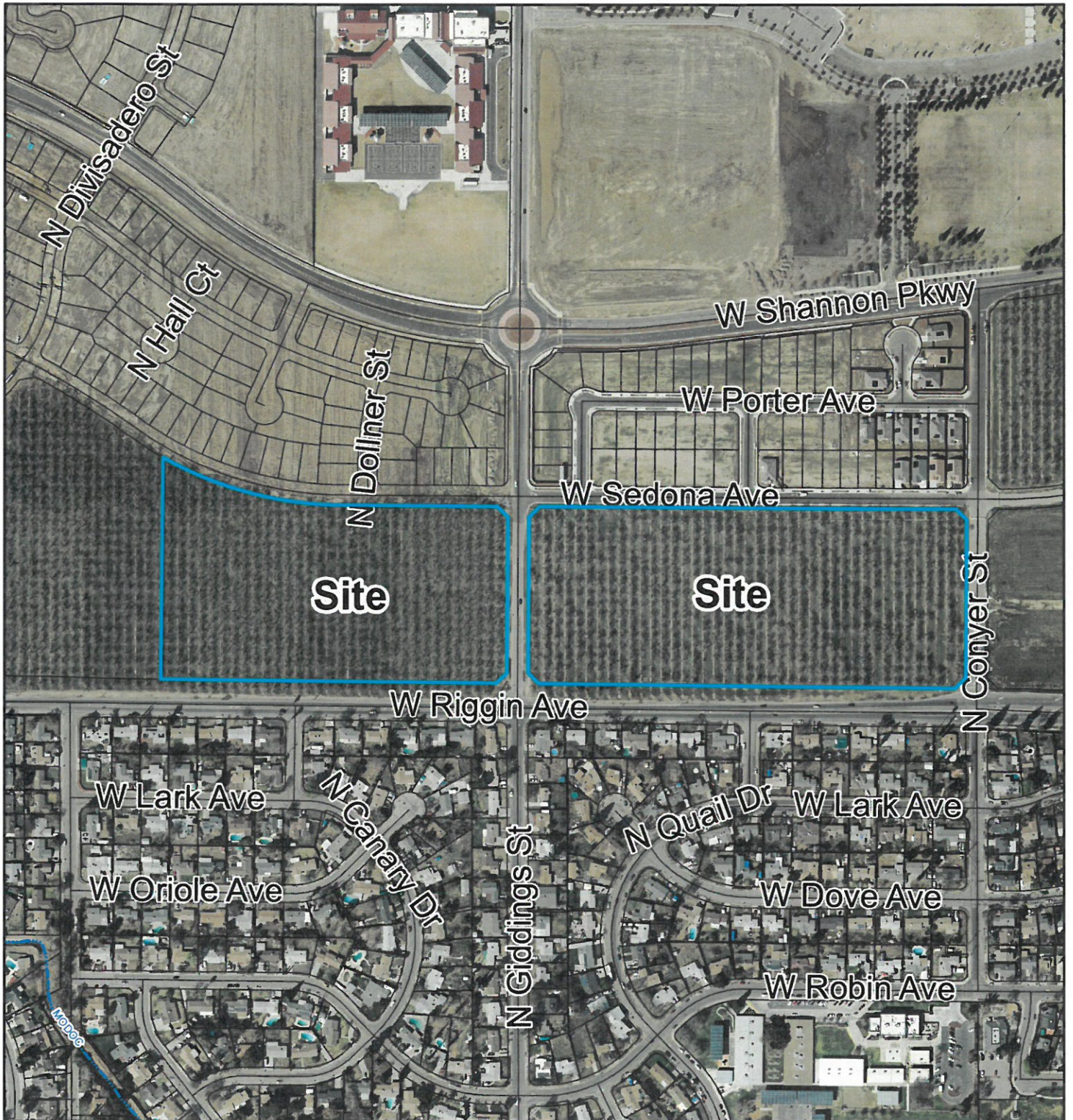
Josh McDonnell, Assistant Director / City Planner

---

Adam Peck, Chairperson



# Highland Park at Shannon Ranch



## Aerial Map

