

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 JUNE 8, 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.

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. CHANGES OR COMMENTS TO THE AGENDA –
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
 - Time Extension for Rose Estates Tentative Subdivision Map No. 5567
 - Adoption of Resolution Nos. 2020-01A and 2020-02A, approving Caldwell & Demaree Garden Pack Tentative Subdivision Map No. 5573 and Conditional Use Permit No. 2020-01, in accordance with action taken by the Planning Commission during the regular meeting held on May 26, 2020
5. PUBLIC HEARING – Josh Dan
Conditional Use Permit No. 2020-12: A request by George Kassab to establish a Smoke Shop in a 555 square foot tenant space located at 515 W. Murray Ave. in the D-MU (Mixed Use Downtown) Zone (APN: 093-175-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-28

6. PUBLIC HEARING – Josh Dan
Tentative Parcel Map No. 2020-04: A request to subdivide a 10,894 sq.ft. parcel into two lots, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone District. The project site is located on the north side of East Pershing Avenue at North Tracy Street. (APN: 098-170-072) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-26
7. PUBLIC HEARING – Paul Bernal
 - Tentative Parcel Map No. 2019-08: A request by CRS Farming LLC, to subdivide a 5.96-acre site into eight parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northeast corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-120-034). 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. 2020-19 was adopted.
 - Conditional Use Permit No. 2019-26: A request by CRS Farming LLC to establish a master planned commercial development including the development of a proposed fast food restaurant, parcels with less than the minimum five acre requirement, parcels with no public street frontage and to establish a master planned development for parcel without public street access for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northwest corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-350-046 & 078-350-049). 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. 2020-19 was adopted.
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
 - Next Planning Commission Meeting Monday June 22, 2020 will be held at the Convention Center.
 - City Council Appointment of Planning Commissioners Adam Peck and Mary Beatie.

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, JUNE 18, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY JUNE 22, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 8, 2020

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

SUBJECT: Tentative Parcel Map No. 2020-04: A request to subdivide a 10,894 sq. ft. parcel into two lots located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district. The project site is located on the north side of E. Pershing Avenue, just east of N. Tracy Street (APN: 098-170-072).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2020-26 for Tentative Parcel Map No. 2020-04. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's General Plan, Zoning Ordinance and Subdivision Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2020-04 based on the findings and conditions in Resolution No. 2020-26.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2020-04 is a request to subdivide a 10,894 sq. ft. parcel into two residential lots, (see Exhibit A). The site is currently developed with one single-family home fronting E. Pershing Ave. The existing home will be located on proposed Parcel 1 of the tentative parcel map. Parcel 1 will have a lot area of 6,349 sq. ft., whereas proposed Parcel 2 will have a lot area of 4,545 sq. ft. which is below the minimum 5,000 sq. ft. lot area of an R-1-5 zoned site. However, due to the location of the existing home, and to maintain the required five foot side yard setback, Parcel 2 cannot be configured in a manner that would provide this parcel with the minimum 5,000 sq. ft. lot area. Conversely, the lot area proposed for Parcel 2 falls within the provisions of the Administrative Adjustment process (Article 2. Section 17.02.150 et seq.). Administrative Adjustments are limited to no more than 20 percent of a required development standard and are approved by the City Planner. Based on the parcel map request, staff has incorporated the Administrative Adjustment findings for the Planning Commission's consideration to support the lot area proposed for Parcel 2.

The project site along E. Pershing Ave. is improved with curb, gutter and sidewalk. The development of Parcel 2 with a new single-family residential unit will require a new residential drive approach and a new sewer lateral.

BACKGROUND INFORMATION

General Plan:	Residential Low Density
Zoning:	R-1-5 Single-family Residential
Surrounding Zoning and Land Use:	North: R-1-5 / Single-family residential (Emerald

Park Unit No. 1)
 South: R-1-5 / Single-family residential (Emerald
 Park Unit No. 2)
 East: R-M-2 / Multi-family residential
 West: R-1-5 / Single family residential (Emerald
 Park Unit No. 2)

Environmental Review: Categorical Exemption No. 2020-26
 Site Plan: Site Plan Review No. 20-014

PROJECT EVALUATION

Consistency with General Plan, Zoning and Subdivision Ordinances

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

One such policy, Policy 4.1.4 of the Land Use Element, encourages the City to allow flexible design standards on infill lots while Policy 4.2.3 promotes the distribution of low and moderate income housing throughout the community on smaller lots. Staff supports the project because the project meets the overall intent of these policies. In addition, the division of the site to provide an additional residential lot maximizes the land by providing an additional single-family residential parcel to the City’s housing inventory. The proposed subdivision and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood.

Setbacks and Development Standards

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

Setbacks	Required
Front Yard:	15-foot minimum; 22-feet to garage/carport
Side Yard:	5-feet
Rear Yard:	25-foot minimum or 20 feet for main structures that do not exceed one-story.
Lot Size:	5,000 square foot minimum

As previously stated, the site is developed with an existing home. The existing home, which will remain on Parcel 1, complies with the R-1-5 setbacks as identified per the table above. The development of Parcel 2 will adhere to the R-1-5 setback requirements for the main dwelling and any accessory structures. Proposed Parcel 2, which measures 4,545 sq. ft., does not meet the 5,000 sq. ft. lot area minimum but is within the 20 percent Administrative Adjustment allowance. Staff recommends the Planning Commission approve the tentative parcel map, as depicted per Exhibit “A”. Furthermore, the lot area proposed for Parcel 2 equates to a 9 percent deviation for the lot area proposed. Findings for this deviation are provided in the tentative parcel findings below and in the resolution prepared for this parcel map. Staff concludes the

parcel size can be supported because any structure constructed on this parcel will be required to meet setbacks and other development standards of the R-1-5 zone.

Improvements to Right-of-Ways

As previously stated, all frontage improvements exist along Pershing Avenue; this includes curb, gutter, and sidewalks. However, when Parcel 2 is developed a new drive approach and connection to the City’s sewer line will be required. These improvements are standards requirements for any residential lot developed in the City of Visalia.

Access and Circulation

The site is located on the north side of E. Pershing Avenue just east of N. Tracy Street. Both of these streets are local streets. East Pershing Avenue terminates just beyond its intersection with N. Tracy Street, and is the sites only means of access. Pursuant to the circulation element, local streets are intended to provide direct access to parcel and represent the largest part of the city’s circulation system.

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 consistent 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 consistent with the City’s General Plan. This is included as recommended Finding No. 2 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 is physically suitable for the residential development type described on the proposed map. 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 is physically suitable for the proposed residential use. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.

<p>(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.</p>	<p>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. This is included as recommended Finding No. 5.</p>
<p>(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.</p>	<p>The proposed design of the map has not been found to cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.</p>
<p>(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.</p>	<p>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. 3 of the Tentative Subdivision Map.</p>

Environmental Review

The project is considered to be categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2020-26).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2020-04

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.
3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

6. That in order for the existing home on site to meet the development standards of the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district, specifically side yard setback of five (5) feet, proposed Parcel No. 2 cannot be configured in a manner to meet the minimum 5,000 sq. ft. lot area. The lot area proposed for Parcel 2 is a 9 percent deviation which is below the threshold of 20 percent allowed under the Administrative Adjustment process. The lot area proposed for Parcel 2 can be supported because any structure constructed on this parcel will be required to meet setbacks and other development standards of the R-1-5 zone.
7. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-25)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2020-04

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2020-014.
2. That Tentative Parcel Map No. 2020-04 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for Parcel's 1 and 2 shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2020-04, prior to the recording of the final map for this project.

APPEAL INFORMATION

According to the City of Visalia Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten calendar days following the date of a decision by the Planning Commission on a tentative subdivision map or tentative parcel map application. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2020-26
- Exhibit "A" –Tentative Parcel Map No. 2020-04
- Site Plan Review Comments No. 2020-014
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

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

Section 17.12.010 Purpose and intent.

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

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

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

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

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

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

Environmental Document # 2020-25

RESOLUTION NO. 2020-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2020-04, A REQUEST TO SUBDIVIDE A 10,894 SQUARE FEET PARCEL INTO TWO (2) LOTS LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED ON THE NORTH SIDE OF EAST PERSHING AVENUE, JUST EAST OF TRACY STREET (APN 098-170-072)

WHEREAS, Tentative Parcel Map No. 2020-04, is a request to subdivide a 10,894 sq. ft. parcel into two lots located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone. The project site is located on the north side of E. Pershing Avenue, just east of N. Tracy Street (APN: 098-170-072); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on June 8, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2020-04, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-26).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2020-26 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.

3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That in order for the existing home on site to meet the development standards of the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district, specifically side yard setback of five (5) feet, proposed Parcel No. 2 cannot be configured in a manner to meet the minimum 5,000 sq. ft. lot area. The lot area proposed for Parcel 2 is a 9 percent 9 percent deviation which is below the threshold of 20 percent allowed under the Administrative Adjustment process. The lot area proposed for Parcel 2 can be supported because any structure constructed on this parcel will be required to meet setbacks and other development standards of the R-1-5 zone.
7. That the project is considered Categoricaly Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-26)

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2020-014.
2. That Tentative Parcel Map No. 2020-04 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for Parcel's 1 and 2 shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2020-04, prior to the recording of the final map for this project.



March 17, 2020

Fredw@forester-weber.com

Site Plan Review No. 20-014:

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 **February 12, 2020**. 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".

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



#2

MEETING DATE: February 12, 2020

SITE PLAN NO. 20-014

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

Tentative Parcel Map

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: FEBRUARY 12, 2020

SITE PLAN NO.: 20-014
PROJECT TITLE: DANIEL SANCHEZ
DESCRIPTION: TENTATIVE PARCEL MAP/ADMIN ADJUSTMENT
- PERSHING AVE
APPLICANT: DANIEL SANCHEZ
PROP. OWNER: SANCHEZ DANIEL & HENRIETTA
LOCATION: 2040 E PERSHING AVE
APN: 098-170-072

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: ; maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **AS NECESSARY FOR NEW PUBLIC IMPROVEMENTS**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information: Redesign required

Additional Comments:

1. *Proposed new single family parcel will incur development impact fees at time of future SFD proposal. Refer to page 3 for applicable fees and estimate, in addition to the following:
Transportation Impact Fee - \$6,027/unit x 1
Public Facility Fee - \$587/unit x 1*
2. *Parcel is located in a high risk flood plain area - additional requirements per City and CA Building Code will apply.*
3. *A new sewer lateral shall be installed to serve new parcel and future development. Refer to City standards. Lateral will be required at time of building permit.*
4. *Refer to further requirements by the Planning Dept.*
5. *A new residential drive approach shall be installed per City standards, refer to City standard detail C-25. Only one approach will be allowed per design constraints. New approach will be required at time of building permit.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-014
Date: 2/12/2020

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

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

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$808/UNIT X 1 TREATMENT PLANT FEE: \$802/UNIT X 1
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 60 = \$2,640
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,590/UNIT X 1 PARK DEVELOPMENT FEE: \$2,148/UNIT X 1
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input type="checkbox"/> Waterways Acquisition Fee	

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

City Reimbursement:

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



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003
Date: February 12, 2020

SITE PLAN NO: 2020-014
PROJECT: Daniel Sanchez – Parcel Map
DESCRIPTION: PARCEL MAP / ADMIN. ADJUSTMENT
APPLICANT: DANIEL SANCHEZ
PROP. OWNER: DANIEL SANCHEZ
LOCATION TITLE: 2040 E PERSHING AVE
APN TITLE: 098-170-072
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Residential 5,000sqft minimum)

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

Planning Division Recommendation:

- Revise and Proceed Tentative Parcel Map
 Resubmit

Project Requirements

- Administrative adjustment application
- PM Application

PROJECT SPECIFIC INFORMATION: February 05, 2020

1. An Administrative adjustment application is needed prior to a Tentative Parcel Map application to ensure that the creation of a lot less than 5,000sq.ft. is consistent with Visalia Municipal Code 17.02.160.C.
2. Comply with all codes and ordinances.
3. Recommend filing a Tentative Parcel Map (TPM) to include subdividing the parcel.

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

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

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

Article 2. Administrative Adjustments

17.02.150 Purpose.

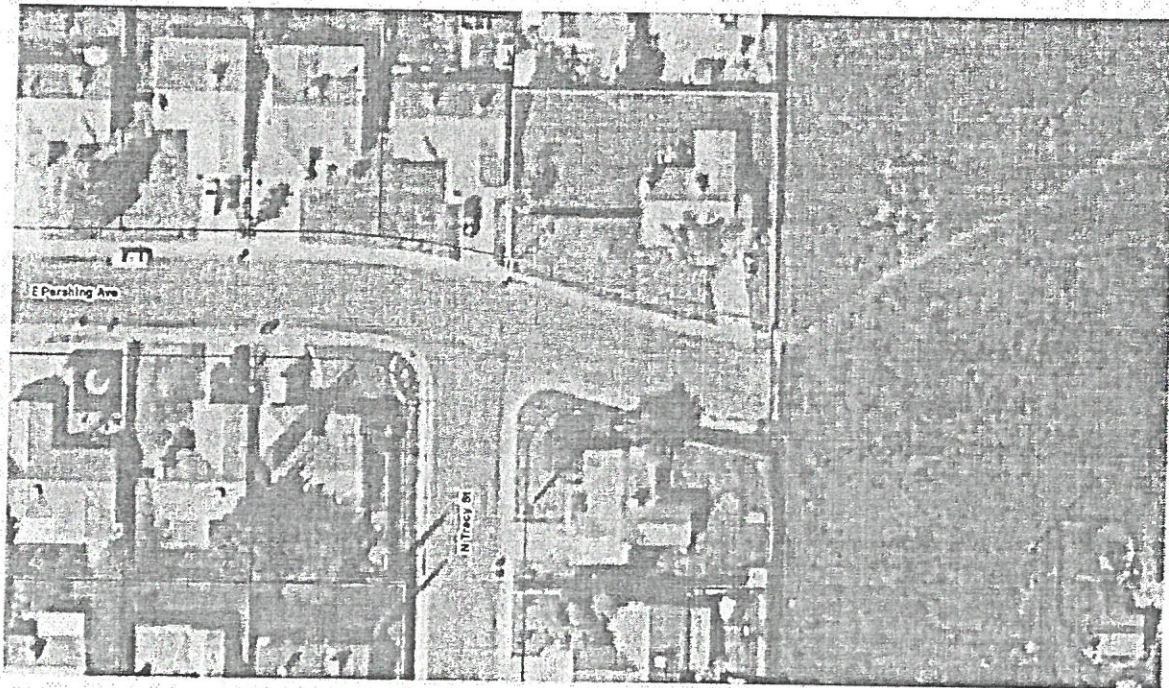
The purpose of an administrative adjustment is to provide action on projects that are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance. (Ord. 2017-01 (part), 2017: prior code § 7213.1)

17.02.160 Scope of authority.

- A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.
- B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.
- C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and chief building official or his/her designee prior to granting said administrative adjustment. (Ord. 2017-01 (part), 2017: Ord. 2011-09 §§ 3, 4, 2011: Ord. 9605 § 30 (part), 1996: prior code § 7213.2)

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 John Dan



City of Visalia
Building: Site Plan
Review Comments

2/5/2014
TENTATIVE PARCEL MAP
2040 E PERSHING AVE

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: _____

V. GARCIA 2/5/20
Signature 2/12/20



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 February 3, 2020
Item # 1
Site Plan # 20014
APN: 098170072

- 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**.

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.



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

Date: 7-4-20
 Item: 7
 Site Plan: SPB-20014
 Name: B. McELWEN

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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 12, 2020

ITEM NO: 2 *Continued*
SITE PLAN NO: SPR20014
PROJECT TITLE: Daniel Sanchez
DESCRIPTION: Tentative Parcel Map/Admin. Adjustment - Pershing Ave.
APPLICANT: Daniel Sanchez
OWNER: SANCHEZ DANIEL & HENRIETTA
APN: 098170072
LOCATION: 2040 E PERSHING AVE

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

20014

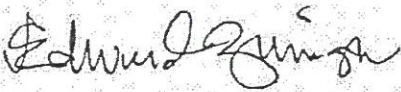
COMMERCIAL BIN SERVICE

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

Comment

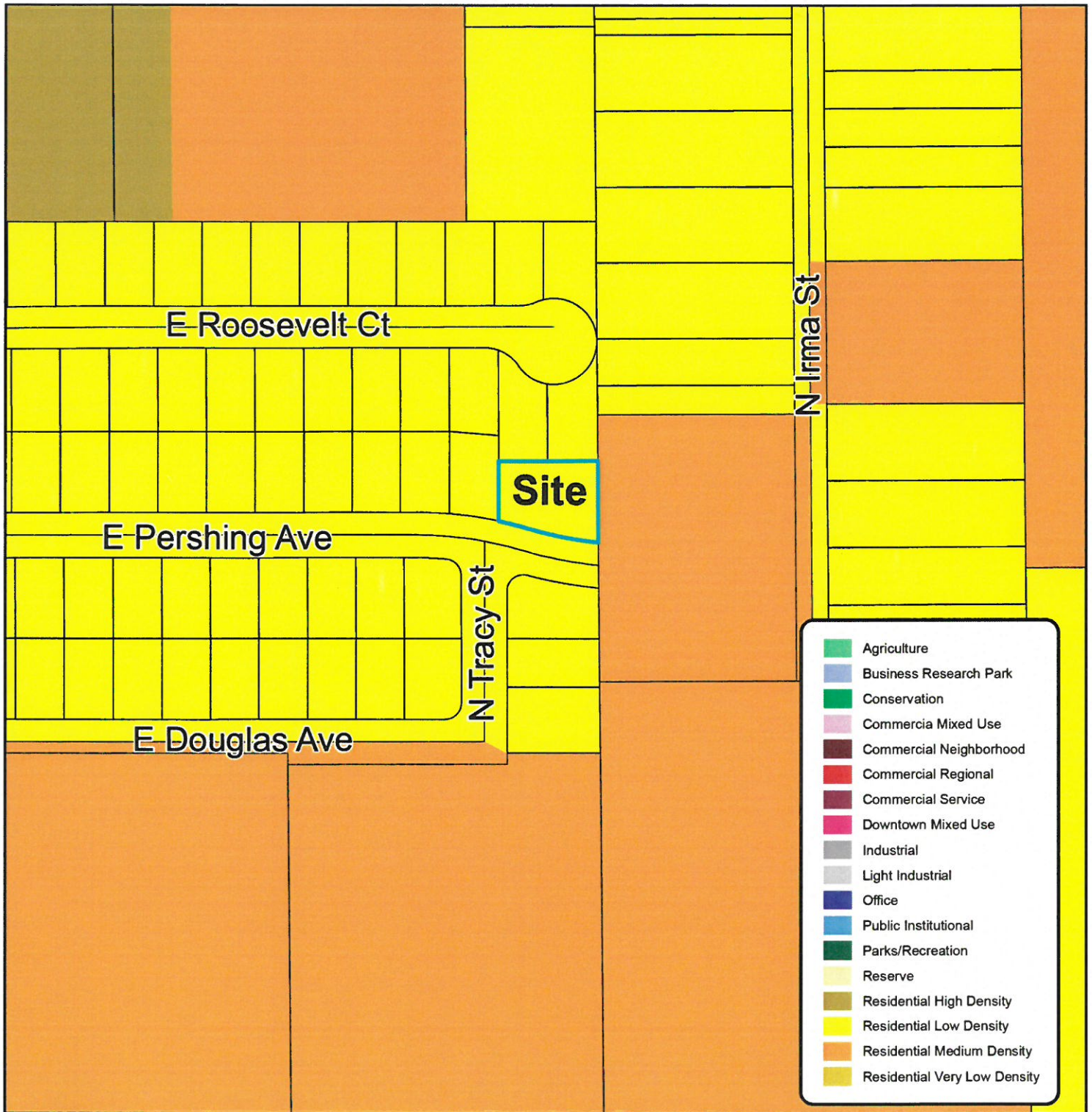
Residential services required

Jim Ross, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



Tentative Parcel Map No. 2020-04

APN: 098-170-072

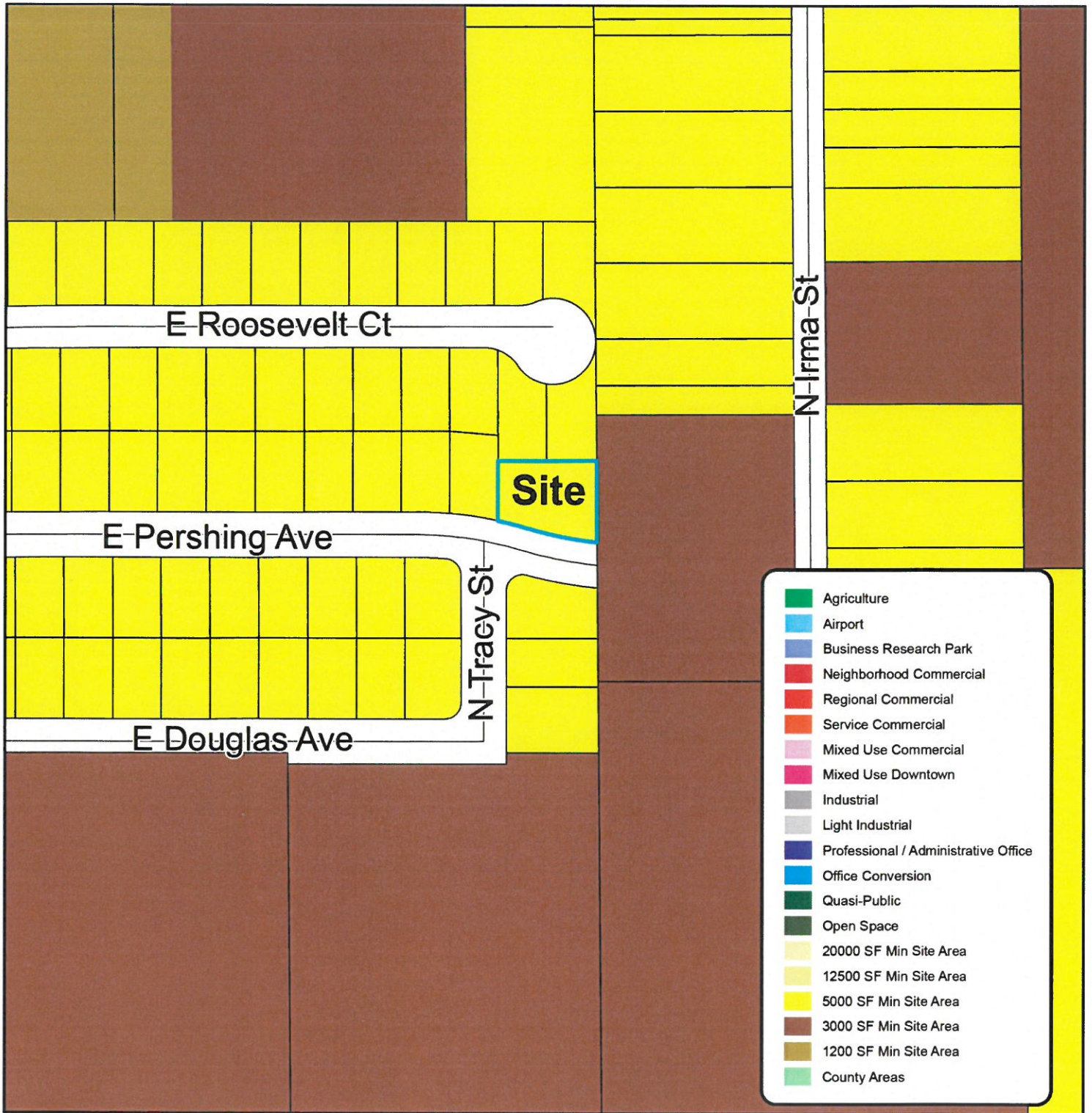


General Plan Land Use Map



Tentative Parcel Map No. 2020-04

APN: 098-170-072



Zoning Map



Tentative Parcel Map No. 2020-04

APN: 098-170-072

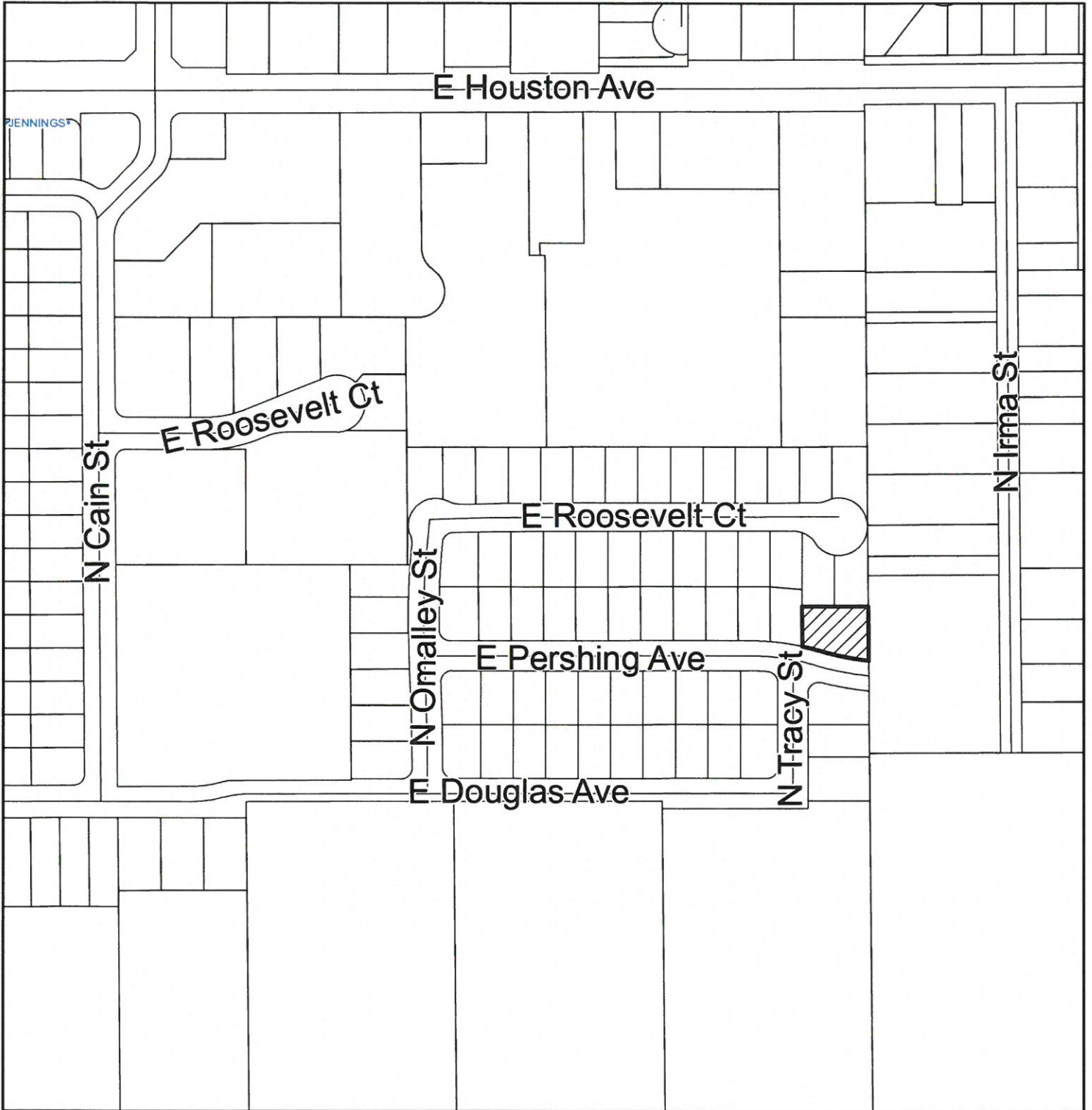


Aerial Map



Tentative Parcel Map No. 2020-04

APN: 098-170-072



Vicinity Map

