

# PLANNING COMMISSION AGENDA

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

CHAIRPERSON:



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY 13, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE.  
VISALIA, CA**

1. THE PLEDGE OF ALLEGIANCE –
2. SWEARING IN OF NEW COMMISSIONERS –
  - Mary Beatie
  - Adam Peck
3. ELECTION OF CHAIR AND VICE-CHAIR –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No Items on the Consent Calendar
7. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2020-05: A request by Michael Parks to establish a walk-in medical clinic and rehabilitation/counseling center providing methadone maintenance treatment services, within an existing office complex in the C-MU (Mixed Use Commercial) Zone. The site is located at 109 N.W. 2nd Avenue (APN: 094-015-018).

8. PUBLIC HEARING – Paul Bernal *continued from June 22, 2020*  
Variance No. 2020-03: A request by Western Milling to allow a variance from the standard 75-foot height limit in the Industrial zone to facilitate a 150-foot tall dry material storage bin with bucket elevators. The site is located at 1111 N. Miller Park Court (APN: 073-160-034 & 073-190-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-26.
9. PUBLIC HEARING – Cristobal Carrillo  
Variance No. 2020-02: A request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone. The site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2020-26
10. PUBLIC HEARING – Josh Dan  
Conditional Use Permit No. 2019-46: A request by Southern California Edison to operate a material yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP) and located on the northeast corner of south Visalia Pkwy and east Walnut Ave (APN: 101-330-059, 101-320-070, & 101-190-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-39.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
  - Next Planning Commission Meeting Monday, July 27, 2020.
  - CarMax to be scheduled on the August 17, 2020, City Council Agenda

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, JULY 23, 2020 BEFORE 5 PM**

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

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



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 13, 2020

**PROJECT PLANNER:** Cristobal Carrillo, Associate Planner  
Phone: (559) 713-4443;  
E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT: Variance No. 2020-02:** A request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone. The site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021).

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2020-02 based upon the conditions and findings in Resolution No. 2020-28. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Variance No. 2020-02, based on the findings and conditions in Resolution No. 2020-28.

## PROJECT DESCRIPTION

The applicant is requesting a variance to the 25 ft. rear yard setback requirement in conjunction with development of 155 sq. ft. kitchen addition to an existing residence in the R-M-2 Zone (see Exhibit "A"). The 8,785 sq. ft. project site contains two single-family residences. The kitchen addition, which was constructed without a Building Permit, is located at the rear end of the easternmost unit (946 N. Mooney Blvd.). Other additions proposed on the site plan are also currently in place, but are in compliance with setback standards and are not a part of the variance request.

The variance, if approved, would allow a 15 ft. rear yard setback for the easternmost unit kitchen addition, allowing the unauthorized addition to remain subject to approval of a Building Permit. The remainder of the easternmost unit is in compliance with the 25 ft. rear yard setback. Per the submitted variance findings in Exhibit "C", and as shown in the Floor Plan in Exhibit "B", a new kitchen was built because the existing kitchen was too small to accommodate the needs of the existing occupants.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Medium Density
Zoning	R-M-2 (Multi-family Residential, one unit per 3,000 sq. ft. site area)
Surrounding Zoning and Land Use	North: R-M-2 / Single and multi-family residences South: R-M-2 / Single and multi-family residences East: R-M-2 / Vacant land, single and multi-family residences West: QP (Quasi-Public) / Green Acres Middle

Environmental Review  
Special District  
Site Plan

Categorical Exemption No. 2020-26  
None.  
N/A

**RELATED PROJECTS**

None.

**PROJECT EVALUATION**

**Rear Yard Setback**

The minimum rear yard setback required for development in the R-M-2 Zone is 25 feet. The applicant requests a reduction of the rear yard setback by 10 feet for a 155 sq. ft. building addition. The reduction will allow a kitchen built without permits to remain within 15 feet of the rear yard property boundary. The Visalia Municipal Code authorizes the Planning Commission to approve variances to development standards, including rear yard setbacks, when deemed in compliance with required findings.

Per Exhibit "A", the encroachment will preserve a total of 1,370 sq. ft. of open space in the rear yard area, as the majority of the residence and other accessory structures will continue to meet the 25 ft. rear yard setback. The rear yard of the project site also abuts against vacant land; approximately 178 feet west of the nearest residence (see Figure 1). Based on the above, the reduction to the rear yard setback requirement will not incur a significant impact to adjacent properties.



**Findings for the Variance**

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "C" intended to

justify their goal of being able to encroach into the required rear yard setback as summarized below:

**1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;**

Applicant: *The existing 946 N. Mooney unit was permitted with 720 sq. ft. of living space. The configuration of the units, carports, and driveway access left only the rear yard to expand and add a 155 sq. ft. functional kitchen space. As an older unit, the existing kitchen was inadequate for the needs of the residents.*

*The alternative to expand to the south would have limited the carport to one stall. The requested variance to allow a 15-foot setback for a 155 sq. ft. addition is very minor in nature and still provides approximately 1,370 sq. ft. of usable rear yard area. The limited encroachment, available rear yard area, and single-story height meet the Zoning Ordinance intent of providing open space and limiting the mass of structures in the rear yard.*

*At this time, it is allowed to locate an Accessory Dwelling Unit (ADU) in the rear yard area with minimum four-foot setbacks and a height of 16 feet. While this is not an ADU, it is clear that other units may be permitted significantly closer to the rear property line than the 15 feet requested in this variance.*

Analysis: Concur with the applicant. Relocation of the kitchen addition to the only other available area (south of the unit) would result in loss of covered parking. The objective for imposing a rear yard setback (i.e. preservation of open space) is achieved in the site's development plan. If the proposal were changed to an ADU or detached accessory structure in the rear yard, the open space area could be reduced to a size smaller than the 1,370 sq. ft. left in place by the proposal. Furthermore, as the kitchen addition is already in place, reduction or relocation of the kitchen would pose both a practical difficulty and unnecessary hardship due to the costs involved to conduct the work.

**2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;**

Applicant: *The circumstances applicable to this request is the existing configuration of the units, carports, and driveway access, leaving only the rear yard to expand and add a 155 sq. ft. functional kitchen space. While staff has indicated that the applicant may remove 5 feet of the non-conforming expansion and apply for an Administrative Adjustment allowing a 20-foot rear yard setback, the cost of originally doing a five-foot addition is not cost-effective, and removing five feet from the expansion is not a practical solution for the current situation.*

*There are other R-M properties with lot configurations or existing improvements which have been considered "exceptional or extraordinary circumstances or conditions", resulting in the approval of minor variances to setback standards. Upon request, City staff can provide a listing of R-M variances by type over the years.*

Analysis: Concur in part with the applicant. The site was developed inefficiently, with two residences spread out over the entire length of the parcel. This reduces the amount of area available for expansion of units in order to provide necessary improvements. This represents an exceptional circumstance.

**3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;**

*Applicant:* It should be noted that there are multiple family developments in Visalia which have received variances to rear yard setbacks to enable or enhance the functionality of the complexes. Four lots south of the subject site is a large multiple family residential complex which appears to have two-story units approximately 15 feet off the rear property line. The applicant is requesting the ability to have similar relief provided to other multiple family developments in the City of Visalia.

*Analysis:* Concur with applicant. Variances to the rear yard setback requirement in the R-M-2 Zone have been provided previously for other sites within the City of Visalia, most recently with the eight unit Colburn Apartments, located off of South Bridge Street. The applicant also correctly notes that a multi-family complex (910 N. Mooney Blvd.) just south of the project site contains an eight unit, two-story residential structure that is developed at no more than 15 ft. from the east property line (i.e., rear yard). Approval of the variance request will ensure consistency with other properties in the same zone, while maintaining sufficient open space for the affected unit.

**4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;**

*Applicant:* There have been multiple family developments in Visalia which have received variances to rear yard setbacks to enable or enhance the functionality of the complexes. Four lots south of the subject site is a large multiple family residential complex which appears to have two-story units approximately 15 feet off the rear property line. The applicant is requesting the ability to have similar relief provided to other multiple family developments in the City of Visalia.

*Based upon circumstances, other RM properties in Visalia are eligible to request minor or major variances to setbacks, or height to provide added density, functionality, or address particular site circumstances similar to the application before the Planning Commission for their consideration herein.*

*Analysis:* Concur with applicant. Other properties with the same zoning located to the south currently have buildings with rear yard setbacks at a distance of 15 ft.

**5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

*Applicant:* Based upon the minor nature of the requested variance to allow a 15-foot rear yard setback for a small single-story unit expansion, while retaining a usable rear yard area will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

*Analysis:* Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The area to the east is vacant and does not contain any uses that would be affected by the request. The variance would also still provide ample open space area for the occupants of the project site.

## **Environmental Review**

The project is considered Categorically Exempt under Section 15305 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-26)

### **RECOMMENDED FINDINGS**

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

Relocation of the kitchen addition to the only other available area (south of the unit) would result in loss of covered parking. The objective for imposing a rear yard setback (i.e. preservation of open space) is achieved in the site's development plan. If the proposal were changed to an ADU or detached accessory structure in the rear yard, the open space area could be reduced to a size smaller than the 1,370 sq. ft. left in place by the proposal. Furthermore, as the kitchen addition is already in place, reduction or relocation of the kitchen would pose both a practical difficulty and unnecessary hardship due to the costs involved to conduct the work.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

The site was developed inefficiently, with two residences spread out over the entire length of the parcel, which is itself undersized. This reduces the amount of area available for expansion of units in order to provide necessary improvements. These factors together represent an exceptional circumstance.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

Variances to the rear yard setback requirement in the R-M-2 Zone have been provided previously for other sites within the City of Visalia, most recently with the eight unit Colburn Apartments, located off of S. Bridge Street. The applicant also correctly notes that a multi-family complex (910 N. Mooney Blvd.) just south of the project site contains an eight unit, two-story residential structure that is setback no more than 15 ft. from the eastern rear yard property boundary. Approval of the variance request will ensure consistency with other properties in the same zone, while maintaining sufficient open space for the affected unit.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

Other properties with the same zoning located to the south currently have buildings with rear yard setbacks at a distance of 15 ft.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The area to the east is vacant and does not contain any uses that would be affected by the request. The variance would also still provide ample open space area for the occupants of the project site.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2020-26).

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That Variance No. 2020-02 shall be developed consistent with the site plan in Exhibit "A" and floor plan in Exhibit "B".
2. That building plans be submitted, approved and that a building permit be issued and finalized for all structures constructed without a building permit.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

### **APPEAL INFORMATION**

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

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2020-28
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Variance Findings
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map



## RELATED PLANS AND POLICIES

### Chapter 17.16 MULTI-FAMILY RESIDENTIAL ZONES

#### 17.16.010 Purpose and intent.

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7290)

#### 17.16.015 Applicability.

The requirements in this chapter shall apply to all property within R-M zone districts. (Ord. 2017-01 (part), 2017)

#### 17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
  - B. Multi-family dwellings up to eighty (80) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
  - C. Fruit, vegetable and horticultural husbandry;
  - D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
  - E. Temporary subdivision sales offices;
  - F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
  - G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
  - H. Signs subject to the provision of [Chapter 17.48](#);
  - I. The keeping of household pets, subject to the definition of household pets set forth in Section [17.04.030](#);
  - J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
  - K. Other uses similar in nature and intensity as determined by the city planner;
  - L. Transitional or supportive housing as defined by California Health and Safety Code Section 50675.2(h) and 53260(c);
  - M. Single-room occupancy (SRO), as follows:
    1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
    2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.
- (Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30, 1996: prior code § 7291)

#### 17.16.030 Accessory uses.

In the R-M multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section [17.32.030](#);
- B. Accessory buildings subject to the provisions of Section [17.16.090B](#). (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7292)

#### 17.16.040 Conditional uses.

In the R-M multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of [Chapter 17.38](#):

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section [17.34.030](#), excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than eighty (80) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of [Chapter 17.26](#);
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards;
- S. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-1 Zone District.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: amended during 10/97 supplement: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7293)

#### 17.16.050 Site area and configuration.

- A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7294)

#### 17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7295)

#### 17.16.070 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. (Ord. 2017-01 (part), 2017: Ord. 2004-20 (part), 2004: Ord. 9717 § 2 (part), 1997: prior code § 7297)

#### 17.16.080 Side yards.

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7298)

#### 17.16.090 Rear yard.

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

##### 17.16.090

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking. Through the site plan review process, consistency with this section may be determined for permitting purposes subject to the provisions of Section [17.28.050](#).

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7299)

#### 17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section [17.16.090\(B\)](#) shall be exempt.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 2006-07 § 2 (part), 2006: Ord. 9717 § 2 (part), 1997: prior code § 7300)

#### 17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of [Chapter 17.34](#). (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7301)

#### 17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section [17.36.040](#). (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7302)

#### 17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section [17.32.010](#) and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7303)

#### 17.16.140 Site plan review.

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of [Chapter 17.28](#). (Ord. 2017-01 (part), 2017)

#### 17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7305)

#### 17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of [Chapter 17.28](#). (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7306)

#### 17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7307)

17.16.180 Landscaping.

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7308)

17.16.190 Model good neighbor policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. (Ord. 2017-01 (part), 2017: Ord. 2006-11 § 1, 2006)

17.16.200 Signs.

Signs shall be placed in conformance with [Chapter 17.48](#). (Ord. 2017-01 (part), 2017)

## Chapter 17.42 VARIANCES

### 17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title. (Ord. 2017-01 (part), 2017: prior code § 7555)

### 17.42.020 [Reserved].

### 17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections [17.12.140](#) through [17.12.200](#), and downtown building design criteria pursuant to Sections [17.58.082](#) through 17.58.088; in accordance with the procedures prescribed in this chapter. (Ord. 2017-01 (part), 2017: prior code § 7557)

### 17.42.040 [Reserved].

### 17.42.50 Application procedures.

- A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
  3. Address and legal description of the property;
  4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
  5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
  6. Additional information as required by the historic preservation advisory board;
  7. When reviewing requests for an exception associated with a request for density bonus as provided in [Chapter 17.32](#), Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

C. No variance shall be required for structures or devices that are necessary to facilitate reasonable access to a building or accommodation for persons with physical or non-physical disabilities. (Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: prior code § 7559)

17.42.60 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a variance.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing. (Ord. 2017-01 (part), 2017: prior code § 7560)

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission. (Ord. 2017-01 (part), 2017: prior code § 7561)

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section [17.42.090](#). (Ord. 2017-01 (part), 2017: prior code § 7562)

17.42.90 Variance action of the city planning commission.

- A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:
1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
  2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
  3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
  4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
  5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.

D. The city planning commission may deny a variance application. (Ord. 2017-01 (part), 2017: prior code § 7563)

17.42.100 [Reserved].

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section [17.02.145](#). (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 7, 2007: Ord. 2001-13 § 4 (part), 2001: prior code § 7565)

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, 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 on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 7, 2007: prior code § 7567)

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 7, 2007: prior code § 7568)

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 7, 2007: prior code § 7569)



RESOLUTION NO. 2020-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2020-02: A REQUEST BY GABRIEL MEDINA TO ALLOW A VARIANCE TO REAR YARD SETBACKS STANDARDS FOR A RESIDENCE IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED AT 944 AND 946 N. MOONEY BLVD. (APN: 093-021-021).

**WHEREAS**, Variance No. 2020-02 is a request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone. The site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021); and

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

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2020-02 to be in accordance with Section 17.42.090 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**, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15305.

**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 strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

*Relocation of the kitchen addition to the only other available area (south of the unit) would result in loss of covered parking. The objective for imposing a rear yard setback (i.e. preservation of open space) is achieved in the site's development plan. If the proposal were changed to an ADU or detached accessory structure in the rear yard, the open space area could be reduced to a size smaller than the 1,370 sq. ft. left in place by the proposal. Furthermore, as the kitchen addition is already in place, reduction or relocation of the kitchen would pose both a practical difficulty and unnecessary hardship due to the costs involved to conduct the work.*

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

*The site was developed inefficiently, with two residences spread out over the entire length of the parcel, which is itself undersized. This reduces the amount of area available for expansion of units in order to provide necessary improvements. These factors together represent an exceptional circumstance.*

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;

*Variances to the rear yard setback requirement in the R-M-2 Zone have been provided previously for other sites within the City of Visalia, most recently with the eight unit Colburn Apartments, located off of S. Bridge Street. The applicant also correctly notes that a multi-family complex (910 N. Mooney Blvd.) just south of the project site contains an eight unit, two-story residential structure that is setback no more than 15 ft. from the eastern rear yard property boundary. Approval of the variance request will ensure consistency with other properties in the same zone, while maintaining sufficient open space for the affected unit.*

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

*Other properties with the same zoning located to the south currently have buildings with rear yard setbacks at a distance of 15 ft.*

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

*The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The area to the east is vacant and does not contain any uses that would be affected by the request. The variance would also still provide ample open space area for the occupants of the project site.*

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2020-26).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2020-02 on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2020-02 shall be developed consistent with the site plan in Exhibit "A" and floor plan in Exhibit "B".
2. That building plans be submitted, approved and that a building permit be issued and finalized for all structures constructed without a building permit.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

# EXHIBIT "A"

## PROJECT DESCRIPTION: SEIBACK VARIANCE APPLICATION

OWNER: GABRIEL MEDINA  
 SITE ADDRESSES: 946 N. MOONEY BLVD., VISALIA, CA 93291  
 PHONE NUMBER: 559-538-7136  
 A.P.N.: 091-011-015  
 LOT SIZE: 8,785 S.F.  
 FLOOD ZONE: X-1 - PREVIOUS FLOOD ZONE, LETTER SEE ATTACHED

ZONING: RM-2  
 OCCUPANCY: R3U  
 CONSTRUCTION TYPE: V-B

EXISTING RESIDENCE #1 (944): 988 S.F.  
 EXISTING CARPORT: 400 S.F.  
 EXISTING RESIDENCE #2 (946): 720 S.F.  
 ADDITIONS (155 + 132): 287 S.F.  
 RECONSTRUCTED CARPORT: 420 S.F.

### SITE/PROJECT DATA

### VICINITY MAP

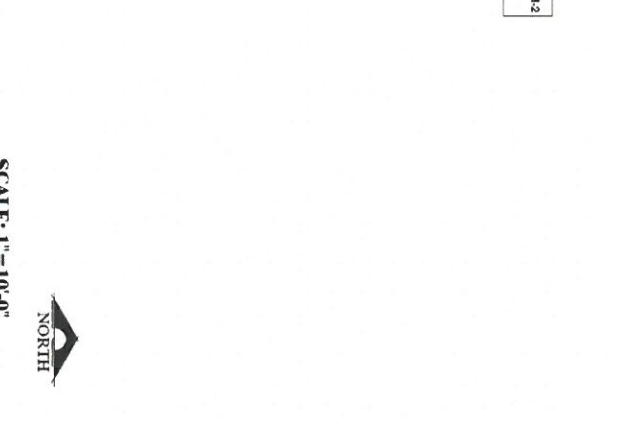
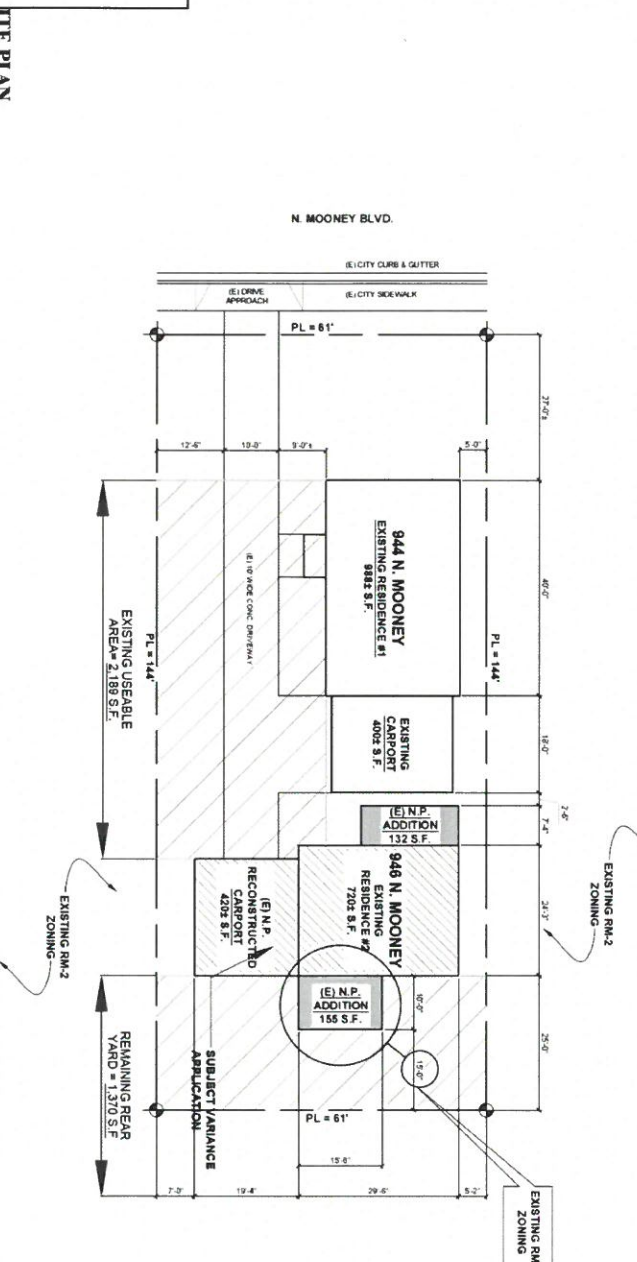


### N.T.S.

### 21/ ABBREVIATIONS

SHEET INDEX			
P	PROPERTY LINE	W/T	WATER METER
L	CENTRING	P/P	POWER POLE
E	EXISTING	F/H	FIRE HYDRANT
PR	PROPOSED	S/D	STANDARDS
W	WITH	DTL	DETAIL
S	SEWER	N/P	NON PERMITTED
W	W/OUT		
C	W/OUT IRON		

GA- SITE/PROJECT DATA, SITE PLAN, VICINITY MAP & NOTES  
 A1- FLOOR PLAN



SHEET INDEX			
P	PROPERTY LINE	W/T	WATER METER
L	CENTRING	P/P	POWER POLE
E	EXISTING	F/H	FIRE HYDRANT
PR	PROPOSED	S/D	STANDARDS
W	WITH	DTL	DETAIL
S	SEWER	N/P	NON PERMITTED
W	W/OUT		
C	W/OUT IRON		

GA- SITE/PROJECT DATA, SITE PLAN, VICINITY MAP & NOTES  
 A1- FLOOR PLAN

SCALE: 1" = 10'-0"

**GABRIEL MEDINA**  
 946 N. MOONEY BLVD. VISALIA, CA. 93291

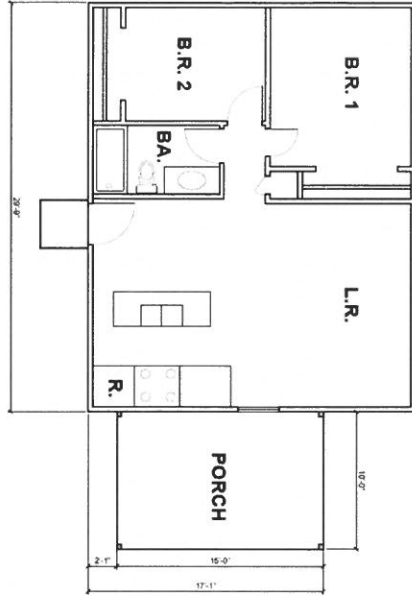
1004 W. Main St, Suite A  
 Visalia, CA 93291  
 Ph: (559) 625-9150  
 Fax: (559) 625-9153  
 skylab1004@cbglobal.net

**SKYLAB Inc.**  
 RESIDENTIAL DESIGNS

**EXHIBIT "B"**

**(E) FLOOR PLAN**

**946 N. MOONEY - BEFORE**

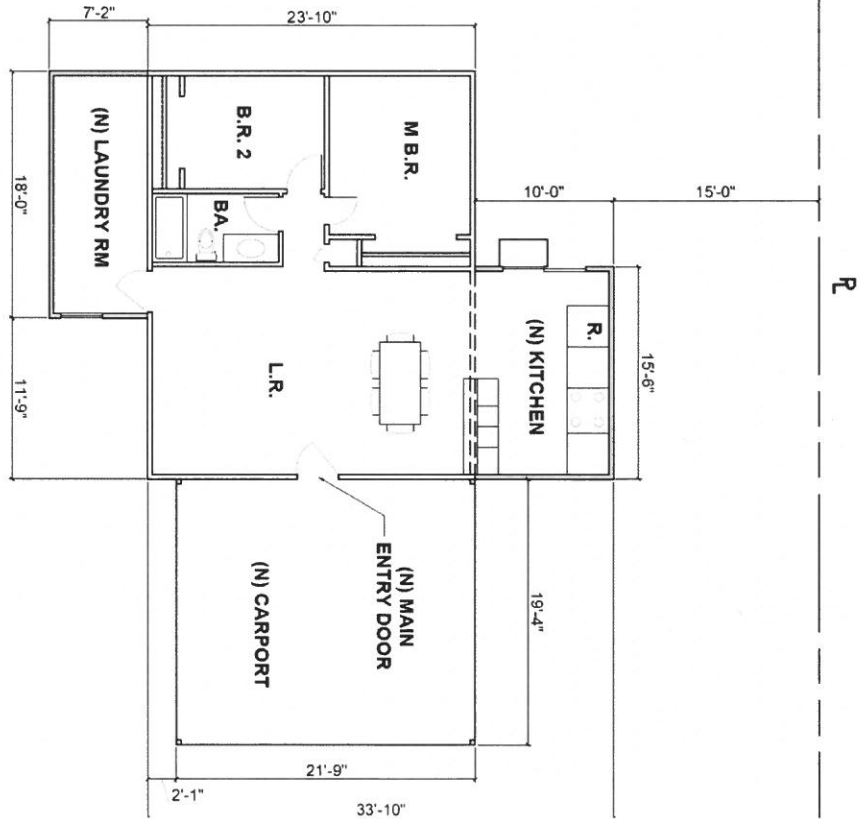


SCALE: 1/4" = 1'-0"



**MODIFIED FLOOR PLAN**

**946 N. MOONEY - AFTER**



SCALE: 1/4" = 1'-0"



**A1**

DATE	01-05-2020
DRAWN BY	AT
CHECKED BY	J.G.
SCALE	AS NOTED
SHEET	

FLOOR PLAN FOR  
**GABRIEL MEDINA**  
 946 N. MOONEY BLVD. VISALIA, CA. 93291

NO.	REVISIONS

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF SKULAB, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SKULAB, INC.

1004 W. Main St. Suite A  
 Visalia, CA. 93291  
 Ph: (559) 825-9150  
 Fax: (559) 825-8153  
 skylab1004@sbcglobal.net

Java R. Osborn, President  
**SKULAB, Inc.**  
 RESIDENTIAL DESIGNS

## 5 FINDINGS

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.

The existing 946 N. Mooney unit was permitted with 720 sq. ft. of living space. The configuration of the units, carports, and driveway access left only the rear yard to expand and add a 155 sq. ft. functional kitchen space. As an older unit, the existing kitchen was inadequate for the needs of the residents.

The alternative to expand to the south would have limited the carport to one stall. The requested variance to allow a 15-foot setback for a 155 sq. ft. addition is very minor in nature and still provides approximately 1,370 sq. ft. of usable rear yard area. The limited encroachment, available rear yard area, and single-story height meet the Zoning Ordinance intent of providing open space and limiting the mass of structures in the rear yard.

At this time, it is allowed to locate an Accessory Dwelling Unit (ADU) in the rear yard area with minimum four-foot setbacks and a height of 16 feet. While this is not an ADU, it is clear that other units may be permitted significantly closer to the rear property line than the 15 feet requested in this variance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone.

The circumstances applicable to this request is the existing configuration of the units, carports, and driveway access, leaving only the rear yard to expand and add a 155 sq. ft. functional kitchen space. While staff has indicated that the applicant may remove 5 feet of the non-conforming expansion and apply for an Administrative Adjustment allowing a 20-foot rear yard setback, the cost of originally doing a five-foot addition is not cost-effective, and removing five feet from the expansion is not a practical solution for the current situation.

There are other R-M properties with lot configurations or existing improvements which have been considered "exceptional or extraordinary circumstances or conditions", resulting in the approval of minor variances to setback standards. Upon request, City staff can provide a listing of RM variances by type over the years.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

It should be noted that there are multiple family developments in Visalia which have received variances to rear yard setbacks to enable or enhance the functionality of the complexes. Four lots south of the subject site is a large multiple family residential complex which appears to have two-story units approximately 15

feet off the rear property line. The applicant is requesting the ability to have similar relief provided to other multiple family developments in the City of Visalia.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

There have been multiple family developments in Visalia which have received variances to rear yard setbacks to enable or enhance the functionality of the complexes. Four lots south of the subject site is a large multiple family residential complex which appears to have two-story units approximately 15 feet off the rear property line. The applicant is requesting the ability to have similar relief provided to other multiple family developments in the City of Visalia.

Based upon circumstances, other RM properties in Visalia are eligible to request minor or major variances to setbacks, or height to provide added density, functionality, or address particular site circumstances similar to the application before the Planning Commission for their consideration herein.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Based upon the minor nature of the requested variance to allow a 15-foot rear yard setback for a small single-story unit expansion, while retaining a usable rear yard area will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

In conclusion: The applicant desires to improve the visual and functional aspects of the site resulting in a more pleasing appearance, which can result in tenants taking more pride and care of the site. This in return can contribute to longer lease agreements at a solid rental price.

Approval of the requested variance would allow the use of limited funds to pursue the appropriate permits and continue enhancements to the site (with permits).

**NOTICE OF EXEMPTION**

City of Visalia  
315 E. Acequia Ave.  
Visalia, CA 93291

To: County Clerk  
County of Tulare  
County Civic Center  
Visalia, CA 93291-4593

Variance No. 2020-02

**PROJECT TITLE**

The project site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021)

**PROJECT LOCATION**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

Variance No. 2020-02 is a request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443, Email:  
[crisobal.carrillo@visalia.city](mailto:crisobal.carrillo@visalia.city)

**NAME OF PUBLIC/LEAD AGENCY APPROVING PROJECT**

Gabriel Medina, 946 N. Mooney Blvd., Visalia CA 93291, (559) 337-7736, Email: N/A

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Jesus Gutierrez, Skylab Inc., 1004 W. Main St., #A, Visalia CA 93291, (559) 280-0909, Email:  
[skylab1004@sbcglobal.net](mailto:skylab1004@sbcglobal.net)

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15305**
- Statutory Exemptions- State code number:

This project involves the rear yard encroachment of an addition to a single family residence, meeting the conditions described in Section 15305.

**REASON FOR PROJECT EXEMPTION**

Cristobal Carrillo, Associate Planner

(559) 713-4443

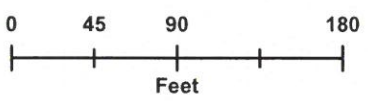
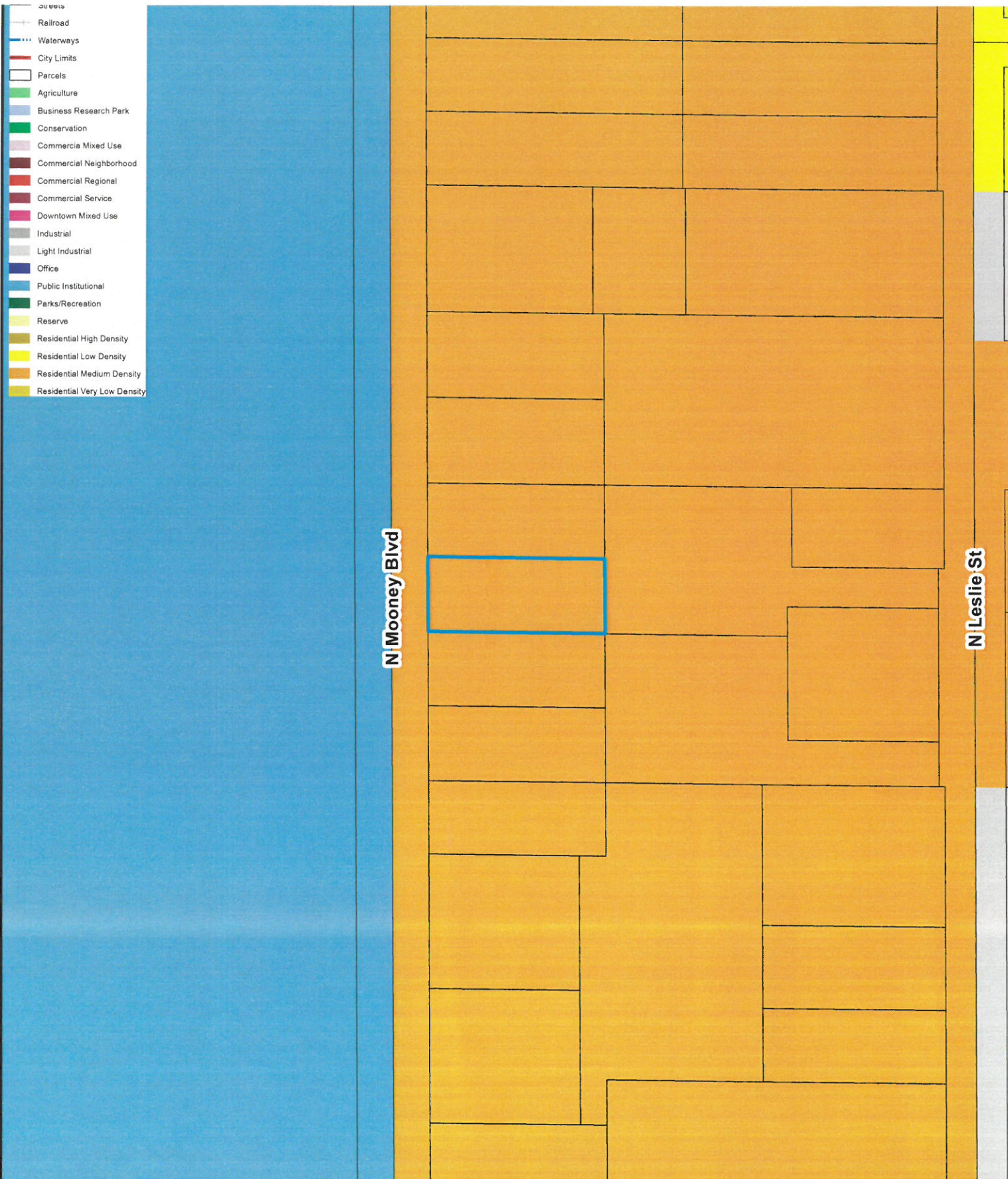
**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

**ENVIRONMENTAL COORDINATOR**  
Brandon Smith, AICP

- Streets
- Railroad
- Waterways
- City Limits
- Parcels
- Agriculture
- Business Research Park
- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Regional
- Commercial Service
- Downtown Mixed Use
- Industrial
- Light Industrial
- Office
- Public Institutional
- Parks/Recreation
- Reserve
- Residential High Density
- Residential Low Density
- Residential Medium Density
- Residential Very Low Density

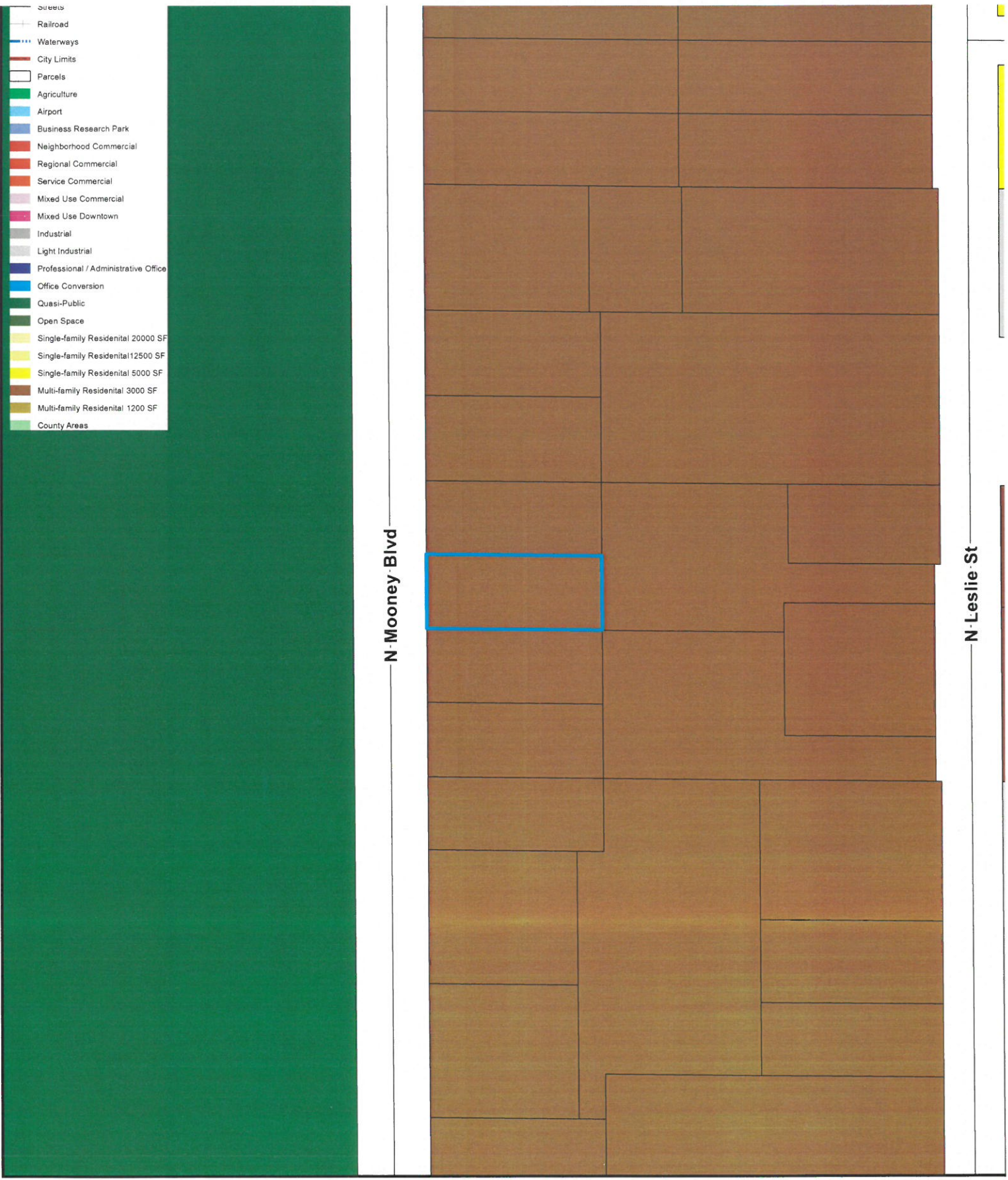


**VAR No. 2020-02**  
General Plan Map

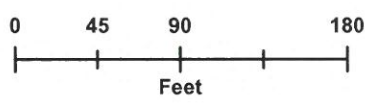




- Streets
- Railroad
- Waterways
- City Limits
- Parcels
- Agriculture
- Airport
- Business Research Park
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Industrial
- Light Industrial
- Professional / Administrative Office
- Office Conversion
- Quasi-Public
- Open Space
- Single-family Residential 20000 SF
- Single-family Residential 12500 SF
- Single-family Residential 5000 SF
- Multi-family Residential 3000 SF
- Multi-family Residential 1200 SF
- County Areas

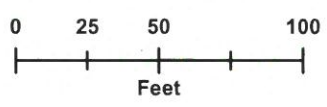


**VAR No. 2020-02**  
Zoning Map





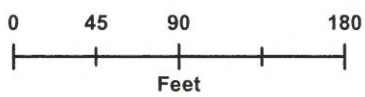
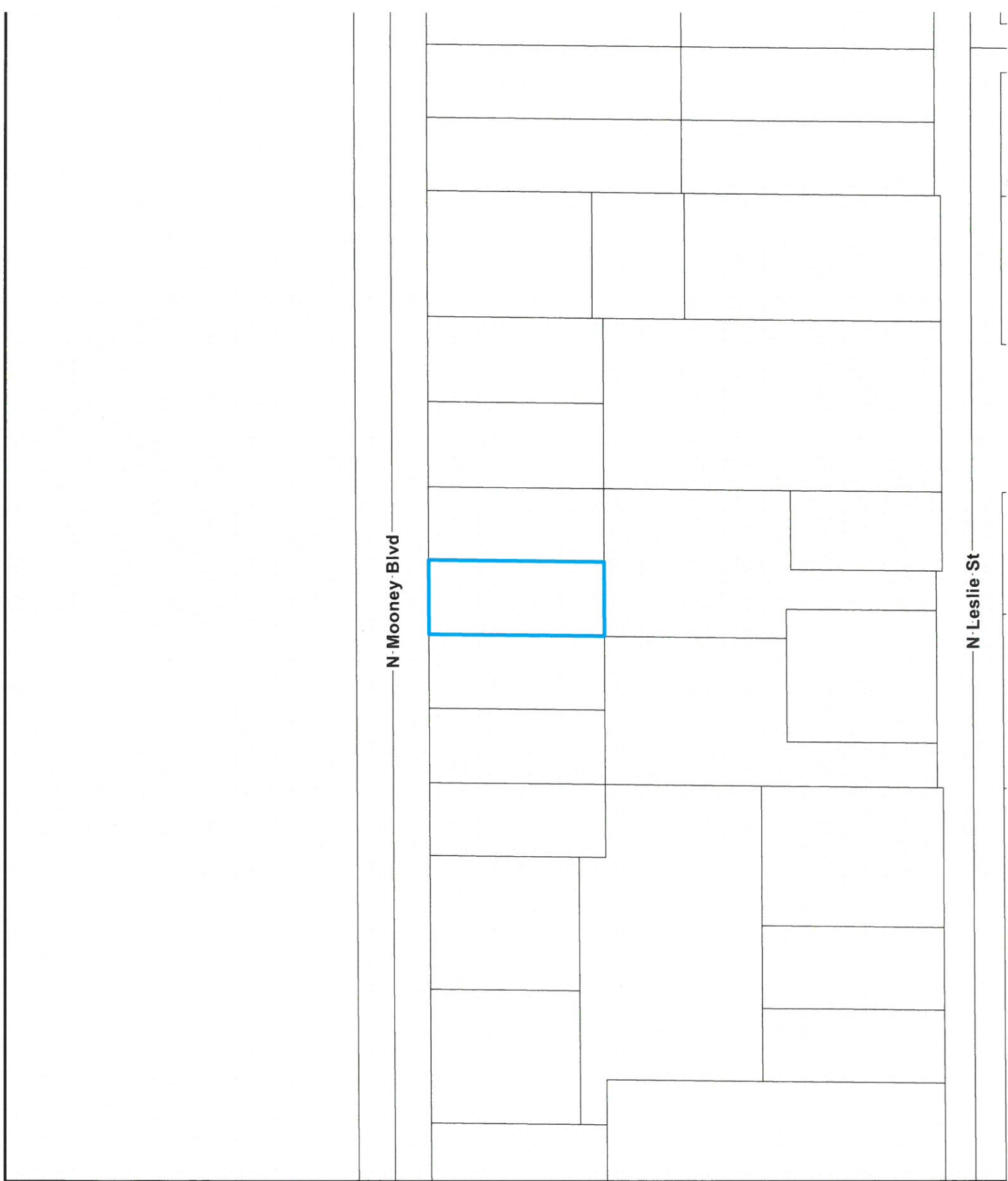
N Mooney Blvd



**VAR No. 2020-02**  
Aerial Map






- Streets
- Railroad
- Waterways
- City Limits
- Parcels





### VAR No. 2020-02

Location Map

-  Streets
-  Railroad
-  Waterways
-  City Limits
-  Parcels

