

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, SEPTEMBER 28, 2020

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

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. Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on the Consent Calendar
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-22: A request by John Spring to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 760 E. Center Street (APN: 094-240-046). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-48

7. WORK SESSSION – Paul Bernal, City Planner & Brandon Smith, Senior Planner
Work Session Report Regarding Staff Request to Initiate Zoning Text Amendment regarding Planned Residential Developments to facilitate “5-Pack” Style Designs.
8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - Next Planning Commission Meeting is Monday, October 12, 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, OCTOBER 8, 2020 BEFORE 5:00 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, OCTOBER 12, 2020

City of Visalia



To: Visalia Planning Commission
From: Paul Bernal, City Planner
Brandon Smith, Senior Planner
Subject: **Work Session Report** regarding Staff Request to Initiate Zoning Text Amendment regarding Planned Residential Developments to facilitate "5-Pack" Style Designs
Date: September 28, 2020

PURPOSE

The purpose of this work session is to conduct a follow-up review of the development standards that should be incorporated into future planned residential developments incorporating characteristics of a "5-Pack" design, and provide the City Council with the Planning Commission's recommendation that would include initiation of a Zoning Text Amendment to codify such standards in the City of Visalia Zoning Ordinance.

BACKGROUND

Between May and June 2020, the Cameron Creek Garden Unit and Caldwell & Demaree Garden Unit projects, each consisting of a tentative subdivision map and planned residential development (PRD) permit and each utilizing a "5-Pack" design configuration, received approval. In both cases, the project's final action was in contrast to the staff recommendation of denial based upon the determination of project inconsistency with certain Zoning Ordinance objectives and regulations of allowing design deviations in order to achieve a more superior product. A significant factor in the staff recommendation toward these subdivisions was the discussion from City Council Work Sessions held on October 15 and November 5, 2018, which cited a number of concerns held by Councilmembers as well as California Water Service Company. However, the two projects' public hearings facilitated a large amount of further discussion that ultimately resulted in certain findings and conditions to support project approval.

To ensure that future planned residential developments – including but not limited to developments utilizing a "5-Pack" design – can be analyzed and recommended for approval based on consistency with City ordinances, staff is recommending initiating a Zone Text Amendment to incorporate standards that address City staff and City Council concerns with design aspects of these developments.

DETAILS REGARDING RECENT 5-PACK DEVELOPMENTS

There have been three 5-Pack subdivisions recently approved – the aforementioned Cameron Creek Garden Unit and Caldwell & Demaree Garden Unit projects and the Lowery West project approved in 2018 and now nearly complete – that have exemplified various design characteristics that the Planning Commission and City Council appear comfortable

with. These three subdivisions, all proposed by San Joaquin Valley Homes, are summarized as follows:

- Lowery West Tentative Subdivision Map No. 5564, subdivided 48 acres into 218 single-family residential lots in the R-1-5 zone district, of which 94 lots utilized the “5-pack” parcel configuration, located on the northeast corner of Akers Street and Riggin Avenue. The Planning Commission approved the project on March 12, 2018. The project is currently under construction, with several units having been completed (see Attachment 4).
- Cameron Creek Garden Unit Tentative Subdivision Map No. 5575, subdivided 4.81 acres into 30 single-family residential lots in the C-MU (Commercial Mixed Use) zone district, located on the north side of Kimball Avenue between West and Court Streets. The City Council overturned a Planning Commission denial of the project on June 15, 2020 (see Attachment 5).
- Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573, subdivided 19 acres into 92 single-family residential lots in the R-1-5 zone district, located at the southwest corner of Demaree Street and Packwood Avenue. The Planning Commission approved the project on May 26, 2020 (see Attachment 6).

Planning Commission Recommendation for items to be addressed via a ZTA

The following design element topics are pertinent to these recent PRD projects with 5-pack design. Included with each topic is discussion on how the issue has been addressed / resolved and staff recommendation for evaluation going forward. It should be noted that most topics addressed here were also discussed during a Planning Commission Work Session held on September 24, 2018 and, unless noted, the staff recommendations reflect the Planning Commission consensus recommendations.

- **Private streets.** The Caldwell & Demaree Garden Unit and Lowery West projects are both gated subdivisions that prevent pass-through traffic and have privately maintained streets incorporating scaled-back design measures such as narrower street widths and elimination of sidewalks. The Commission found that these elements still allowed for a safe, effective traffic circulation system that can accommodate both vehicular and active transportation. In addition, the gated streets did not significantly hinder the City’s super-block connectivity standards from being achieved in the surrounding vicinity.

Recommendation: Staff recommends that future “5-Pack” developments shall be required with private streets where they do not prevent an obstruction to super-block connectivity standards. Staff contends that private streets are a necessary component in PRDs such as 5-Packs since they provide consistent maintenance among the streets and access drives reaching the non-street fronting lots.

It should be noted that the Planning Commission, at the 2018 work session, recommended that projects should have the flexibility of public streets or private streets.

- **Homeowner Associations.** Homeowner Associations or HOAs are utilized on the aforementioned subdivisions to maintain the private streets, shared driveways (that provide access to the three rear lots in the 5-pack design), front yard landscaping, and any common lots located inside or on the exterior of the subdivision. As with the private streets, the use of HOAs can provide an established and accountable means of maintaining elements that are held, used, and viewed in common. HOAs have been staff's preferred and recommended method for oversight and maintenance of the shared driveways within the 5-packs.

Recommendation: Staff recommends that future projects include and utilize HOAs for the on-site common areas of the project, including shared driveways. The extent of the HOA responsibilities can be determined on a project by project basis. The application of Conditions, Covenants and Restrictions (CC&R's) to offset the requirement of an HOA would not be recommended as an alternative due to issues that arise with the enforcement measures covered under CC&R's agreements (i.e., civil matter between property owners).

- **Solid waste collections.** The Cameron Creek Garden Unit and Caldwell & Demaree Garden Unit projects both included the use of commercial bins for solid waste pick-up, with the Cameron Creek project using commercial bins exclusively that were located in the front yard. Addressing the unique solid waste service needs for each PRD will continue to be a challenge based on the unique needs, configurations, and ownership of roadways of each subdivision. The City's preference is to utilize the appropriate service (3 can vs. bin service) following the current state diversion mandates. A significant challenge in selecting the type of service can create problematic issues due to the limited right-of-way frontage on service days including but not limited to parking, access, and serviceability.

The final conditions of approval for the Caldwell & Demaree project, prepared with extensive input from the Public Works Department and the applicant, required a hybrid of residential and commercial service as well as a "no parking" restriction enforced during pick-up hours. Future projects of this type will require continued close examination and coordination with the Public Works Department on service needs that may result in specific conditions. The attached table (see Attachment 7) is a draft attempt to provide guidance to the developers in an effort to bridge the gap between the standard single family dwellings (R-1-5) and multi-family dwellings (R-M-2). The Public Works Department also anticipates undertaking an update of the Municipal Code section pertaining to Solid Waste that will clarify the Public Works Director's discretion when dealing with solid waste service within the gap between R-1-5 and R-M-2 in order to be more specific to its actual operation.

Recommendation: Staff recommends that the Public Works Department's forthcoming update to the Solid Waste Municipal Code ordinance, be enforced on future projects utilizing the attached draft table as applicable. The update will utilize more specific standards that relate to higher density development in single-family residential zones, such as the standards implemented in the Caldwell & Demaree Garden Unit project.

- **Continuation of Water Service concerns.** California Water Service Company (Cal Water) has expressed concerns toward the 5-Pack design early in the City's consideration of this product design, and continues to hold concern regarding the placement of backflow prevention devices and service lines that cross multiple property lines. Cal Water's concerns have not precluded the agency from meeting their obligation to providing water service for each unit on the premise that the designs meet City standards.

Recommendation: With each unit having a separate backflow prevention device with the devices being clustered on street frontages, staff recommend toward providing visual screening around the devices. This includes screening in the form of vegetation or other material screening that the Planning Commission may desire to limit visibility of these devices from the street.

- **Parking.** Residences in 5-Pack developments have routinely incorporated attached two-car garages, thereby meeting the standard parking requirement for single-family residences. However, the cluster types of development result in less street frontage per housing unit and leads to an overall reduction in on-street parking available for guest parking. All developments reviewed by the Planning Commission, whether designed with public or private streets, consist of on-street parking allowed on both sides of the street.

The applicant has responded to the reduction in guest parking by plotting the 16 foot wide x 18 foot deep driveway apron immediately in front of each garage door as additional parking available for that unit. The most recently-approved 5-Pack subdivision (Caldwell & Demaree Garden Unit) also included an off-street parking lot for the purpose of additional guest parking. The lot was centrally located in the subdivision and adjacent to the pocket park.

Recommendation: Staff recommends that in future developments an off-street private parking lot be provided for guest parking. The off-street parking ratio would be calculated at 0.25 parking spaces per unit, which is equivalent to the multi-family guest parking requirement.

- **Submittal of floor plans & elevation plans.** Conceptual floor plans and building elevations are typically included as part of the PRD applications for these developments. The purpose for inclusion of these exhibits is typically based on the planned use of these features exclusively within the subdivisions that are tightly configured to accommodate pre-determined plot plans. City staff typically does not provide discretionary review authority over these elevations and floor plans.

The City may desire to require the submittal of plot plans and elevations with future PRD applications to ensure that the plans fit within the confines of the parcels being created and the setbacks imposed on them. These materials can also ensure compatibility with adjacent uses, such as establishing that the structures be constructed as single-story.

Recommendation: Staff recommends that the submittal requirements for PRDs be held to a higher standard, wherein standards or numerical figures can be provided for setbacks and open space measurement. Each submittal shall include a development plan that includes house plots with minimum setbacks. Floor plans and elevations may be submitted for inclusion, however it would be understood that modifications can later be made to these plans without subsequent review by the Planning Commission.

- **Sidewalks.** The Lowery West and Caldwell & Demaree Garden Unit projects, both which are gated and approved with private streets, have no adjoining sidewalks. For these two projects, the Planning Commission approved the project on the premise that the restricted entry and access would facilitate a safe and effective traffic circulation system that would accommodate both vehicular and active transportation. The Cameron Creek Garden Unit project is entirely located on one side of a public street, which will be constructed to City standards with a sidewalk.

Recommendation: Staff recommends that subdivisions with gated entry and privately-maintained streets may continue to be submitted without sidewalks on either side of the street. However, for any subdivision where there is no gated entry and there is direct access to an adjacent subdivision, sidewalks shall be provided on at least one side of all through streets.

- **Open Space.** The three 5-Pack developments specified above utilize layouts where each lot contains a rear yard setback measuring 15 to 20 feet deep. Depending on the lot orientation which could be 50 or 80-foot wide, this provides for units having from 1,000 to 1,600 square feet of “usable open space”, not including front yards or side yards. By contrast, a standard 5,000 square foot lot with 50 foot width would have a minimum rear yard area of 1,250 square feet based on the width of the short side of the rear yard times 25 feet.

The Planning Commission has expressed concern for adequate open space on the last two gated 5-Pack developments. In response, the applicant has provided a pocket park to assist with offsetting the reduction in usable open space, wherein the pocket park would be maintained by the HOA.

Recommendation: Staff recommends that in 5-Pack developments where 50% or more of the lots do not provide at least 1,250 square feet of usable open space in the required rear yard, a pocket park or other type of common recreation area with a minimum size of 10,000 square feet shall be provided for the development.

It should be noted that the Planning Commission, at the 2018 work session, recommended that 1,500 square feet of open space would be an appropriate standard for lots in 5-Pack developments (based on a standard provided in the Zoning Ordinance, dating to when the standard minimum lot size was 6,000 square feet). The Commission also concluded that common amenities equal to five percent of the project size would be an acceptable alternative.

OVERVIEW OF PREVIOUS 5-PACK DEVELOPMENTS

The first PRD application processed for a 5-Pack design was the Catalina subdivision in early 2017 built by San Joaquin Valley Homes. Catalina Tentative Subdivision Map No. 5558 subdivided 8.76 acres into 51 single-family residential lots in the R-M-2 (Multi-family Residential) zone district, located on the south side of Ferguson Avenue approximately 700 feet west of Dinuba Boulevard. The project has since been subdivided and completely built out. This subdivision significantly contrasts from 5-Pack developments that have followed it on the following standpoints:

- The subdivision is not gated and has public street access from the north & south;
- Driveways are delineated as private access drive easements on residential properties rather than a separate lot maintained by a Homeowners Association;
- Common driveways are maintained by a declaration stating shared maintenance obligations rather than by a Homeowners Association;
- Most lots within the subdivision (36 out of 51) front onto and/or contain a portion of drive aisles. Only 15 lots are affiliated with a “5-pack” configuration.

Subsequently, four additional “5-Pack” developments have been conditionally approved by the Planning Commission. The Grove Tentative Subdivision Map No. 5562, proposed by Swift Homes and approved in 2017, subdivided 11.2 acres into 53 single-family residential lots in the R-M-2 (Multi-family Residential) zone district, located on the southwest corner of Ben Maddox Way and K Avenue. This subdivision has yet to receive final map approval. The remaining three developments were previously described.

CITY COUNCIL REVIEW

Staff will be presenting this Work Session item to the City Council at an upcoming meeting and requesting authorization to proceed with a Zone Text Amendment to codify changes to the Zoning Ordinance (i.e. Single-Family Residential and/or Planned Development Chapter) that correspond to the topics presented herein and any further topics as recommended by the Planning Commission and/or City Council.

Attachments:

1. Zoning Ordinance Chapter 17.12 (Single-Family Residential Zone)
2. Zoning Ordinance Chapter 17.26 (Planned Developments)
3. Typical 5-Pack Design
4. Lowery West Subdivision Exhibit
5. Cameron Creek Garden Unit Subdivision Exhibit
6. Caldwell & Demaree Garden Unit Subdivision Exhibit
7. Solid Waste Service Recommendations by Zone District

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

Sections:

Article 1. General

- 17.12.010 Purpose and intent.
- 17.12.015 Applicability.
- 17.12.020 Permitted uses.
- 17.12.030 Accessory uses.
- 17.12.040 Conditional uses.
- 17.12.050 Site area.
- 17.12.060 One dwelling unit per site.
- 17.12.070 Replacement and expansion of legally existing multiple family units.
- 17.12.080 Front yard.
- 17.12.090 Side yards.
- 17.12.100 Rear yard.
- 17.12.110 Height of structures.
- 17.12.120 Off-street parking.
- 17.12.130 Fences, walls and hedges.
- 17.12.135 Lot area less than 5,000 square feet.
- 17.12.137 Signs.

Article 2. Accessory Dwelling Units

- 17.12.140 Purpose and intent.
- 17.12.150 Definitions.
- 17.12.160 General provisions.
- 17.12.170 Process.
- 17.12.180 Development requirements.
- 17.12.190 Appeals.
- 17.12.200 Existing nonconforming accessory dwelling units.

Article 1. General

17.12.010 Purpose and intent.

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

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts. (Ord. 2017-01 (part), 2017)

17.12.020 Permitted uses.

In the R-1 single-family residential zones, the following uses shall be permitted by right:

- A. One-family dwellings;
- B. Raising of fruit and nut trees, vegetables and horticultural specialties;

C. Accessory structures located on the same site with a permitted use including private garages and carports, one guest house, storehouses, garden structures, green houses, recreation room and hobby shops;

D. Swimming pools used solely by persons resident 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;

G. Twenty-four (24) hour residential care facilities or foster homes, for a maximum of six individuals in addition to the residing family;

H. Signs subject to the provisions 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. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200;

K. Adult day care up to twelve (12) persons in addition to the residing family;

L. Other uses similar in nature and intensity as determined by the city planner;

M. Legally existing multiple family units, and expansion or reconstruction as provided in Section 17.12.070;

N. Transitional or supportive housing as defined by California Health and Safety Code Sections 50675.2(h) and 53260(c);

O. In the R-1-20 zone only, the breeding, hatching, raising and fattening of birds, rabbits, chinchillas, hamsters, other small animals and fowl, on a domestic noncommercial scale, provided that there shall not be less than one thousand (1,000) square feet of site area for each fowl or animal and provided that no structure housing poultry or small animals shall be closer than fifty (50) feet to any property line, closer than twenty-five (25) feet to any dwelling on the site, or closer than fifty (50) feet to any other dwelling;

P. In the R-1-20 zone only, the raising of livestock, except pigs of any kind, subject to the exception of not more than two cows, two horses, four sheep or four goats for each site, shall be permitted; provided, that there be no limitation on the number of livestock permitted on a site with an area of ten acres or more and provided that no stable be located closer than fifty (50) feet to any dwelling on the site or closer than one hundred (100) feet to any other dwelling.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7271)

17.12.030 Accessory uses.

In the R-1 single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions:

A. Home occupations subject to the provisions of Section 17.32.030;

B. Accessory buildings subject to the provisions of Section 17.12.100(B).

C. Cottage Food Operations subject to the provisions of Health and Safety Code 113758 and Section 17.32.035. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7272)

17.12.040 Conditional uses.

In the R-1 single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26;

B. 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;

C. Public and private charitable institutions, general hospitals, sanitariums, nursing and convalescent homes; not including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;

D. 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, ambulance service and other public building, structures and facilities; public playgrounds, parks and community centers;

E. Electric distribution substations;

F. Gas regulator stations;

G. Public service pumping stations, i.e., community water service wells;

H. Communications equipment buildings;

- I. Planned neighborhood commercial center subject to the provisions of Chapter 17.26;
- J. Residential development specifically designed for senior housing;
- K. Mobile home parks in conformance with Section 17.32.040;
- L. [Reserved.]

M. 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 article and in which the private streets are designed and constructed to meet or exceed public street standards;

N. Adult day care in excess of twelve (12) persons;

O. Duplexes on corner lots;

P. Twenty-four (24) hour residential care facilities or foster homes for more than six individuals in addition to the residing family;

Q. Residential structures and accessory buildings totaling more than ten thousand (10,000) square feet;

R. Other uses similar in nature and intensity as determined by the city planner.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 2001-13 § 4 (part), 2001: Ord. 2000-02 § 1 (part), 2000; amended during 10/97 supplement: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7273)

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

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

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

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

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J). (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7275)

17.12.070 Replacement and expansion of legally existing multiple family units.

In accordance with Section 17.12.020 legally existing multiple family units may be expanded or replaced if destroyed by fire or other disaster subject to the following criteria:

A. A site plan review permit as provided in Chapter 17.28 is required for all expansions or replacements.

B. Replacement/expansion of unit(s) shall be designed and constructed in an architectural style compatible with the existing single-family units in the neighborhood. Review of elevations for replacement/expansion shall occur through the site plan review process. Appeals to architectural requirements of the site plan review committee shall be subject to the appeals process set forth in Section 17.28.050.

C. Setbacks and related development standards shall be consistent with existing single-family units in the neighborhood.

D. Parking requirements set forth in Section 17.34.020 and landscaping requirements shall meet current city standards and shall apply to the entire site(s), not just the replacement unit(s) or expanded area, which may result in the reduction of the number of units on the site.

E. The number of multiple family units on the site shall not be increased.

F. All rights established under Sections 17.12.020 and 17.12.070 shall be null and void one hundred eighty (180) days after the date that the unit(s) are destroyed (or rendered uninhabitable), unless a building permit has been obtained and

diligent pursuit of construction has commenced. The approval of a site plan review permit does not constitute compliance with this requirement. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7276)

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
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R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
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R-1-12.5	Thirty (30) feet
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R-1-20	Thirty-five (35) feet
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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. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages. (Ord. 2017-01 (part), 2017: Ord. 2004-20 (part), 2004: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7277)

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere, shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. A porte cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7278)

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot 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. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

(Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7279)

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B). (Ord. 2017-01 (part), 2017: Ord. 2006-07 § 2 (part), 2006: Ord. 9717 § 2 (part), 1997: prior code § 7280)

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7281)

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7282)

17.12.135 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.050, lots in the R-1-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. The Planning Commission finds that the development's overall density is consistent with the General Plan.
2. The maximum number of lots less than 5,000 square feet that may be approved by a tentative subdivision map shall be fifty (50) percent or less of the total lots.
3. Streets shall be constructed to public street standards.
4. Each subdivision with at least 15 lots that are less than 5,000 square feet in size shall make available to buyers at least three (3) different small lot floor plans with at least four (4) available elevation designs for each floor plan to construct on those lots.
5. The primary frontage of the dwelling unit shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.
6. The primary frontage of the dwelling unit shall include the primary entrance and at least one window.
7. Required covered parking spaces shall be in garages. Carports are prohibited.
8. The width of the garage shall not be greater than fifty (50) percent of the width of the dwelling unit.
9. The garage shall not extend beyond the front building facade (living area.)
10. All dwelling units shall include a covered front porch at least four (4) feet deep and six (6) feet wide or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the dwelling unit or a wall or fence between three (3) and four (4) feet high with a pedestrian gate or entryway.
11. The building official shall not approve a building permit for a new dwelling unit on a lot with a lot area less than 5,000 square feet until the city planner, or designee, has determined that the standards identified in this section are met.
12. The subdivision shall provide a common, usable open space area of a minimum 3,000 square feet or two hundred fifty (250) square feet per lot under 5,000 square feet, whichever is greater. The area shall be landscaped and maintained with funding from either a homeowner's association or a landscape and lighting act district.

B. Notwithstanding this Chapter, lots with less than five thousand (5,000) square feet shall have the following minimum dimensions and building setback areas, unless they were approved with a planned development permit:

1. The minimum lot depth shall be seventy (70) feet.
2. The minimum lot width shall be forty-six (46) feet for interior lots and fifty-one (51) feet for corner lots.
3. The minimum front building setback area shall be twelve (12) feet for livable space and twenty (20) feet for garages.
4. The minimum rear yard building setback area shall be fifteen (15) feet.
5. The minimum interior side yard building setback area shall be five (5) feet.
6. The minimum corner side yard building setback area shall be ten (10) feet.
7. The maximum building height shall be thirty-five (35) feet.
8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots less having a lot area of 3,600 square feet, or lots that do not meet the standards in this section may be approved

through the planned development permit process per Chapter 17.26. (Ord. 2017-01 (part), 2017)

17.12.137 Signs.

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

Article 2. Accessory Dwelling Units

17.12.140 Purpose and intent.

It is the purpose of this article to provide for the following:

- A. To encourage a range of housing types, styles and costs to suit the varying needs and desires of the community;
- B. To allow homeowners a means of obtaining, through tenants and accessory dwelling units, an additional source of income, companionship, security, and services;
- C. To add inexpensive rental units to the housing stock of the city;
- D. To create homeownership opportunities for moderate income households who might otherwise be excluded from the housing market, through the additional income derived from accessory dwelling units;
- E. Develop housing in single-family neighborhoods that is appropriate for a variety of stages in the household life cycle, thereby lessening fluctuations in neighborhood demand for public services;
- F. Protect the stability, property values, and character of single family residential neighborhoods by insuring that accessory dwelling units are subject to the standards that follow. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(A))

17.12.150 Definitions.

As used in this article, the following terms are defined in this section:

"Principal dwelling unit" means a single-family dwelling unit situated on a residential lot in the A or R-1 zones to which an accessory dwelling unit as defined by this article has been or is proposed to be added.

"Accessory dwelling unit" means an additional dwelling unit having separate kitchen, sleeping, and sanitation facilities constructed or adopted within, onto, or detached from a single-family dwelling on a residential lot in the A or R-1 zones. Accessory dwelling units may also be efficiency units, as defined in Section 17958.1 of the health and Safety code, and manufacturing homes, as defined in Section 18007 of the Health and Safety Code.

"Living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or an accessory structure. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(B))

17.12.160 General provisions.

An accessory dwelling unit may be established by the conversion of an attic, basement, garage (if alternative parking area is provided for the principal dwelling unit), or other portion of a principal dwelling unit. A detached accessory dwelling unit may be established by the conversion of an accessory structure or may be new construction. Second dwelling units may be mobile homes, provided that such units are subject to all applicable standards of Section 17.32.110, governing the placement of mobile homes on single-family lots. All applications for accessory dwelling units, whether processed as a permitted use or an exception, must comply with the general provisions stated below:

- A. Accessory dwelling units shall only be allowed on lots located in the A and R-1 zones;
- B. In no case shall more than one accessory dwelling unit be placed on the same lot or parcel;
- C. Second dwelling units shall be subject to all applicable building, fire, health and safety codes and may not have adverse impacts on any real property that is listed in the California Register of Historic Places;
- D. Second dwelling units may only be constructed on lots or parcels that are at least five thousand (5,000) square feet in area;
- E. A covenant running with the land between the city and the applicant shall be recorded with the Tulare County recorder prior to the issuance of any building permits requiring that the primary or the proposed accessory dwelling unit shall be occupied by the owner of record;
- F. The accessory dwelling unit shall be clearly subordinate to the principal dwelling unit by size, location and appearance;
- G. The second unit's scale, appearance and character shall be similar to and compatible in design with the principal dwelling unit and adjacent residences;
- H. In no case shall any accessory dwelling unit be approved on a site on which the principal dwelling unit has been the subject of a garage conversion pursuant to the regulations of Section 17.32.140 governing such conversions.
- I. Size. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and three hundred twenty

(320) square feet in living area. An efficiency unit shall not be less than one hundred fifty (150) square feet in living area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code;

J. Access. Doorway access shall be provided either to the side or rear of the second housing unit;

K. Utility Services. Second housing units shall be provided with water, sewer, and other utilities as determined by the building official. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(C))

17.12.170 Process.

The city planner shall approve or deny accessory dwelling unit requests based upon the specified requirements. The applicant may appeal the decision of the city planner to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner, in writing, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The planning commission's review shall be limited to compliance with the specified requirements. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(D))

17.12.180 Development requirements.

The following development requirements shall apply to accessory dwelling units:

A. The increased floor area of the second unit shall not exceed twelve hundred (1,200) square feet or) fifty (50) percent of the main dwelling unit, whichever is greater, and shall be used as an accessory to the primary single family home.

B. Adequate parking area must be available on the streets adjacent to the accessory dwelling unit. If adequate on-street parking is not available in the immediate vicinity, or in the case of all second units located on cul-de-sac lots, one additional off-street parking space must be provided. Tandem parking shall not be deemed as meeting the above parking requirement. The additional parking space shall be waived if in any of the following instances:

1. The accessory dwelling unit is located within one-half (0.5) miles of public transit.
2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.

C. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements, and lot coverage shall apply.

D. Detached accessory dwelling units are subject to all applicable standards for accessory structures, as stated in the development requirements for the underlying zone, unless a variance has been granted pursuant to Chapter 17.42. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(E))

17.12.190 Appeals.

The applicant may appeal the decision of the city planner to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The planning commission's review shall be limited to compliance with the specified requirements. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(F))

17.12.200 Existing nonconforming accessory dwelling units.

An existing accessory dwelling unit situated on a lot or parcel in the A or R-1 zones shall constitute a violation of this title unless: (1) the unit meets the standards and criteria of Chapter 17.12, and an agreement is recorded; or (2) the accessory dwelling unit qualifies as a permitted nonconforming use and structure under the provisions of Chapter 17.40. No enlargement of habitable space shall be allowed unless the standards and criteria of Chapter 17.12 are met. This shall not apply to maintenance of the unit. (Ord. 2017-01 (part), 2017: Ord. 2003-23 § 2, 2003: Ord. 9717 § 2 (part), 1997: prior code § 7283(G))

Chapter 17.26

PLANNED DEVELOPMENT

Sections:

- 17.26.010 Purpose and intent.
- 17.26.020 Definitions.
- 17.26.030 Location.
- 17.26.040 Development standards.
- 17.26.050 Application procedures.
- 17.26.060 Exceptions.
- 17.26.070 Amendments.
- 17.26.080 Timing.

17.26.010 Purpose and intent.

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

17.26.020 Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17.26.030 Location.

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

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

17.26.040 Development standards.

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

A. Site Area.

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

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

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

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

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.

3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

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

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.

2. There shall be no direct vehicle access from individual lots onto major arterial streets.

3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.

2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

17.26.050 Application procedures.

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

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

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

B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:

1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,

- c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
5. A preliminary utilities report;
 6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
 7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

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

17.26.070 Amendments.

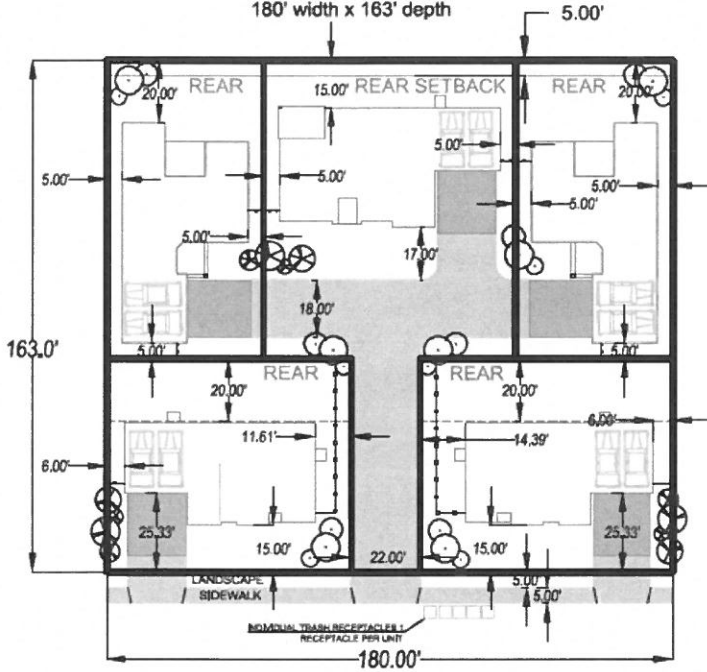
Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to,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

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

17.26.080 Timing.

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

TYPICAL 5-PACK LAYOUT
180' width x 163' depth



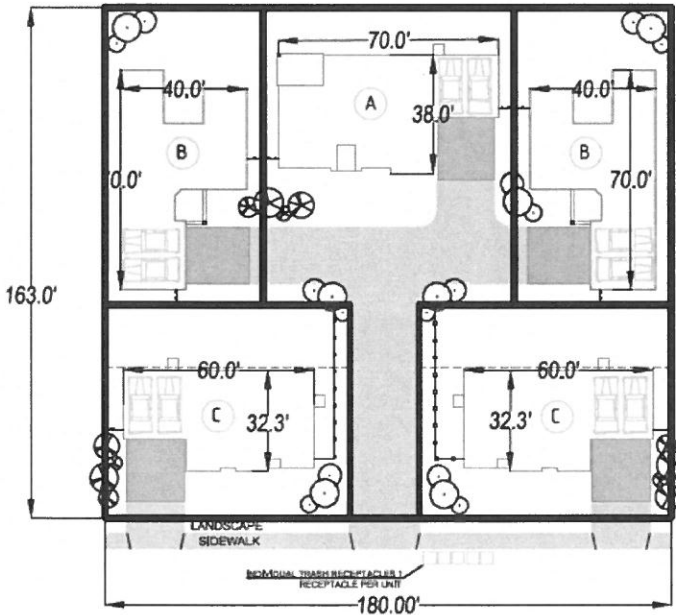
**SETBACKS (MIN):
LOTS FRONTING
ON PUBLIC ROW**

FRONT YARD: 15' (18' to garage)
SIDE YARD: 5'
REAR YARD: 10'

INTERIOR LOTS

FRONT YARD: 5' (18' to garage)
SIDE YARD: 5'
REAR YARD: 5'

TYPICAL 5-PACK LAYOUT
180' width x 163' depth



GARDEN HOME FOOTPRINTS

- A: 1,560 SF (70'x38')
- B: 1,400 SF (70'x40')
- C: 1,260 SF (60'x32')

LOWERY WEST ANNEX TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE 12.52 SEC. 14 T. 18 S. R. 2 E. M.D.B. 8 M. IN
SANTA BARBARA COUNTY OF THE STATE OF CALIFORNIA

APN 077-050-006
APN 077-050-023

APN 077-050-024
APN 077-050-025

LEGEND

- APN: 077-050-006, 028
- ACREAGE: 83.7 AC
- FLOOD ZONE: ZONE X
- ZONING (PROPOSED): RM 2, R-1.6
- DESIGN DISTRICT: MDR, LDR
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON
- WATER: SOUTHERN CALIFORNIA EDISON
- TELEPHONE: AT&T
- REFUSE: CITY OF VISALIA
- NATURAL GAS: SOUTHERN CALIFORNIA GAS
- EXISTING USE: AG, AG, RESIDENTIAL
- PROPOSED USE: LOW-MED. DENSITY RESIDENTIAL

LAND USE GROSS ACREAGE

LOW DENSITY RESIDENTIAL:	48.0 AC
MED. DENSITY RESIDENTIAL:	15.6 AC

ZONING ACREAGE

GROSS	NET	UNITS	DENSITY
8.9 AC	22.4 AC	94 UNITS	4.2 U/AC
10.7 (CONVENTIONAL)	30.9 AC	124 UNITS	4.0 U/AC
TOTALS	48.9 AC	218 UNITS	8.0 U/AC

LANDSCAPE & LIGHTING DISTRICT
LOT A - C TO BE DEDICATED TO THE CITY OF VISALIA
HOME OWNERS ASSOCIATE TO BE ISSUED TO MAINTAIN LOT D & E, PRIVATE STREETS,
AND GATED ENTRANCES FOR PRO. PORTION OF TSM.

UTILITIES:
STORM WATER: SITE DRAINAGE COLLECTED TO CORVINA AVE. WITH 24" OUTLET TO
MODOC BASIN.

SEWER: 10" S/S CONNECTION ALONG SEDONA FROM EXISTING 15" S/S PIPE LOCATED IN
AKERS STREET. 8" S/S PIPELINE DISTRIBUTED THROUGHOUT PROJECT SITE.

WATER: 6" WATER TIE INTO EXISTING 12" WATER LINE IN AKERS STREET AND RIGGIN
AVE.

PHASE 1:
R-1.5 (PRO) 16.15 AC
R-1.5 (CONVENTIONAL) 15.48 AC
SEDONA ROW 1.53 AC
33.16 AC TOTAL

PHASE 2: R-1.5 (CONVENTIONAL) 14.16 AC

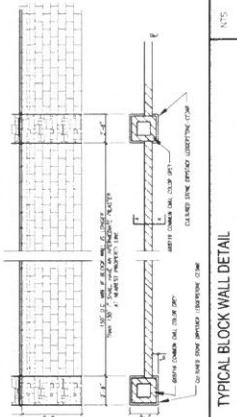
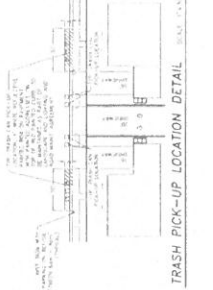


PREPARED BY:
4CREKS

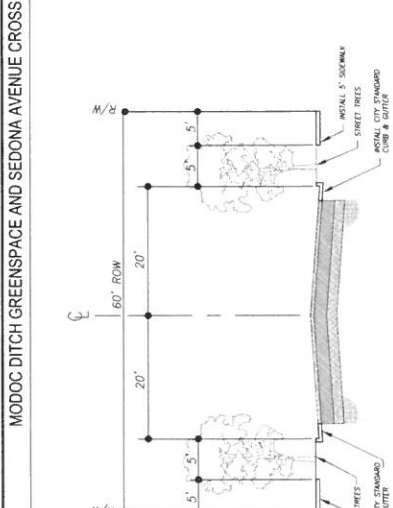
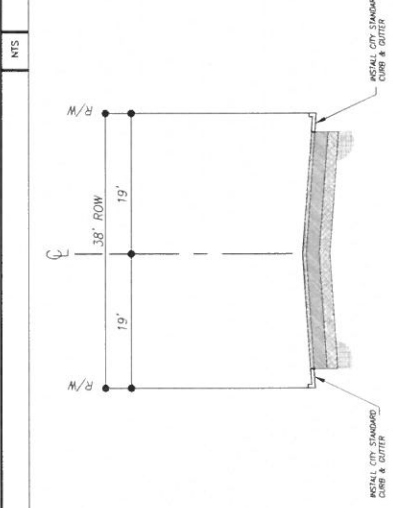
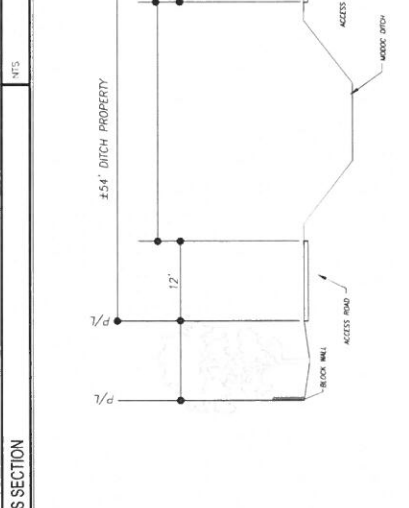
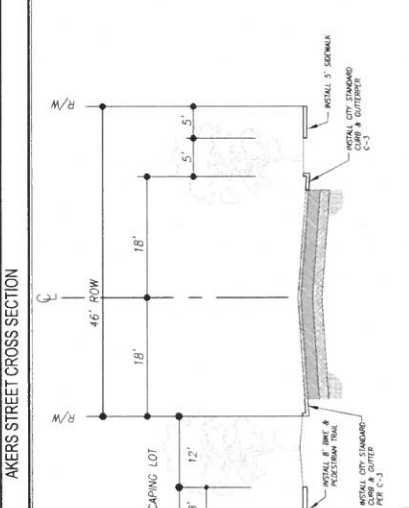
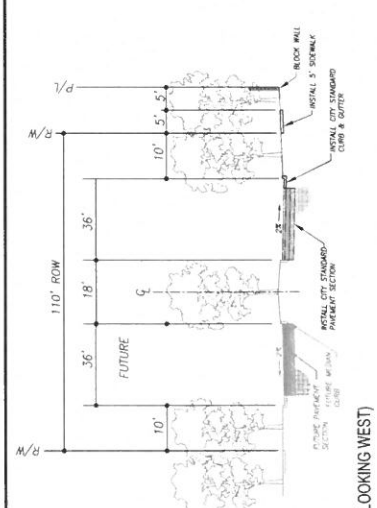
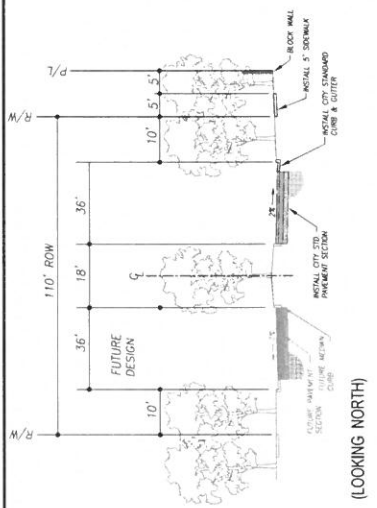
3454 WILKITE ST. A
VISALIA, CA 93292
TEL: 559.882.3715
FAX: 559.882.3715



LOWERY WEST ANNEX CROSS SECTION DETAILS

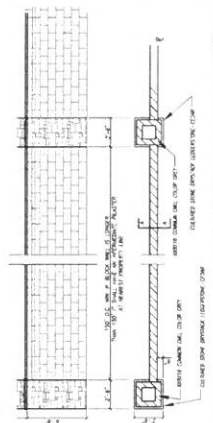


DESIGNED BY: **4CREEPS**
 40 S. SWEET ST. #14
 TULSA, OK 74106
 TEL: 918.462.3202
 FAX: 918.462.3215

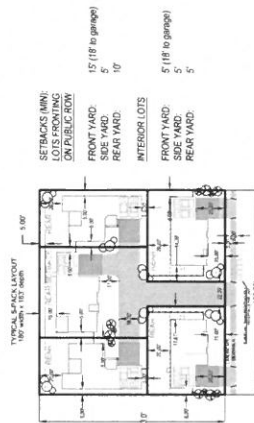


LOWERY WEST ANNEX

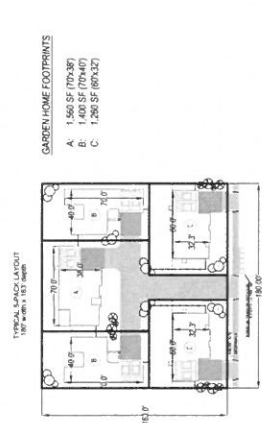
GATED ENTRYWAY DETAILS



TYPICAL BLOCK WALL DETAIL
N.T.S.

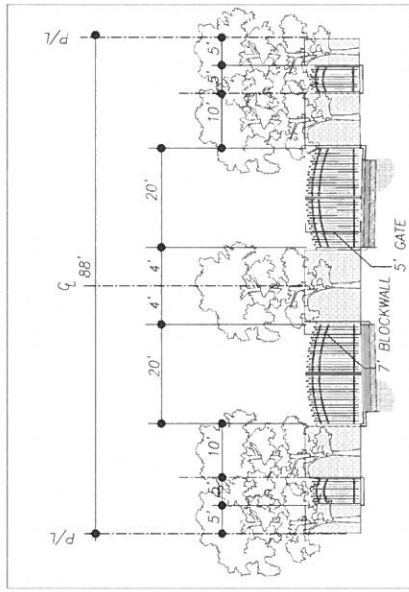


TYPICAL SINGLE-FAMILY PRD PROJECT LOT SPACING LAYOUT
N.T.S.

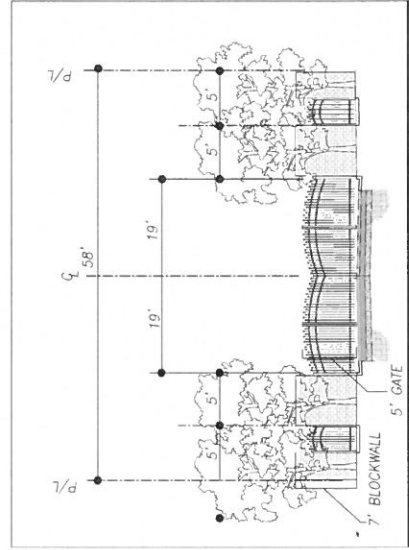


TYPICAL SINGLE-FAMILY PRD PROJECT GARDEN HOME FOOTPRINTS
N.T.S.

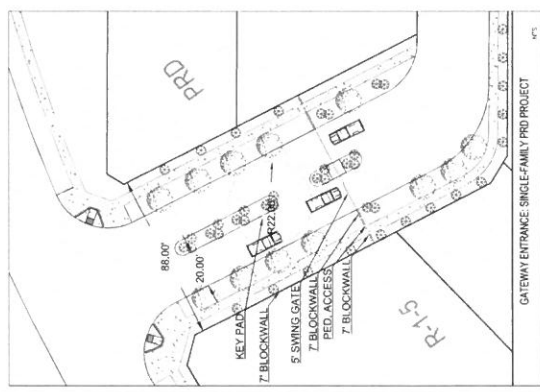
PREPARED BY:
4CREKS
 2415 S. LAUREL ST. #11A
 DENVER, CO 80222
 TEL: 303.862.3022
 FAX: 303.862.3211



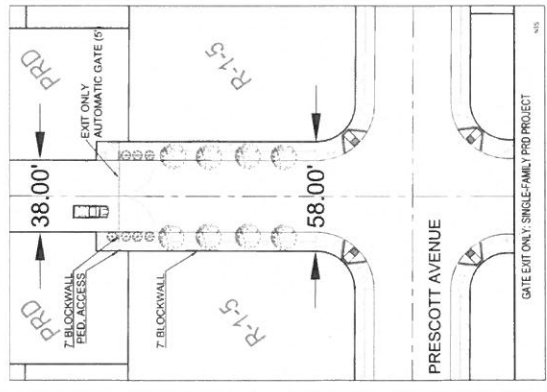
GATE ENTRANCE: SINGLE-FAMILY PRD PROJECT
(LOOKING SOUTHEAST)
N.T.S.



GATE EXIT ONLY: SINGLE-FAMILY PRD PROJECT
(LOOKING NORTH)
N.T.S.



GATEWAY ENTRANCE: SINGLE-FAMILY PRD PROJECT
N.T.S.



GATE EXIT ONLY: SINGLE-FAMILY PRD PROJECT
N.T.S.

APRIL 14, 2020

CAMERON COURT GARDEN UNITS
CONDITIONAL USE PERMIT
PLANNED UNIT DEVELOPMENT

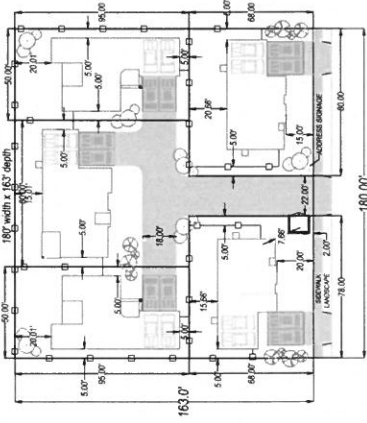
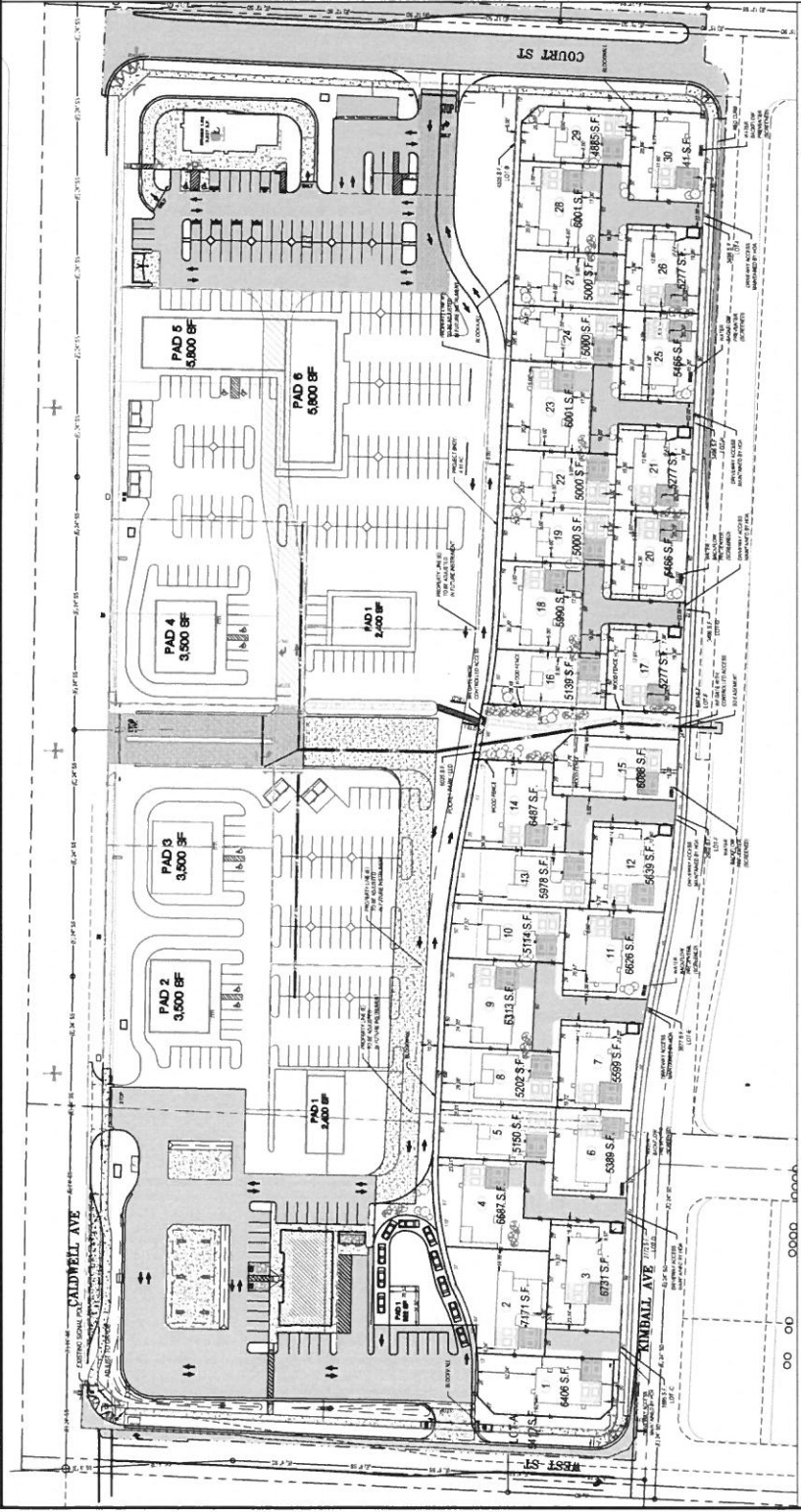
LEGEND

- ENTITLEMENTS: CDP - RESIDENTIAL IN CAU ZONE
 TSM
 125-875-040, 043, 045, and 046
 4.81 AC (GROSS)
 30
- APN: 125-875-040, 043, 045, and 046
 4.81 AC (GROSS)
- LOTS: X
 FLOOD ZONE: CMU (MIXED USE COMMERCIAL)
 GENERAL PLAN: CMU (COMMERCIAL MIXED USE)
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 WATER: CALIFORNIA WATER SERVICE COMPANY
 SBC: SOUTHERN CALIFORNIA GAS COMPANY
 CITY OF VISALIA
 SEWER SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 EXISTING USE: VACANT
 PROPOSED USE: PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

- LETTERED LOTS TO BE MAINTAINED BY HOA
- LOT-A 4,100 SF
 - LOT-B 4,500 SF
 - LOT-C 1,696 SF
 - LOT-D 2,772 SF
 - LOT-E 3,072 SF
 - LOT-F 3,408 SF
 - LOT-G 3,408 SF
 - LOT-H 3,498 SF
 - LOT-I 3,498 SF
- *LOT-F DESIGNATED AS A POCKET PARK

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

POCKET PARK 6,273 SF



SETBACKS (MINIMUM):

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



VICINITY MAP



1145 S. 4TH ST. STE. 4
 PO BOX 780
 VISALIA, CA 93292
 TEL: 582.882.215
 FAX: 582.882.215

APRIL 14, 2020

CAMERON COURT GARDEN UNITS TENTATIVE SUBDIVISION MAP

LEGEND

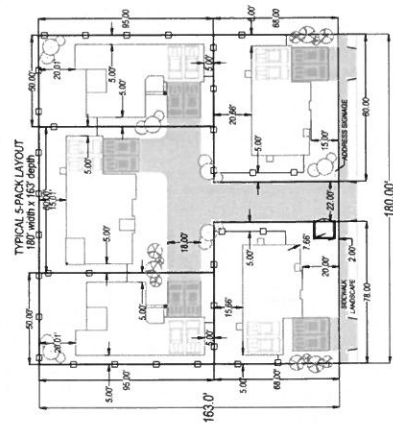
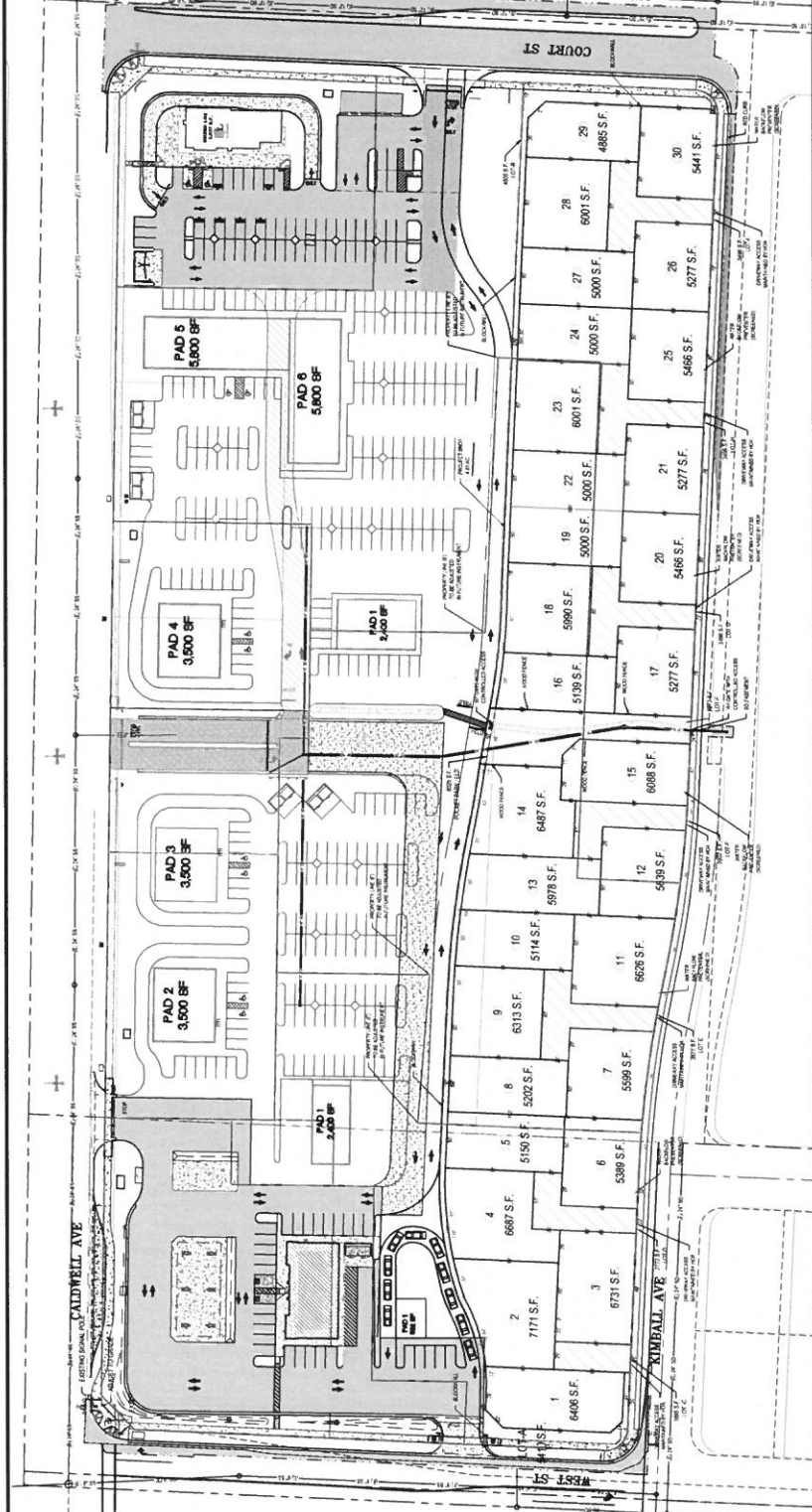
ENTITLEMENTS:

CUP - RESIDENTIAL IN C-MU ZONE
TENTATIVE SUBDIVISION MAP
126-070-040, 043, 045, and 046
1.0 AC (GROSS)
3
X

APN: 126-070-040, 043, 045, and 046
FLOOD ZONE: 3
ZONING: C-MU (MIXED USE COMMERCIAL)
GENERAL PLAN: CMU (COMMERCIAL MIXED USE)
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: SOUTHERN CALIFORNIA EDISON
SEWER SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
EXISTING USE: VACANT
PROPOSED USE: PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL

LETTERED LOTS TO BE MAINTAINED BY HOA:
LOT-A 5,417 S.F.
LOT-B 4,505 S.F.
LOT-C 1,695 S.F.
LOT-D 2,772 S.F.
LOT-E 4,373 S.F.
LOT-F 3,496 S.F.
LOT-G 3,496 S.F.
LOT-H 3,496 S.F.

*LOT-F DESIGNATED AS A POCKET PARK
TRASH ENCLOSURES TO BE MAINTAINED BY HOA
FRONT YARDS TO BE MAINTAINED BY HOA
COMMON DRIVES TO BE MAINTAINED BY HOA
POCKET PARK 6,273 S.F.



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



VICINITY MAP

PREPARED BY:



4CREKS

324 S. SAN JUAN, STE. A
PALMDALE, CA 91368
TEL: 805.382.2822
FAX: 805.382.2825

APRIL 14, 2020

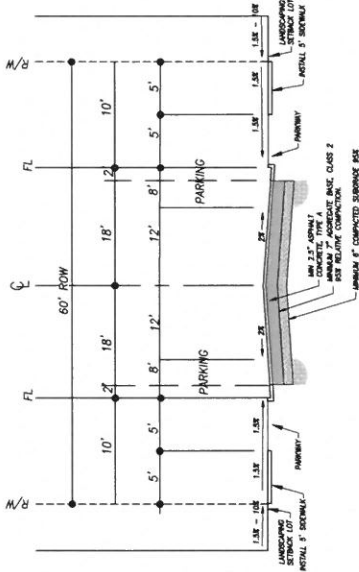
**CAMERON CREEK GARDEN UNITS
CROSS-SECTION DETAIL**

LEGEND

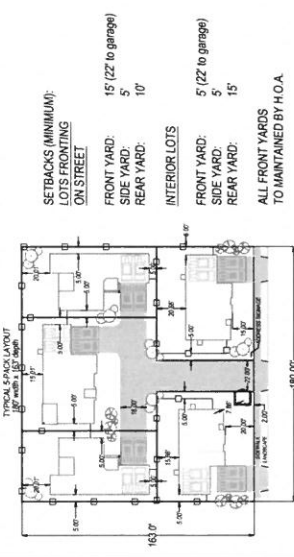
- ENTITLEMENTS:**
 CUP - RESIDENTIAL IN CALIF ZONE
 PID - PLANNED UNIT DEVELOPMENT
 TSM
- APN:**
 128-870-040 043 045 and 046
 4.81 AC (GROSS)
 30
 X
- FLOOD ZONE:**
 CHU (UNIMATED USE - COMMERCIAL)
 CHU (UNIMATED USE - UNIMATED USE)
 CHU (UNIMATED USE - UNIMATED USE)
 SOUTHERN CALIFORNIA EDISON
 CALIFORNIA WATER SERVICE COMPANY
- WATER:**
 SBC
- SEWER SERVICE:**
 CITY OF VISALIA
- REFUSE:**
 WESTERN CALIFORNIA GAS COMPANY
- EXISTING USE:**
 VACANT
- PROPOSED USE:**
 PLANNED DEVELOPMENT - LOW DENSITY RESIDENTIAL



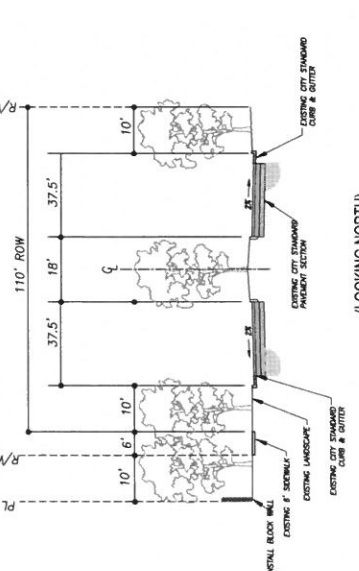
314 S. LAMAR ST., STE. A
 PALMDALE, CA 91367
 TEL: 805.388.4400
 FAX: 805.388.2715



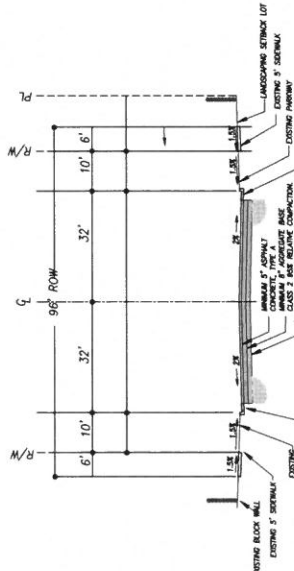
KIMBALL AVENUE (60' ROW) LOOKING EAST



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



COURT STREET CROSS SECTION (LOOKING NORTH)



WEST STREET CROSS SECTION (COLLECTOR) (LOOKING NORTH)

MAY 22, 2020

CALDWELL & DEMAREE GARDEN UNIT CONDITIONAL USE PERMIT

BEING A DIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUND Diablo BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

PREPARED FOR: PRESBORN
5497 Avenue De Los Robles
SAN JOAQUIN VALLEY HOMES
(959) 732-2460

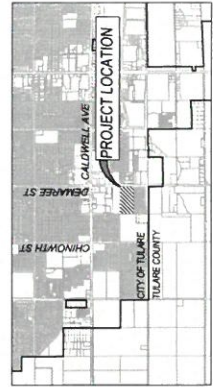
PREPARED BY: 4CREEPS, INC.
324 S. SANTA FE ST., STE. A
VIALIA, CA 93272
(959) 732-2460

LEGEND

- APN: 119-070-074
 - ACREAGE: 17.35 AC ±
 - FLOOD ZONE: X02
 - ZONING: R-1.5 (PLD)
 - GENERAL PLAN: LOW DENSITY RESIDENTIAL
 - ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 - WATER: SOUTHERN CALIFORNIA EDISON
 - TELEPHONE: AT&T (TR)
 - REFUSE: CITY OF VIALIA
 - NATURAL GAS: SOUTHERN CALIFORNIA GAS
 - EXISTING USE: ORCHARD
 - PROPOSED USE: LOW DENSITY RESIDENTIAL
 - PROPOSED MAINTENANCE: HOA, PRIVATE STREET
 - GROSS ACREAGE: R-1.5 17.35 AC 92 UNITS 5.36 DUVA
 - NET ACREAGE: R-1.5 12.5 AC 92 UNITS 7.44 DUVA
- TYPICAL LOT SIZES:**
 TYPE A - 4750 SF LOTS: (50' X 95') 40% (38 UNITS)
 TYPE B - 7600 SF LOTS: (80' X 95') 20% (17 UNITS)
 TYPE C - 5372 SF LOTS: (86' X 79') 40% (38 UNITS)
- LETTERED LOTS A-F TO BE MAINTAINED BY HOA

UTILITIES:

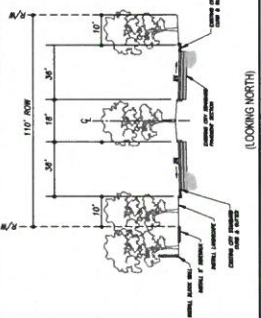
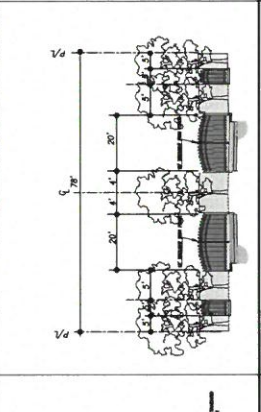
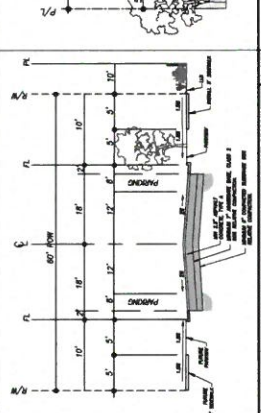
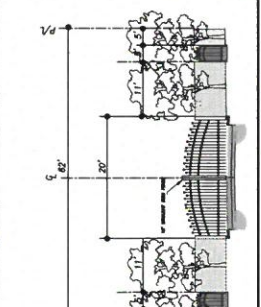
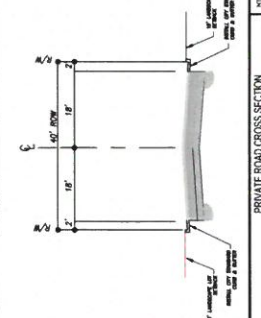
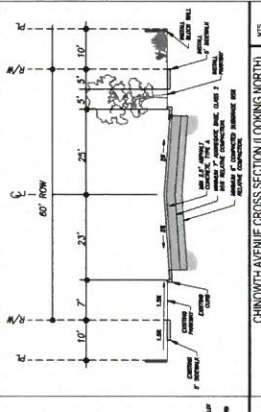
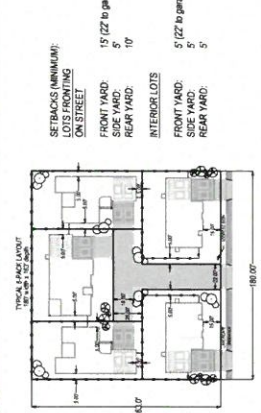
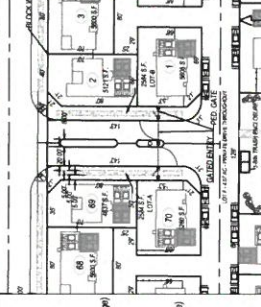
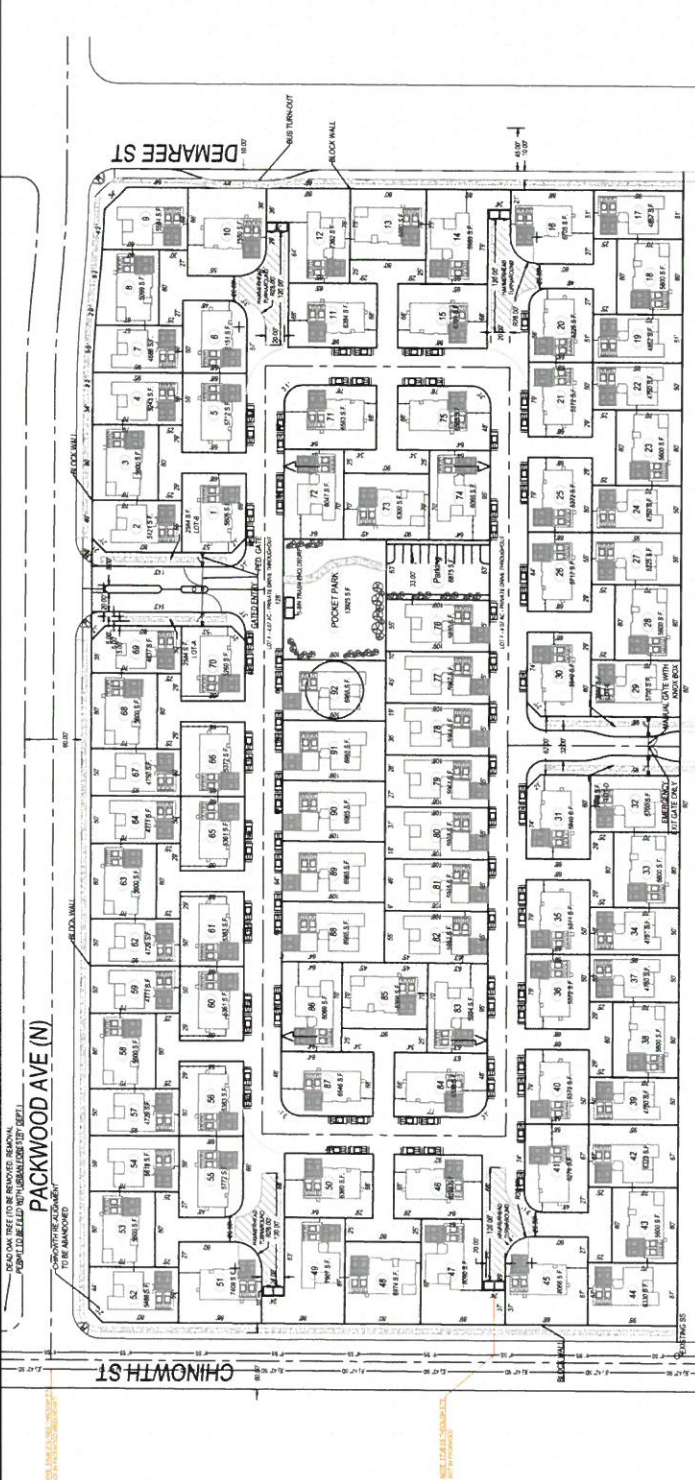
- STORM WATER: CONNECTION LOCATED IN DEMAREE STREET.
- SEWER: CONNECTION LOCATED IN DEMAREE STREET 8" SS PIPELINE DISTRIBUTED THROUGHOUT PROJECT SITE.
- WATER: 8" WATER TIE INTO EXISTING WATER LINE IN DEMAREE.
- PARKING: 4 STALL PER UNIT (3 COVER, 2 UNCOVERED)
- 80 ON-STREET PARKING STALLS (7/22)
- 10 OFF-STREET PARKING STALLS



VICINITY MAP
SCALE: 1" = 100' METERS
PREPARED BY:



314 S. SANTA FE A.
VIALIA, CA 93272
TEL: (959) 732-2460
FAX: (959) 732-2460



MAY 22, 2020

CALDWELL & DEMAREE GARDEN UNIT TENTATIVE SUBDIVISION MAP

BEING A PORTION OF PORTION OF THE S.W. 1/4, T. 18N., R. 4E., S. 4E., IN THE CITY OF VISALIA COUNTY OF TULARE STATE OF CALIFORNIA
 PREPARED FOR: PRESIDIO VISALIA VALLEY HOMES
 5407 Avenue Du Los Rios
 Visalia, CA 93221
 (559) 732-8691
 PREPARED BY: 4CREAKS, INC.
 5407 Avenue Du Los Rios
 Visalia, CA 93221
 (559) 732-8691

LEGEND

- APN: 116070024
- ACREAGE: 17.35 AC ±
- FLOOD ZONE: X10
- ZONING: R-1.5 (PD)
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- ELECTRICITY: SOUTHERN CALIFORNIA EDISON
- WATER: CAL WATER
- TELEPHONE: AT&T (TDD)
- REFUSE: CITY OF VISALIA
- SEWER: SOUTHERN CALIFORNIA GAS
- EXISTING GAS: SOUTHERN CALIFORNIA GAS
- EXISTING USE: LOW DENSITY RESIDENTIAL
- PROPOSED USE: LOW DENSITY RESIDENTIAL
- PROPOSED MAINTENANCE: HOA, PRIVATE STREET

GROSS ACREAGE: 17.35 AC 92 UNITS 5.36 DUA
 R-1.5
 NET ACREAGE: 12.5 AC 92 UNITS 7.44 DUA
 R-1.5

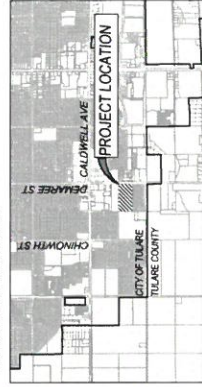
TYPICAL LOT SIZES:

- TYPE A - 4750 SF LOTS: (80 X 60) 40% (36 UNITS)
- TYPE B - 7000 SF LOTS: (80 X 90) 20% (17 UNITS)
- TYPE C - 5172 SF LOTS: (68 X 79) 40% (36 UNITS)

LETTERED LOTS A - F TO BE MAINTAINED BY HOA

UTILITIES:

- STORM WATER: CONNECTION LOCATED IN DEMAREE STREET
- SEWER: CONNECTION LOCATED IN DEMAREE STREET & SS PIPELINE DISTRIBUTED THROUGHOUT PROJECT SITE
- WATER: WATER TIE INTO EXISTING WATER LINE IN DEMAREE
- PARKING: 4 STALL PER UNIT (2 COVER, 2 UNCOVERED)
- 80 ON-STREET PARKING STALLS (8'X22')
- 10 OFF-STREET PARKING STALLS



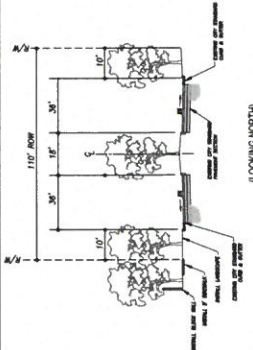
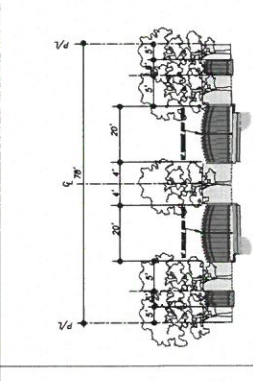
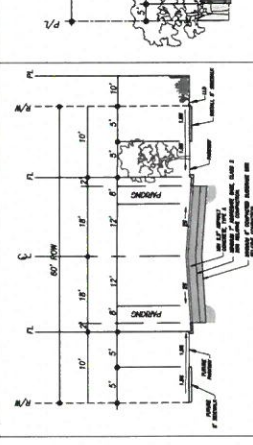
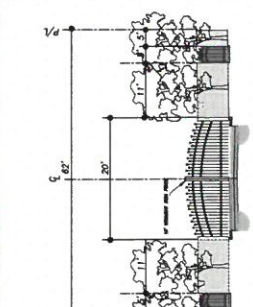
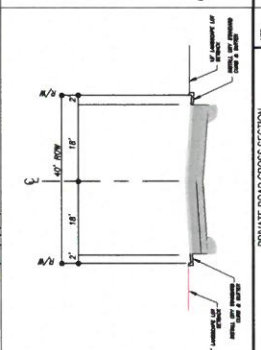
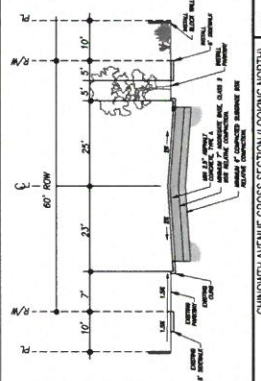
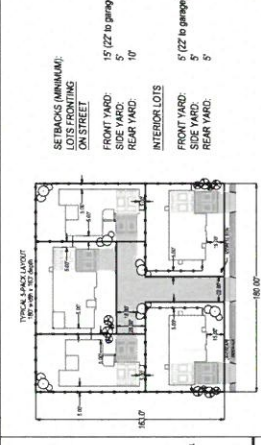
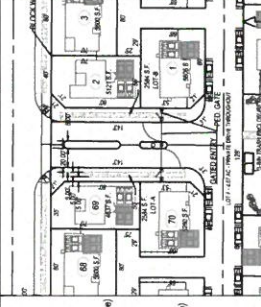
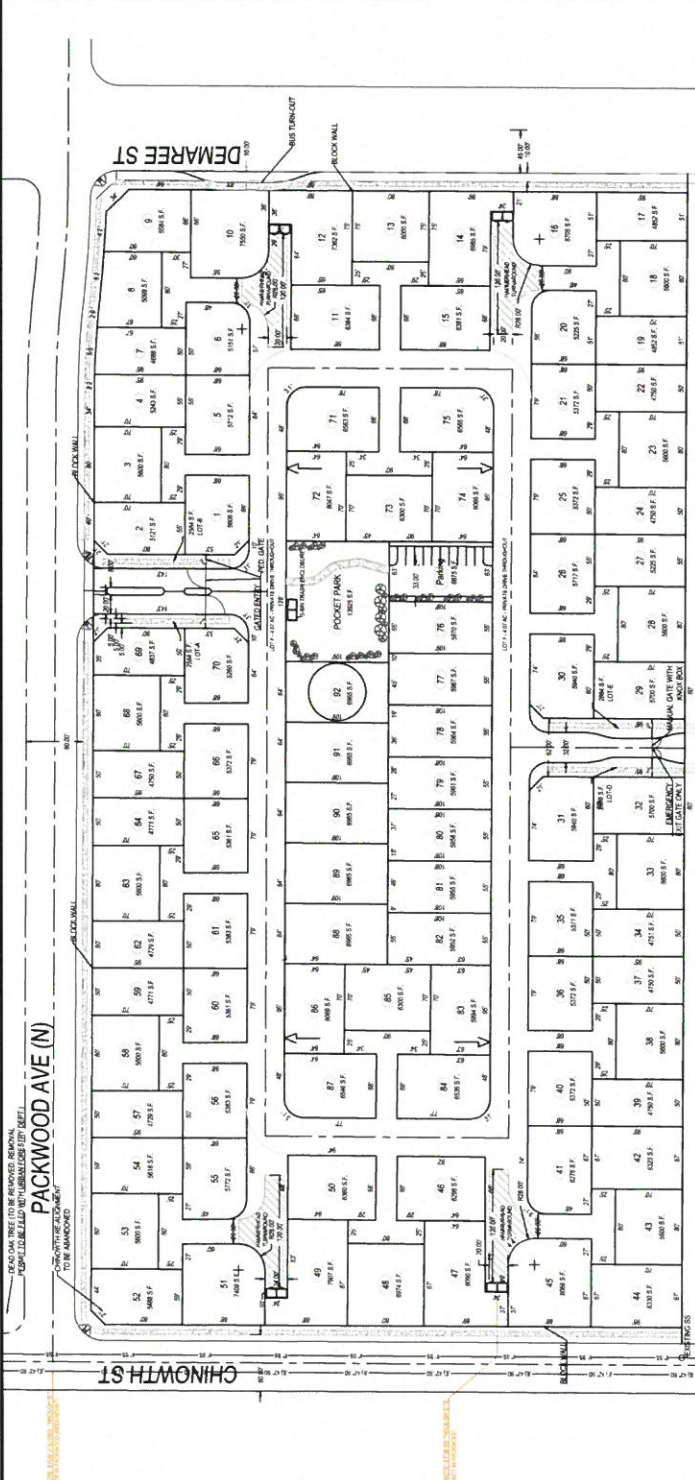
SCALE 1" = 40'



PREPARED BY



4CREAKS



GATE ENT. SINGLE-FAMILY PROJ. (LOOKING NORTH)
 LOCAL (BY ROW) (PACKWOOD AVENUE) (LOOKING EAST)
 GATE ENTRANCE SINGLE-FAMILY PROJ. (LOOKING NORTH)
 DEMAREE AVENUE CROSS SECTION (LOOKING NORTH)

**Attachment 7:
Solid Waste Service Recommendations by Zone District**

Classification	Description	Details	Solid Waste Service	Enclosure Requirements
R1-5	Typical single family	Single family home on 5,000 ft ² lot with minimum 50' street frontage	Residential 3 can (90 gallon)	N/A
2-9 units per Acre (Hybrid)	Townhomes, duplex, triplex, 5-pack, etc.	<ul style="list-style-type: none"> • Ownership of Roadway: Public vs. Private • Frontage Configuration: <50' vs. ≥50' • Geometric Configuration: Site Circulation • Home Owners Association (HOA) • Parking Restrictions 	Depending on the details of the project, a hybrid of services to provide 90 gallon residential cans and a shared commercial bin and enclosure(s). Each is case by case.	City standard R1, R2 bin enclosure
				City standard R3, R4 bin enclosure
RM2	10-15 units per acre	Due to density, Commercial Service is required per the COV municipal code.	Commercial bin service including trash, recycle and organics (green waste) collections.	City standard R3, R4 bin enclosure
RM3	15+ units per acre	Due to density, Commercial Service is required per the COV municipal code.	Commercial bin service including trash, recycle and organics (green waste) collections.	City standard R3, R4 bin enclosure