

PLANNING COMMISSION AGENDA

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

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY JULY 27, 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. 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.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-04: A request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape required in the Commercial Mixed-Use zone to optimize business viability from the roadway. The site is located at 1312 & 1318 S. Mooney Blvd. (APN: 096-321-009 & 096-321-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(i)(3), Categorical Exemption No. 2020-41.
6. PUBLIC HEARING – Josh Dan, Associate Planner
 - Tentative Parcel Map No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to divide 3.02 acres into three parcels, located in the R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District. The proposed parcels measure 6,284 sq. ft., 8,130 sq. ft., and 118,130 sq. ft. respectively. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315,

Categorical Exemption No. 2020-42.

- Conditional Use Permit No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to allow Single-Family Residential homes on the two smaller R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District parcels created by the requested Tentative Parcel Map. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-42.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2020-13: A request by Carrie Blue and Julie Lovero to establish an adult day program facility within an existing building in the D-MU (Downtown Mixed Use) Zone. The site is located at 823 W. Center Avenue. (APN: 093-191-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-24.

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2020-10: A request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located north of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-22.

9. PUBLIC HEARING – Brandon Smith, Senior Planner

Zoning Text Amendment No. 2020-02: A request by the City of Visalia to amend portions of Visalia Municipal Code Title 17 (Zoning Ordinance) as to: a) implement programs contained in the City of Visalia 2020-2023 Housing Element, and b) correct and update portions of the Zoning Ordinance that pertain to housing and residential uses. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. A previously prepared Program Environmental Impact Report and Negative Declaration adequately analyzed and addresses the project, and would recommend that the City Council adopt Environmental Document No. 2020-40 for this project.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting Monday, August 10, 2020.
- GPA/COZ for Hillsdale Southland approved by Council on July 20, 2020

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, AUGUST 6, 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, AUGUST 10, 2020



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: July 27, 2020

PROJECT PLANNER: Josh Dan
Associate Planner, (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Tentative Parcel Map No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to divide 3.02 acres into three parcels, located in the R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District. The proposed parcels measure 6,284 sq. ft., 8,130 sq. ft., and 118,130 sq. ft. respectively. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030)

Conditional Use Permit No. 2020-08: A request by Casa Grande Senior Housing and Care Facility to allow Single-Family Residential homes on the two smaller R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District parcels created by the requested Tentative Parcel Map. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2020-20 for Tentative Parcel Map No. 2020-03. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's Zoning Ordinance and Subdivision Ordinance.

Staff recommends approval of Conditional Use Permit No. 2020-08 based upon the findings and conditions in Resolution No. 2020-21. Staff's recommendation is based on the project's consistency with the policies of the Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2020-03 based on the findings and conditions in Resolution No. 2020-20.

I move to approve Conditional Use Permit No. 2020-08 based on the findings and conditions in Resolution No. 2020-21.

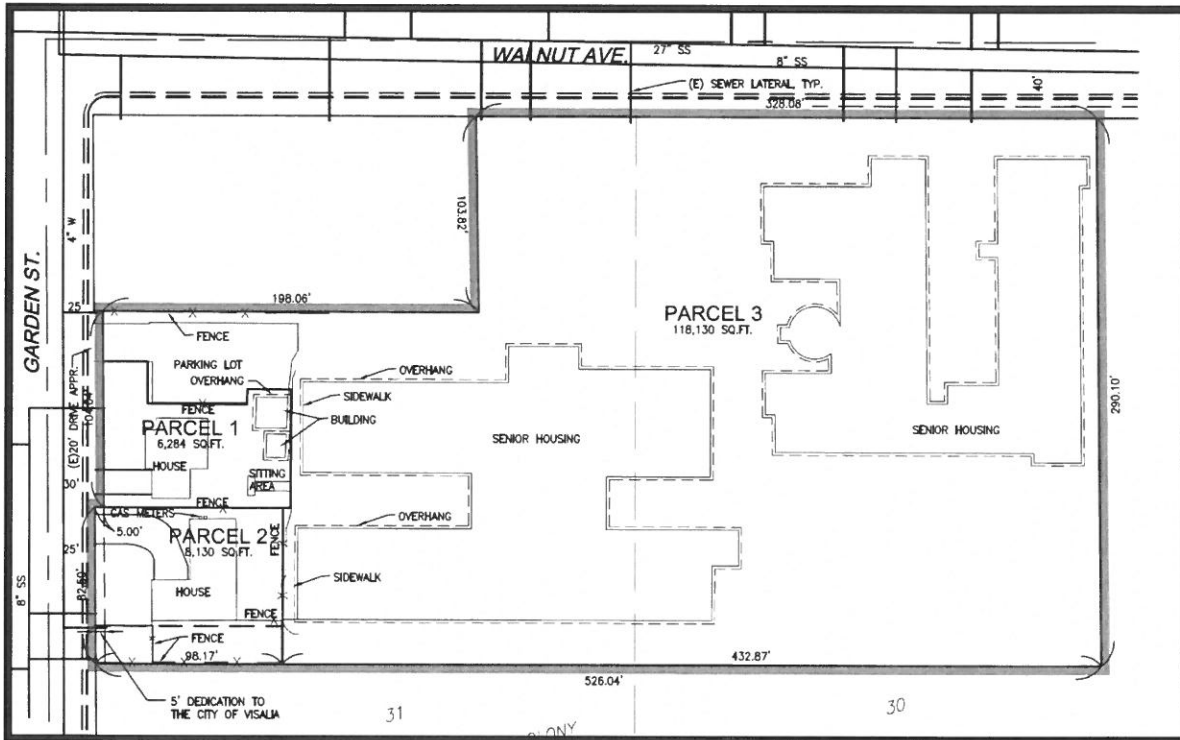
PROJECT DESCRIPTION

Tentative Parcel Map No. 2020-03 is a request to subdivide the site into three parcels. The parcel map will establish the two single family homes on their own parcels; respectively measuring 6,284 sq. ft. and 8,130 sq. ft.; while the Casa Grande Senior Care and Assisted Living facility will be located on a 132,107 sq. ft. parcel (see Exhibit A). The site is currently developed with the senior care facility covering the majority of the property, and two single-family homes fronting South Garden Street. The applicant has expressed in their operational statement (see Exhibit "C") that they have operated an assisted living facility at this location since 1984 and it is their desire to parcel off the single-family homes at this time.

The existing homes will be located on proposed Parcels 1 and 2 of the tentative parcel map (see Exhibit "A"). Parcel 1 will have a lot area of 6,284 sq. ft., whereas proposed Parcel 2 will have a lot area of 8,130 sq. ft.; both of which exceed the minimum lot size for a standard R-1-5

lot. The existing single-family homes meet setbacks typically required of the R-1-5 zone, and are consistent in design and placement to other homes along South Garden Street. However, with the site being zoned R-M-2, the request to establish these single-family homes on individual parcels requires approval of a Conditional Use Permit (CUP) pursuant to Section 17.16.040.P of the Visalia Municipal Code.

Currently, there are accessory buildings located at the rear of proposed Parcel No. 1, which do not meet setback requirements for accessory structures as a result of the proposed parcel lines. The applicant has stated that these accessory structures will be removed prior to recording the Final Map. The applicant is agreeable to this requirement as described in Condition No. 4 of the Tentative Parcel Map.



BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Medium Density
Zoning	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area)
Surrounding Land Use and Zoning	North: R-M-2 / Multi-family residences South: R-M-2 / Multi-family residences / Muy Bonita Colony East: R-M-2 / Santa Fe Trail, S. Santa Fe St., Gold Star Mobile Estates West: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot area.) Single family residences
Environmental Review:	Categorical Exempt No. 2020-42
Special Districts	None
Site Plan	Site Plan Review No. 2019-218

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 2019-07: A request by Jordan Reyes to allow a single-family residence in the R-M-2 zone, located at 1010 W. Goshen Avenue. The Planning Commission approved the CUP on April 22, 2019.

PROJECT EVALUATION

Consistency with Zoning and Subdivision Ordinances

Single-family residences in the R-M-2 Zone are conditionally permitted with the approval of a CUP. The surrounding area currently contains a mix of single and multi-family residential developments. As such, the creation of individual lots for the two existing homes is consistent with the surrounding land uses.

Development Standards

The primary structures and garages on proposed Parcels 1 and 2, as shown in Exhibit "A", meet all setback requirements typically found in the R-1-5 Single-Family Residential zone. The residences also comply with the 35 ft. height standard of the zone and the requirement for two parking spaces onsite. As previously stated, the applicant is agreeable to removing the accessory structures on proposed Parcel No. 1, as described in Condition No. 4 of the Tentative Parcel Map.

Improvements to Right-of-Ways, Access and Circulation, Walls and Fences

All frontage improvements exist along both Walnut Avenue and Garden Street. No additional dedication or improvements are required at this time. Primary vehicular access to the Case Grande site is provided on Walnut Avenue with a secondary vehicular access located on Garden Street. South Garden Street is the only means of access for both of the proposed parcels for the single-family residential lots.

There is an existing wood fence that separates the single-family homes from the senior care facility. The wood fences are consistent with the height and placement requirements of Section 17.36 of the Municipal Code. However, after the accessory structures are removed from proposed Parcel No. 1, it is likely the applicant will relocate the fence to the new property line.

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 none 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 Zoning Ordinance. 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 Zoning Ordinance. 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.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This is included as recommended Finding No. 5.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has not been found to cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.

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. 2020-42).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2020-03

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the 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 Medium 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 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 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. 2020-41).

Conditional Use Permit No. 2020-21

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed Parcels Nos. 1 and 2 currently have single family residential homes on them and currently meet all the development standards typically required of the R-1-5 zone.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar residential uses and will not change current uses along S. Garden St.
4. 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. 2020-41)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2020-03

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2019-218.
2. That Tentative Parcel Map No. 2020-03 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 the accessory buildings located at the rear of proposed Parcel No. 1, which do not meet setback requirements for accessory structures, be removed prior to recording of the Final Map.
5. That all other federal, state and city codes, ordinances and laws be met.

Conditional Use Permit No. 2020-21

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2019-218.
2. 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.
3. That all other federal, state and city codes, ordinances and laws be met.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.04.040 and Zoning Ordinance Section 17.02.145 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, Visalia California. 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. 2019-12
- Exhibit "A" - Site Plan – Tentative Parcel Map
- Exhibit "B" – Site Plan – Conditional Use Permit
- Exhibit "C" – Operational Statement
- Categorical Exemption No. 2020-41
- Site Plan Review No. 2019-218 Comments
- General Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers.

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

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2020-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2020-03, A REQUEST BY CASA GRANDE SENIOR CARE FACILITY TO DIVIDE 3.02 ACRES INTO THREE PARCELS, LOCATED IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQ. FT.) ZONE DISTRICT. THE PROPOSED PARCELS MEASURING 6,284 SQ. FT. SITE IS LOCATED ON THE SOUTHWEST CORNER OF SOUTH SANTA FE STREET AND EAST WALNUT AVENUE. (APN 123-063-030)

WHEREAS, Tentative Parcel Map No. 2020-03, A request by Casa Grande Senior Housing and Care Facility to divide 3.02 acres into three parcels, located in the R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District. The proposed parcels measure 6,284 sq. ft., 8,130 sq. ft., and 118,130 sq. ft. respectively. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on July 27, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2020-03, 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 Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-42).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2020-42 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 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 Medium 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 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 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. 2020-41).

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2019-218.
2. That Tentative Parcel Map No. 2020-03 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 the accessory buildings located at the rear of proposed Parcel No. 1, which do not meet setback requirements for accessory structures, be removed prior to recording of the Final Map.
5. That all other federal, state and city codes, ordinances and laws be met.

RESOLUTION NO. 2020-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-08, A REQUEST BY CASA GRANDE SENIOR HOUSING AND CARE FACILITY TO ALLOW SINGLE-FAMILY RESIDENTIAL HOMES ON THE TWO SMALLER R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET) ZONE DISTRICT PARCELS CREATED BY THE REQUESTED TENTATIVE PARCEL MAP. THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF SOUTH SANTA FE STREET AND EAST WALNUT AVENUE. (APN: 123-063-030)

WHEREAS, Conditional Use Permit No. 2020-08, is a request by Casa Grande Senior Housing and Care Facility to allow Single-Family Residential homes on the two smaller R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District parcels created by the requested Tentative Parcel Map. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 27, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2020-08, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission 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 15315.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposed Parcels Nos. 1 and 2 currently have single family residential homes on them and currently meet all the development standards typically required of the R-1-5 zone.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety,

or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar residential uses and will not change current uses along S. Garden St.

4. 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. 2020-41)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2019-218.
2. 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.
3. That all other federal, state and city codes, ordinances and laws be met.

EXHIBIT "A"

TENTATIVE PARCEL MAP 2020-03

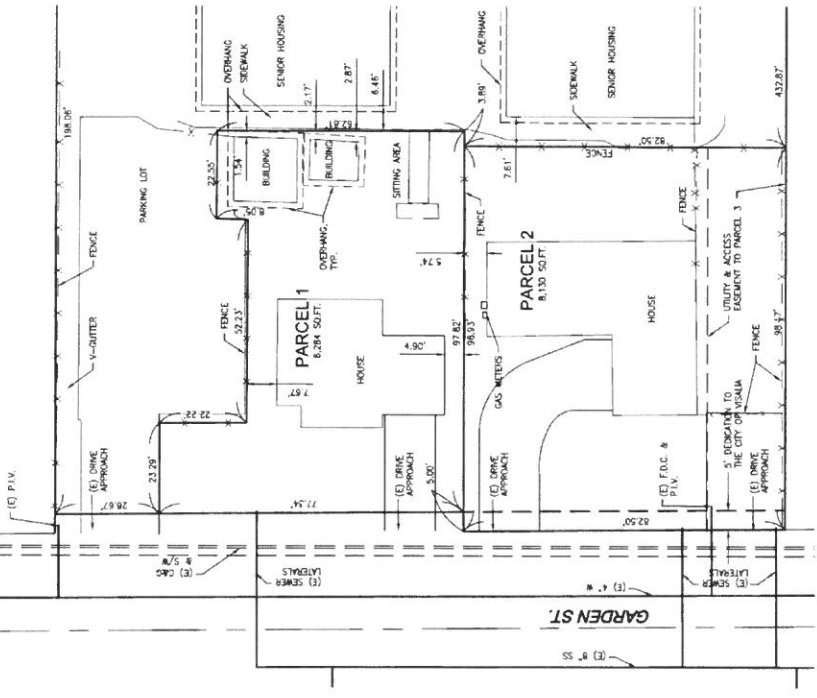
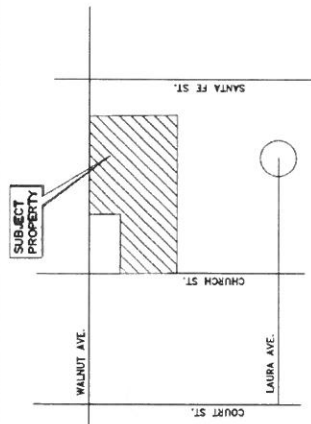
BEING A PORTION OF LOTS 30 & 31 OF MUDY BONITA COLONY REG. IN VOL. 3 OF MAPS AT PG. 29 T.C.R. SITUATED IN THE N. 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SEC. 5 T12N R32E M.D.B. & M. LOCATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

APRIL 2019 2019
REV. MARCH 2020

OWNERS: CASA GRANDE SENIOR CARE, INC.
347 E. WALNUT AVE.
VISALIA, CALIFORNIA, 93277

SURVEYOR: FORESTER, WEBER & ASSOCIATES
1820 W. Mineral King Ave., Suite B
Visalia, CA 93291
(559) 732-0102

NOTES:
EXISTING PROPERTY USE: RESIDENTIAL
PROPOSED PROPERTY USE: SAME
ZONING: R-1-6
WATER: CAL WATER
FLOOD ZONE: SHARED ZONE X



DETAIL
SCALE: 1" = 20'

EXHIBIT "B"

CONDITIONAL USE PERMIT 2020-03

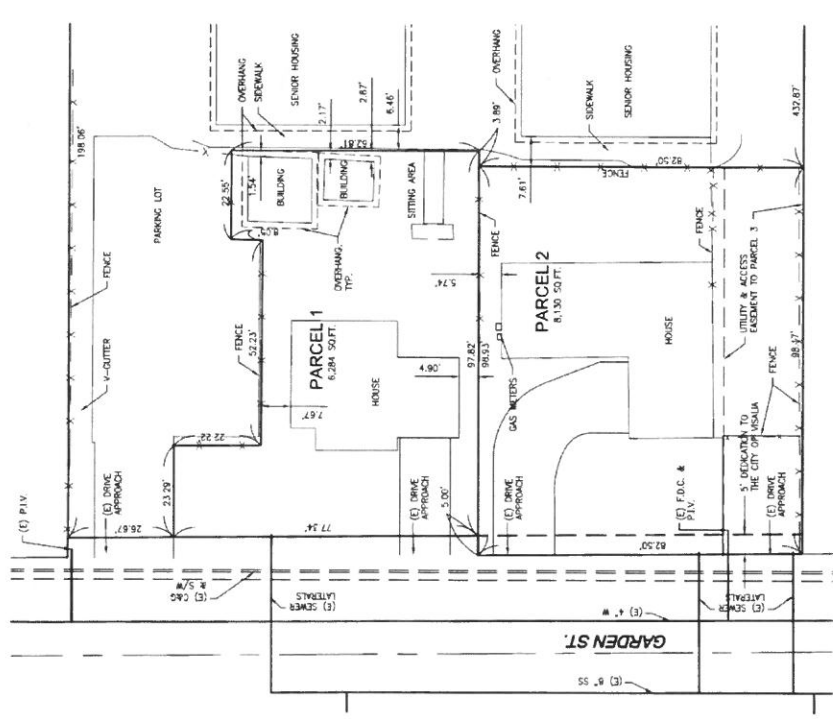
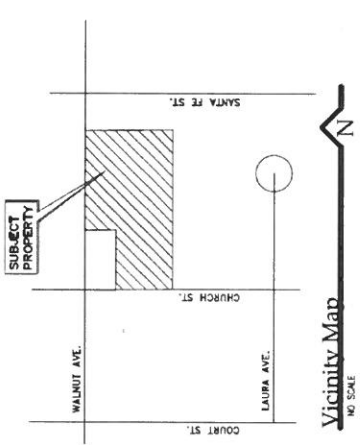
BEING A PORTION OF LOTS 30 & 31 OF MUY BONITA COLONY REC. IN VOL. 3 OF MAPS AT PG. 29 T.C.R. SITUATED IN THE N. 1/2 OF THE N.E. 1/4 OF SEC. 3, T.19S., R.7E., M.D.B. & W. LOCATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

APRIL, 2019
REV. MARCH 2020

OWNERS: CASA GRANDE SENIOR CARE, INC.
347 E. WALNUT AVE.
VISALIA, CALIFORNIA, 93277

SURVEYOR: FORESTER, WEBER & ASSOCIATES
1820 W. Mineral King Ave., Suite B
Visalia, California 93291
(559) 732-0102

NOTES:
EXISTING PROPERTY USE: RESIDENTIAL
PROPOSED PROPERTY USE: SAME
A.P.N.: 123-003-30
CITY: VISALIA
WATER: CAL WATER
SEWER: CITY OF VISALIA
FLOOD ZONE: SHADDED ZONE X



DETAIL
SCALE 1" = 20'



CASA GRANDE SENIOR CARE and ASSISTED LIVING

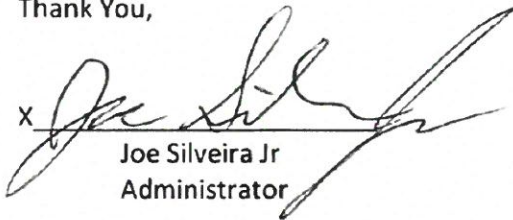


Family Owned and Operated since 1973

To whom it may concern,

Casa Grande Senior Care and Assisted Living has been in business in our community since 1973. It has been in its current location of 347 East Walnut Avenue in Visalia California since 1984. We have been taking care of the elderly with Alzheimer's at this location. If you have any questions, feel free to give us a call at (559) 733-0233.

Thank You,

x 
Joe Silveira Jr
Administrator



347 E. WALNUT • VISALIA, CA 93277 • (559) 733-0233 • FAX (559) 733-7503
www.casagrandeseniorecarehomes.com • casagrandeseniorecarehomes@hotmail.com

NOTICE OF EXEMPTION

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

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

Tentative Parcel Map 2020-03 and Conditional Use Permit 2020-21

PROJECT TITLE

2032 and 2042 S. Garden St., Visalia CA, 93277 (APN 123-063-030)

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Tentative Parcel Map to divide 132,107 sq. ft. into three parcels – 6,284 sq. ft., 8,130 sq. ft., and a remainder.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4003,
Email: josh.dan@visalia.city

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Joe Silveira Jr., 347 E. Walnut Ave., Visalia, CA 93277

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

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

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - **Section 15315**
- Statutory Exemptions- State code number:

The creation of four or fewer parcels in an urban area.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR



December 31, 2019

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

Site Plan Review No. 2019-218:

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **November 27, 2019**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Paul Bernal".

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

Attachment(s):

- Site Plan Review Comments



#5

MEETING DATE: November 27, 2019

SITE PLAN NO. 19-218

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: 5 DATE: NOVEMBER 27, 2019

SITE PLAN NO.: 19-218
PROJECT TITLE: CASA GRANDE SENIOR CARE FAMILY
DESCRIPTION: PARCEL MAP - DIVIDE 2 SINGLE FAMILY
RESIDENCES FROM THE CARE FACILITY
APPLICANT: JOE & MARIA SILVEIRA
PROP. OWNER: CASA GRANDE SENIOR CARE INC.
LOCATION: 347 E WALNUT AVE
APN: 123-063-030

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

GARDEN STREET

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. **SEE ADDITIONAL COMMENTS**

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

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

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 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. *Separate single family parcels will require separate utilities.*
2. *City records indicate that separate sewer laterals exist to serve parcels 1 and 2.*
3. *Parcel map to show what common easements or other are to be proposed/provided between the three parcels, if any.*
4. *Refer to further conditions by the Planning & Building Dept.*
5. *The shown utility and access easement for Parcel 3 over Parcel 2 will require additional surface improvements - comply with City minimum asphalt or concrete section. Improvement will need to be completed prior to or concurrent with map recording.*
6. *A building permit is required, standard plan check and inspection fees will apply.*
7. *Refer to prior SPR comments under SPR NO. 19-112.*

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division, 559-713-4369

Date: November 27, 2019

SITE PLAN NO: 2019-218B (2019-112)
 PROJECT TITLE: Casa Grande Senior Care Facility
 DESCRIPTION: Parcel Map – Divide 2 Single Family Residences from the Care Facility
 APPLICANT: Joe & Maria Sivleira
 PROP. OWNER: Casa Grande Senior Care Inc.
 LOCATION TITLE: 347 E. Walnut Avenue
 APN TITLE: 123-063-030
 GENERAL PLAN: Medium Density Residential
 ZONING: R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

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.

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Variance if outbuildings are closer than 30-inches to proposed property lines

PROJECT SPECIFIC INFORMATION: June 19, 2019 and November 27, 2019

1. A tentative parcel map shall be filed to create the separate SFR lots.
2. A CUP is required to allow SFR units in the M-R-2 Zone District
3. Please provide on the CUP plan exhibit, detailed and dimensioned site features, including a cross section view of the proposed east property lines (minimum 10 feet from center point (PL)). Provide accurate dimensions of existing structures and their distance to property lines.
4. Show garage and driveways on both building footprints.
5. Meet all other codes and ordinances.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 80 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____



City of Visalia
Building: Site Plan
Review Comments

SPR19218
PARCEL MAP
347 E WALNUT 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 50STC.
- Maintain fire-resistive requirements at property lines. **1HR FOR RESIDENTIAL LESS THAN 10 FT. AND 1HR FOR ACCESSORY LESS THAN 5 FT.**
- 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: **PROJECTIONS OF ACCESSORY STRUCTURES NOT ALLOWED LESS THAN 2 FEET TO THE PROPERTY LINE. 25% OF UNPROTECTED OPENINGS ALLOWED IN RESIDENTIAL WALLS LESS THAN 10'-0" TO PROPERTY LINES.**

VAL GARCIA 11/27/19
Signature



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

Date November 25, 2019
Item # 5
Site Plan # 19-218
APN: 123063030

- 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.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2016 CFC 901.6
- 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.

Corbin Reed
Fire Marshal

** See previous Submitted Comments*

SPR-218

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

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.43 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

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

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

K. GRANT AZO

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 27, 2019

ITEM NO. 5	
SITE PLAN NO.	SPR19-218
PROJECT TITLE	Casa Grande Senior Care Facility
DESCRIPTION	Parcel Map - Divide 2 Single Family Residences from the Care Facility
APPLICANT	Joe & Maria Swiera
OWNER	Casa Grande Senior Care Inc.
APH	123-063-030
LOCATION	3-17 E Walnut 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

Site Plan Review Comments For: California Water Service Stuart Skoglund, Superintendent 216 N. Valley Oaks Dr. Visalia, CA 93292 559-624-1662 Office 559-735-3189 Fax	Date: 11/27/2019 Item # 5 Site Plan # 19-218 Project: Casa Grande Description: divide 2 residences Applicant: Location: 347 E Walnut APN:
--	--

The following comments are applicable when checked:

- No comments at this time
- Fire Hydrants
Comments-
- Services
Comments- parcel 1 will need its own service. Call Sedelia Sanchez at Cal Water (559) 624-1621 to start the water process.
- Mains
Comments-
- Backflow requirements
Comments-

Additional Comments:

Stuart Skoglund
Superintendent



#2

MEETING DATE: June 19, 2019

SITE PLAN NO. 19-112

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

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

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

- ADDITIONAL COMMENTS :**

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

Site Plan Review Committee



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: JUNE 19, 2019

SITE PLAN NO.: 19-112
PROJECT TITLE: CASA GRANDE SENIOR CARE FAMILY
DESCRIPTION: PARCEL MAP - DIVIDE 2 SINGLE FAMILY
RESIDENCES FROM THE CARE FACILITY
APPLICANT: JOE & MARIA SILVEIRA
PROP. OWNER: CASA GRANDE SENIOR CARE INC.
LOCATION: 347 E WALNUT AVE
APN: 123-063-030

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
- GARDEN STREET**
- 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. **SEE ADDITIONAL COMMENTS**
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

- basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: 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 parcel map will need to provide additional details as to existing street frontage improvements along Garden Street in relation to the right-of-way limits.***
- 2. Separate single family parcels will require separate utilities - provide additional information as to how the existing homes are being serviced by utilities.***
- 3. City records indicate that separate sewer laterals exist to serve parcels 1 and 2. Provide information on site plan as to their location in relation to the new parcel boundaries and if they are connected.***
- 4. Parcel map to show what common easements or other are to be proposed/provided between the three parcels, if any.***
- 5. Provide details or cross section to the existing improvements between the rear of parcels 1 & 2 abutting parcel 3.***
- 6. Refer to further conditions by the Planning Dept.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 19-112
Date: 6/19/2019

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:
(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:8/3/2018)
(Project type for fee rates:TPM)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<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

Paul Scheibel, Planning Division, 559-713-4369

Date: June 19, 2019

SITE PLAN NO: 2019-112
PROJECT TITLE: Casa Grande Senior Care Facility
DESCRIPTION: Parcel Map – Divide 2 Single Family Residences from the Care Facility
APPLICANT: Joe & Maria Sivleira
PROP. OWNER: Casa Grande Senior Care Inc.
LOCATION TITLE: 347 E. Walnut Avenue
APN TITLE: 123-063-030
GENERAL PLAN: Medium Density Residential
ZONING: R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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.

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit

PROJECT SPECIFIC INFORMATION: June 19, 2019

1. A tentative parcel map shall be filed to create the separate SFR lots.
2. A CUP is required to allow SFR units in the M-R-2 Zone District
3. Please provide on the CUP plan exhibit, detailed and dimensioned site features, including a cross section view of the proposed east property lines (minimum 10 feet from center point (PL)). Provide accurate dimensions of existing structures and their distance to property lines.
4. Show garage and driveways on both building footprints.
5. Meet all other codes and ordinances.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 80 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature 



SPR19112
PARCEL MAP
347E. WALNUT AVE

City of Visalia
Building: Site Plan
Review Comments

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.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 6/19/19
Signature



Site Plan Review Comments For:

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia, CA 93292
559-713-4272 Office
559-713-4808 Fax

Date: 06/17/2019
Item # 2
Site Plan # 19-112
APN: 123063030
Location:

The following comments are applicable when checked:

- 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.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2016 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects 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.

Special Comments:

Corbin Reed
Fire Marshal

5 PR - 19 - 112

347 E. WALNUT

CASA GRANDE SENIOR CARE

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

Site Plan Review Comments

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

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

Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc:

Lighting Concerns: WHAT LIGHTS?
NEED OUTSIDE LIGHTING / PREVENT TRANSIENT ISSUES.

Landscaping Concerns: LOW BEARING BUSHES TO PREVENT

Traffic Concerns: TRANSIENTS FROM LOITERING.

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

Kenn J. Azo

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 19, 2019

ITEM NO. 2

SITE PLAN NO: SPR19-112
PROJECT TITLE: Casa Grande Senior Care Family
DESCRIPTION: Parcel Map - Divide 2 Single Family Residences from the Care Facility
APPLICANT: Joe & Marla Sivoira
OWNER: Casa Grande Senior Care Inc.
APN: 123-063-030
LOCATION: 347 E. Walnut 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

19112

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 (X) 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.

Existing services are adequate

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

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



Site Plan Review Comments For:

California Water Service Co.
Mike Morton, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1663 Office
559-735-3189 Fax

Date: 06/05/2019

Item # Choose an item.

Site Plan # 19-112

Project: Casa Grande

Description:

Applicant:

Location: 347 E. Walnut

APN:

The following comments are applicable when checked:

- No Comments at this time
- Fire Hydrants
Comments- To be installed per CWS Spec and locations approved by CWS and VFD
- Service's
Comments- To be installed per CWS Spec. Location to be determined by owner
- Main's
Comments-
- Back flow requirements
Comments- Back flow device will be required on all services to property. Contact Cal Water for location and inspections of installations. Repairs and testing of existing device

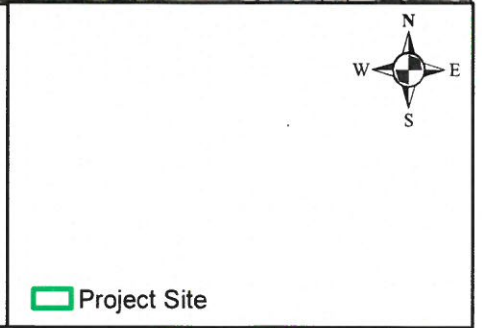
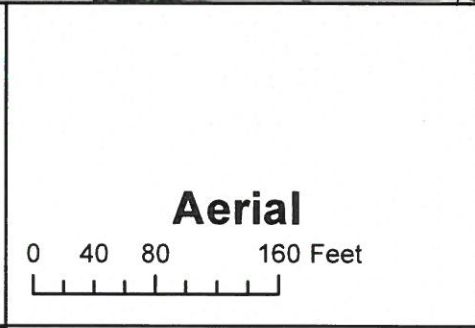
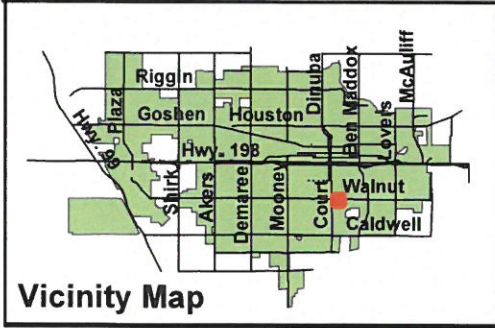
Additional Comments:

- Additional information required. When decided on what type of services and fire hydrants are needed submit request to Cal Water.

Mike Morton
Superintendent

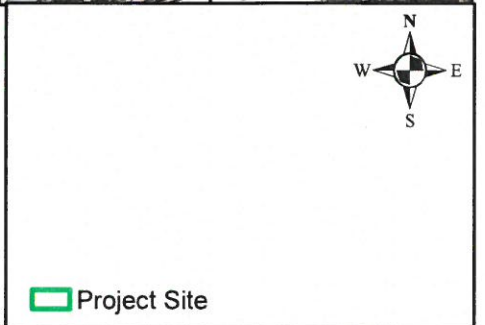
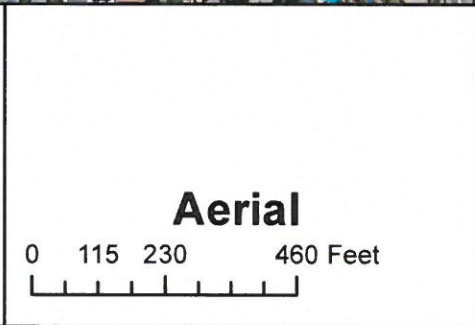
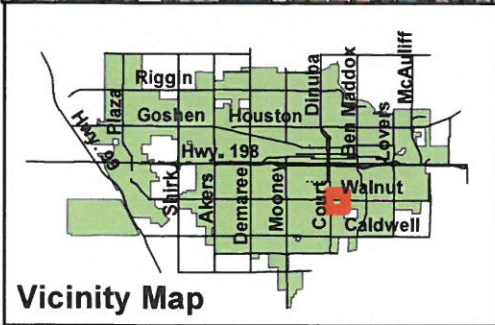
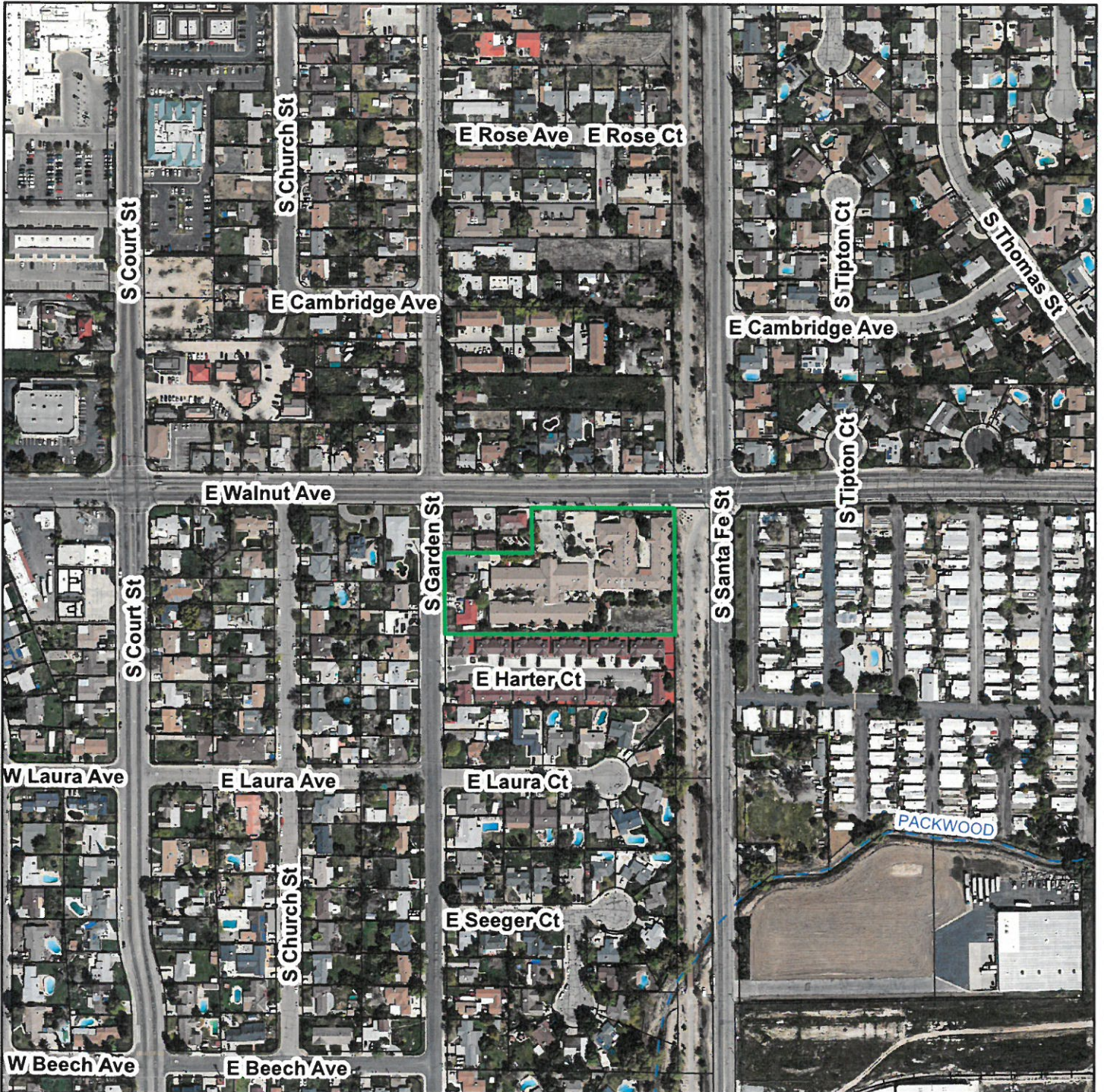
Tentative Parcel Map No. 2020-03
Conditional Use Permit No. 2020-08

The project site on the southwest corner of
S. Santa Fe St. and E. Walnut Ave.
(APN: 123-063-030)



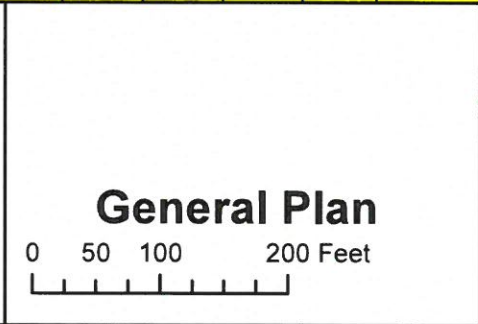
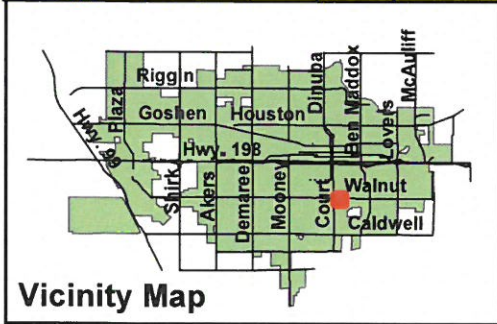
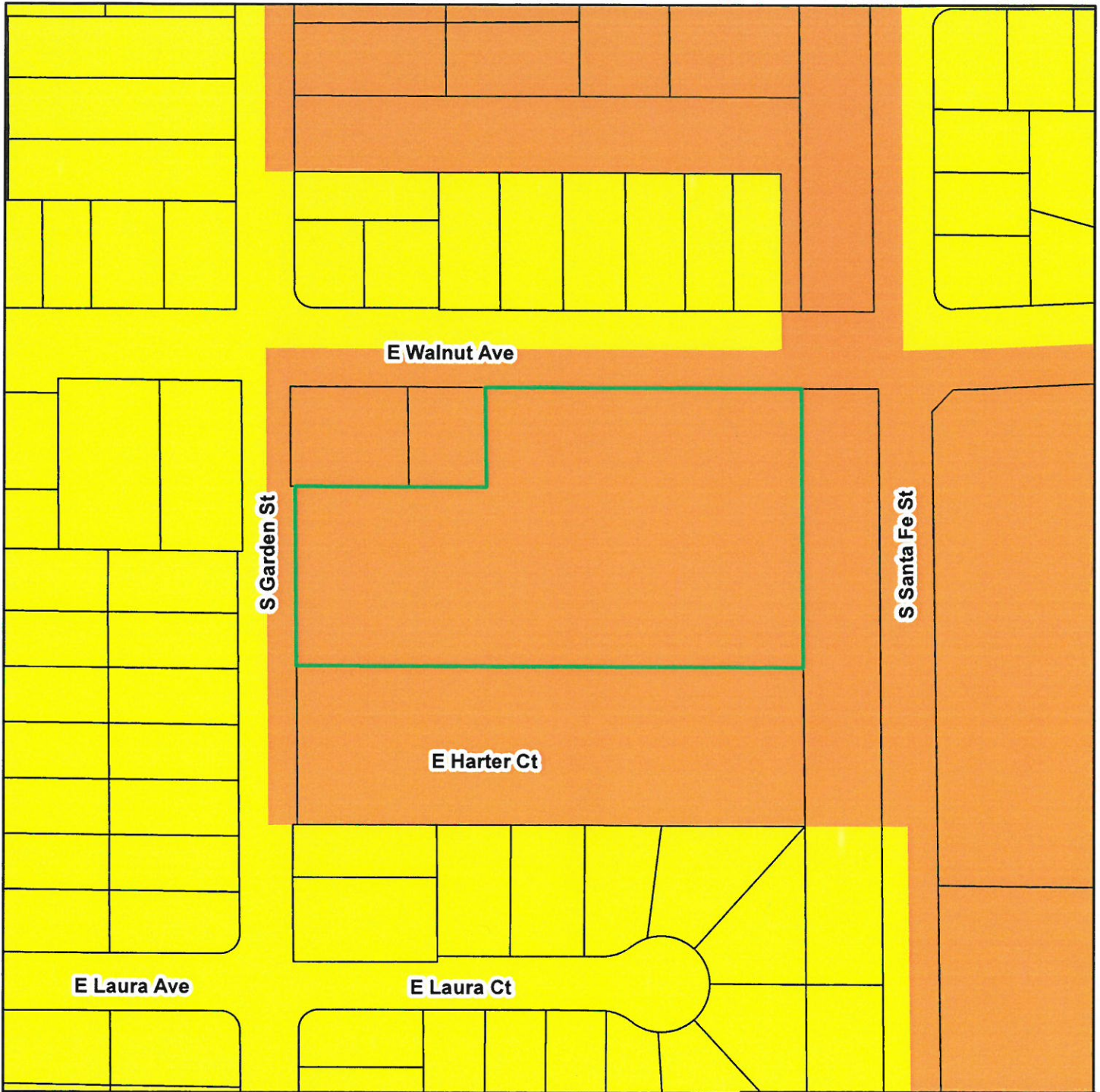
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S. Santa Fe St. and E. Walnut Ave.
(APN: 123-063-030)



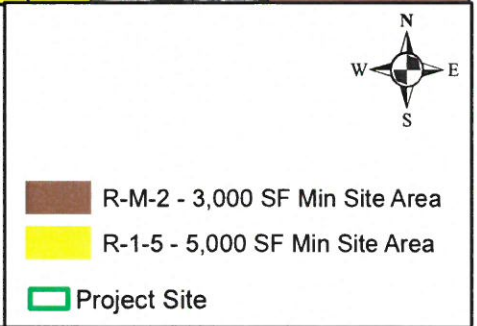
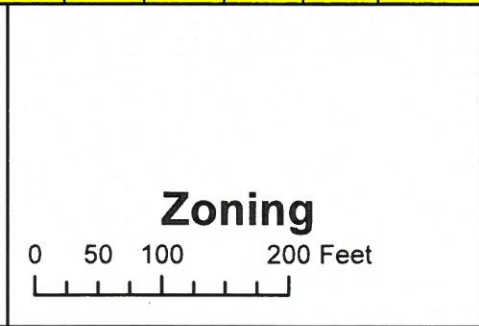
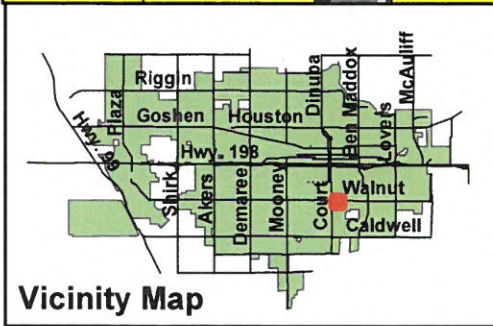
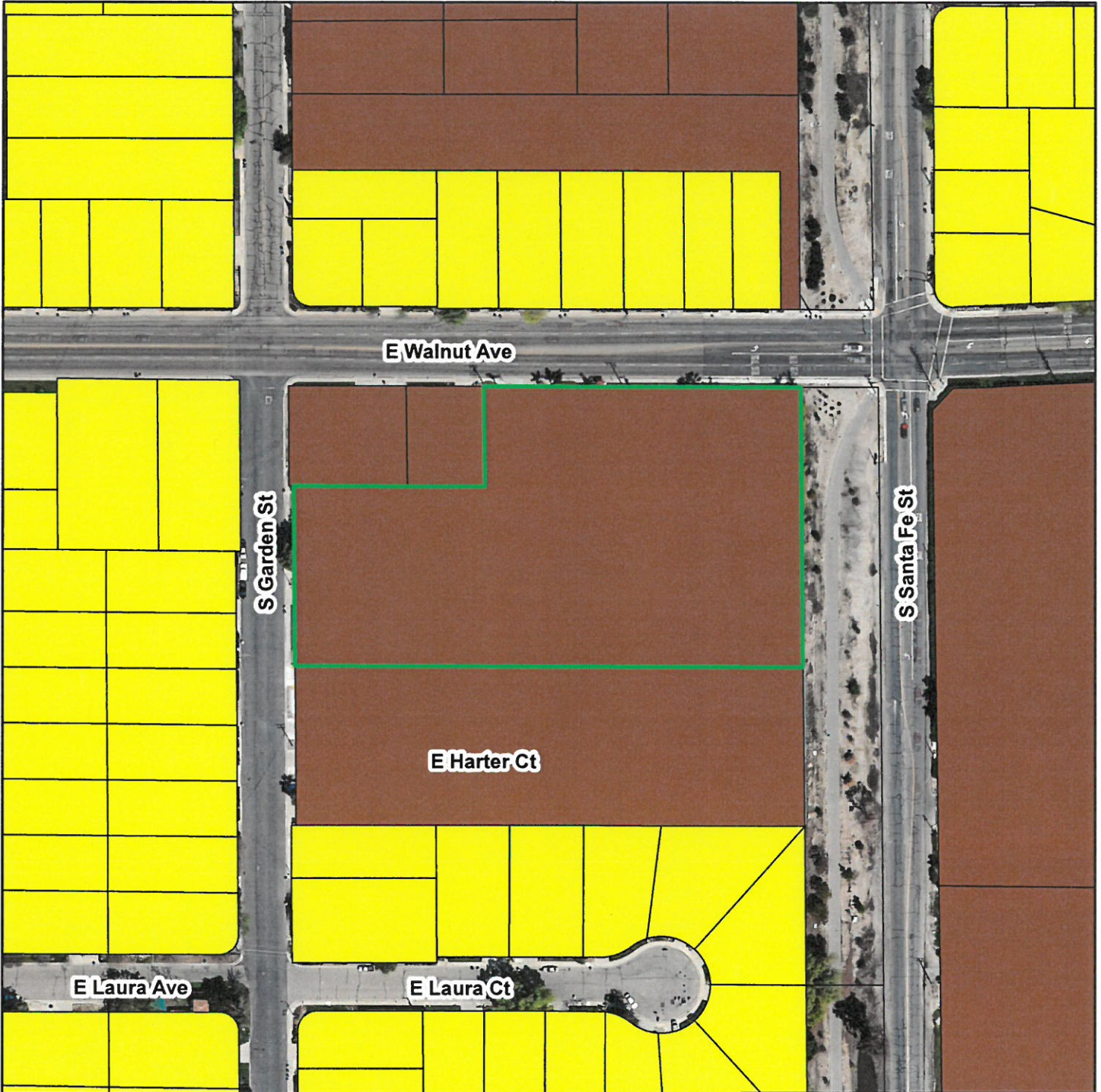
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S. Santa Fe St. and E. Walnut Ave.
(APN: 123-063-030)



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