

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, DECEMBER 14, 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. 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.

a. Time Extension for Tentative Parcel Map No. 2003-10

b. Time Extension for Visalia Palms Tentative Subdivision Map No. 5524 and Conditional Use Permit No. 2006-42

5. PUBLIC HEARING – Brandon Smith, Senior Planner

Conditional Use Permit No. 2020-31, a request by Plaza FPU LLC to allow an amendment to Conditional Use Permit No. 2007-39, which adopted a master-planned development on 29 acres in the Business Research Park (BRP) zone, to replace an office pad with a parking lot on a 1.65 acre site. The project site is located at the southeast corner of Hurley Avenue and Neeley Street (APN: 081-160-022).

6. **PUBLIC HEARING – Josh Dan, Associate Planner**
Conditional Use Permit No. 2020-26: A request by Lake Bottom Distillery to operate a craft distillery as an ancillary use to the permitted restaurant use by adding a 60 gallon still in the D-MU (Downtown Mixed-Use) zone. The project is located at 105 E. Main Street (APN: 094-298-001). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-68.
7. **PUBLIC HEARING – Amy Weiser, Principal Planner**
Conditional Use Permit No. 2020-24: A request by Advanced Career Institute to construct an 11,100 square foot facility for a trade school in the 'I' (Industrial) zone. The project site is located at 1243 N. Clancy Street, on the west side of Clancy Street south of W. Goshen Avenue (APN: 081-180-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Environmental Document No. 2020-58.
8. **PUBLIC HEARING – Josh Dan, Associate Planner**
Conditional Use Permit No. 2020-21: A request by Ginder Development to develop a 219-unit gated multi-family residential development on 15.1 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located on the northeast and southeast corners of North Akers Street and West Sedona Avenue (APNs: 077-060-031 & 000-012-4). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2020-47 should be adopted.
9. **PUBLIC HEARING – Paul Bernal, City Planner**
Variance No. 2020-11: A request by Lennar Homes of California to allow a variance to the minimum front and/or rear yard setbacks associated with six lots in the 239-lot River Island Ranch subdivision located in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone. The River Island Ranch subdivision is located on the east side of North Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River. The Variance request pertains to Lots 11, 12, 45, 107, 134 and 135 of the subdivision. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Environmental Document No. 2020-66.
10. **PUBLIC HEARING – Paul Bernal, City Planner**
Zoning Ordinance Text Amendment No. 2020-01: A request by the City of Visalia to amend Zoning Ordinance Chapter 17.64 Mobile Food Vending Ordinance by expanding the Mobile Food Vending Overlay District Map, and establishing Mobile Food Vending Program Registration and Performance Standards to the downtown area which is defined as Center Avenue to the north, Mineral King Avenue to the south, Santa Fe Street to the east and Stevenson Street to the west. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Environmental Document No. 2020-67.
11. **CITY PLANNER/ PLANNING COMMISSION DISCUSSION –**
 - a. Next Planning Commission Meeting is Monday, January 11, 2021. No meeting on December 28, 2020.
 - b. The Agriculture Mitigation Program and Feasibility Study Work Session is tentatively set for the January 11, 2020, Planning Commission meeting with Work Session scheduled to begin at 6:00 p.m.

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 MONDAY, DECEMBER 28, 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 93291. 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, JANUARY 11, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: December 14, 2020

PROJECT PLANNER: Paul Bernal, City Planner
Phone No.: (559) 713-4025
Email: paul.bernal@visalia.city

SUBJECT: Variance No. 2020-11: A request by Lennar Homes of California to allow a variance to the minimum front and/or rear yard setbacks associated with six lots in the 239-lot River Island Ranch subdivision located in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone. The River Island Ranch subdivision is located on the east side of North Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River. The Variance request pertains to Lots 11, 12, 45, 107, 134 and 135 of the subdivision.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2020-11 based upon the findings and conditions in Resolution No. 2020-66. Staff's recommendation is based on the required variance findings and the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Variance No. 2020-11, based on the findings and conditions in Resolution No. 2020-66.

PROJECT DESCRIPTION

The proposed request is a variance to the front and/or rear yard setback requirements for six new single-family dwellings located on cul-de-sac lots and "knuckle lots" in the River Island Ranch Tentative Subdivision Map (see Exhibit "A"). The variance request pertains to two non-contiguous lots (Lots 45 and Lots 107) and four contiguous lots (Lots 11 and 12 and Lots 134 and 135) with similar shapes and setback requests, illustrated in Exhibits "B", "C", "D", "E", "F" and "G". The River Island Ranch subdivision was approved by the Planning Commission on October 8, 2018. The subdivider of the River Island Ranch map was Granville Homes who has since sold the tentative subdivision map to Lennar Homes of California, the project applicant.

Each of the six lots share similar characteristics of being either a cul-de-sac lot or a "knuckle lot" with curvilinear street frontages and, in some instances, a wide side yard and shallow lot depths. The applicant has provided the three floor plans and elevations associated with each of the six lots that limit the area of encroachment into the front or rear yards, illustrated in Exhibits "H", "I" and "J". The two home plans used for Lots 11, 12, 107, 134 and 135 are single-story homes (see Exhibit "H" and Exhibit "I"), while the house plan used for Lot 45 is a two-story home (see Exhibit "J").

The R-1-5 zone requires a minimum building setback in the front yard of 15 feet to "living space" and 20 feet for a front-loading garage on a cul-de-sac or "knuckle lot" with a curvilinear front; whereas a non-cul-de-sac/curvilinear lot requires a setback of 22 feet for front-loading garages. All six lots comply with and/or exceed the 20 foot setback to the garage. However, the floor

plans used on Lots 11, 12, 134 and 135, encroach 2 feet into the required "living space" setback resulting in a 13 foot setback (see Exhibits "B", "C", "F" and "G"). The area of encroachment into the front yard setback for these 4 lots ranges from 6 square feet to 29 square feet.

In addition, the R-1-5 zone also requires a minimum building setback of 25 feet in the rear yard that can be reduced to 20 feet when the residence is one-story. The applicant, per Exhibits "B" through "G", depicts portions of both the single-story and two-story single-family dwellings encroaching into the required rear yard setbacks. In most cases, a small portion of the single-family dwelling ranging from 94 to 192 square feet in floor area encroaches into the required rear yard area resulting in reduced rear yard setbacks for all 6 lots.

The front and rear yard setbacks to living space being requested on the six lots are listed in Table 1 below, along with the total square footage of the encroachment area into the required yards for each lot.

Lot Number (street location)	Front (15' min)	Rear (25' min.) (20' single-story)	Square footage of encroachment (front)	Square footage of encroachment (rear)
Lot 11: Tyler Court	13'-0"	16'-7"	6 sq. ft.	55 sq. ft.
Lot 12: Tyler Court	13'-0"	13'-0"	29 sq. ft.	114 sq. ft.
Lot 45: Summer Court		12'-1"		192 sq. ft.
Lot 107: Taylor Avenue		16'-7"		55 sq. ft.
Lot 134: Tyler Court	13'-0"	17'-9"	12 sq. ft.	56 sq. ft.
Lot 135: Tyler Court	13'-0"	19'-2"	18 sq. ft.	14 sq. ft.

The applicant has prepared responses to the five required variance findings to support their request, which are included as Exhibit "K". The applicant's findings explain that the six lots pose unique circumstances resulting in the encroachments of "living space" into either the front or rear yard setback areas. In addition, Lennar Homes has made in-house efforts to pull certain home plans offered within the subdivision and has also substituted homes with shorter depths and made other modifications to its intended model mix in order to have more lots within the subdivision comply with city standards.

Staff also prepared our own analysis to the five findings to support this request. Staff's findings are included in the "Required Variance Findings" section of the staff report below and in Resolution No. 2020-66.

Please note the 239-lot River Island Ranch is being developed in two phases. The first phase of the subdivision map consisting of 153 lots recorded June 2, 2020 and work is being done to the subdivision to facilitate the construction of the first set of homes in this phase.

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-5 Single Family Residential
Surrounding Zoning and Land Use	North: St. John's Trail and St. John's River South: Glendale Ave., C-MU, R-M-2 and R-M-3 / Predominately vacant site and existing single-family residential unit East: Santa Fe. St., St. John's Trail West: Dinuba Blvd. / State Route 63
Environmental Review	Categorical Exemption No. 2020-67
Special District	None
Site Plan Review	N/A

RELATED PLANS & POLICIES

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

RELATED PROJECTS

The Planning Commission approved the River Island Ranch Tentative Subdivision Map No. 5569, on October 08, 2018. The subdivision was a request to subdivide parcels totaling 55.99 acres into a 239-lot single-family residential subdivision and seven lettered lots for landscaping and lighting district purposes, located within the R-1-5 zone.

SIMILAR PROJECTS

The Planning Commission approved Variance No. 2018-08 on August 13, 2018. The request, submitted by San Joaquin Valley Homes, was a variance to the front and/or rear yard setback requirements for new single-family dwellings on cul-de-sac lots in the R-1-5 zone. The variance request pertained to three non-contiguous lots with similar shapes and setback requests all located within the same developing subdivision, Pine River Ranch Estates.

PROJECT EVALUATION

Staff supports the variance to the front and rear yard setbacks to facilitate construction of new residences on the six lots identified within the River Island Ranch Subdivision. This is based on the circumstance of curvilinear lot shapes and responses to the required findings.

Lot Depth and Front / Rear Yard Setbacks

Five of the cul-de-sac lots (Lots 11, 12, 45, 134 and 135) have lot depths that are skewed in a manner resulting in a less than typical lot depth associated for a standard non-curvilinear lot. Specifically, a rectangular lot meeting the minimum 5,000 square foot lot size and 50-foot minimum width would have a depth of at least 100-feet. For Lots 11, 12, 45, 134 and 135, the curvilinear lot design has resulted in skewed lot depths that are between 90 to 95 feet in depth for a portion of each lot. The applicant has plotted house/floor plans for each of these lots to ensure that the areas of encroachment into the required front and/or rear yard areas is minimal while still providing ample open space in the yard areas impacted by the areas of encroachment.

Front Yard (Lots 11, 12, 134 and 135)

Four of the lots (Lots 11, 12, 134 and 135) encroach 2 feet into the front yard setback. The applicant elected to "distribute" the area of encroachment between the front and rear yards for these for lots, rather than placing the homes at the 15 foot front yard setback which would further reduce the rear yard setbacks. These four lots along the Tyler Court cul-de-sac are the only lots within the entire subdivision where encroachment into the front yard occurs. Per the floor plans, (see Exhibits "H" and "I"), the area of encroachment is either a portion of the walk-in closet / bedroom or a portion of a bedroom.

Rear Yard (Lots 11, 12, 45, 107, 134, 135)

In the R-1-5 zone, the required rear yard setback is 25 feet. However, the main structure (i.e. single-family dwelling) may encroach up to five-feet into the required rear yard provided that such encroachment does not exceed one-story and that a usable, open, rear yard area of at least 1,250 square feet is maintained.

The usable, open, rear yard area criteria is complied with for all six lots. The six site plans indicate open rear yard areas as follows:

Lot Number (street location)	Rear Yard Area (sq. ft.)
Lot 11: Tyler Court	1,519 sq. ft.
Lot 12: Tyler Court	1,385 sq. ft.
Lot 45: Summer Court	1,345 sq. ft.
Lot 107: Taylor Avenue	2,558 sq. ft.
Lot 134: Tyler Court	1,507 sq. ft.
Lot 135: Tyler Court	1,535 sq. ft.

On Lots 11 and 12, the rear yards back onto block walls and a local street (i.e., Glendale Avenue). On Lots 45, 107, 134 and 135 the rear yards for these lots back onto other lots within the subdivision.

With regard to Lot 107, the lot depth exceeds 100 feet but the curvilinear bulb (a.k.a. "knuckle lot") and the proposed orientation of the single-family dwelling results in an area of encroachment of 55 square feet into the rear yard (see Exhibit "E"). However, the shape of this lot offers ample rear yard area (2,558 square feet of rear yard) and side yard to support the rear yard encroachment request for this lot. Staff reviewed potential layout re-configurations for this lot but in each instance the single-family dwelling still encroached into the 20 foot rear yard area.

Lot 45 is the only two-story home proposed with a reduced rear yard setback (see Exhibit "D"). Due to the lot's slanted rear property line and reduced lot depth, the applicant placed their smallest "footprint" floor plan on this lot which results in a 12-foot rear yard setback for the southeast corner of the two-story home (see Exhibit "J"). Other floor plans available for this lot resulted in lesser distances to the rear property line which staff could not support. The applicant has identified that Lot 58, which backs on to Lot 45, will be developed with a two-story home.

Staff recommends approval of the variance request for the six lots based on these lots having shallow depths, the lots having more than adequate open rear yard area to make up for the additional encroachment, limiting to single-story units for five of the six lots, and no significant impact to surrounding uses.

Required Variance Findings

The Planning Commission is required to make five findings before a variance can be granted. The applicant has provided response to the variance findings and staff has included the analysis for each finding below. The applicant's responses to the variance findings are also included in Exhibit "K".

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

Applicant's Findings: Section 17.02.020 of the City of Visalia Zoning Ordinance entitled, *Purpose* was enacted to *preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner.* The proposed variance will comply with all public health and safety standards.

More specifically, the zoning ordinance intends to achieve the following objectives applicable to this request:

- a. *Promote the stability of existing land uses that conform to the district in which they occur.*

All lots meet side yard setbacks. All but one lot conforms to the mandated depth and that lot functionally complies as the protrusion does not affect driveway depth.

Therefore, the project causes no health or safety impacts.

The proposed project will allow product types matched for their compatibility to be developed within the subject development. The proposed variance will enhance stability of the architectural character, provide appropriate pricing to allow varying houses sizes and types and protect the project theme.

- b. *Ensure that public and private lands ultimately are used for purposes that are appropriate and most beneficial for the city;*

Granting the proposed variance will assure that the subject development is constructed in accordance with the original vision of a generally unified housing product provided the community at time of approval. Without the proposed variance, a variety of homes with incompatible pricing, size and style could be located in the subject development which would not be appropriate as such mixing reduces demand and housing values neither appropriate nor beneficial to the project's future buyer or the city. Commonly referred to as *functional obsolescence*, as they are incurable causing a permanent diminution in value.

- c. *Avoid a concentration of structures adjoining each other or juxtaposed too closely together in close proximity to each other;*

A primary goal of Lennar Homes and the city is to provide a range of housing types and opportunities. The variety of homes proposed was carefully chosen by Lennar Homes to meet the Visalia market demand while creating a sense of community without unnecessary uniformity that is uninteresting and stifles buyer interest. Placing a row of the smallest homes or homes incompatible with the other homes in the project to comply with the strict implementation of the required development standards is more detrimental

than allowing the proposed deviations that have no functional impact on livability. It is noted the product mix remains in a manner to create interest and product diversity.

d. Implement the goals, policies and map of the general plan. (Ord. 2017-01 (part), 2017:

The purpose of the city's Land Use Element is to present a framework to guide future land use decisions and development in Visalia, while also *enhancing community character and improving the city's look and feel*. As described above, the proposed variance will allow a variety of attractive homes for which there is proven demand to be built that do not sacrifice public health, safety or welfare. The two home types offered by Lennar Homes will share a common theme and will be attractively placed on their respective lots creating a sense of community and character.

Staff Analysis: The cul-de-sac lots have lot depths that are askew in a manner resulting in less than the typical lot depth associated for a standard non-curvilinear lot. Specifically, a rectangular lot meeting the minimum 5,000 square foot lot size and 50-foot minimum width would have a depth of at least 100 feet. The curvilinear lot design for these 6 lots has resulted in lot depths that are between 90 to 95 feet in depth for a portion of each lot. The applicant has demonstrated the use of floor plans for each of these lots to ensure that the areas of encroachment into the required front and/or rear yard areas is minimal while still providing ample open space in the yard areas impacted by the areas of encroachment.

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

Applicant's Findings: The fact that the subdivision has been approved and recorded represents an extraordinary condition given the applicant has committed through premarketing efforts to deliver the proposed array of homes to this property. The proposed products have been successfully received by the Visalia market. For a variety of reasons, other property owners would have little or no interest in developing the Lennar Homes products.

The applicant worked diligently with city staff to assess all practical options to avoid the proposed variance including eliminating their most popular model. Making public safety the priority, the proposed deviations represent the best combination of home locations and setback modifications. Options that exacerbated deviations or posed potential public safety issues were eliminated from consideration. Also, circumstances where the same models of homes would be located in sequence were minimized.

Staff Analysis: These lots are located within cul-de-sacs and/or a curvilinear street frontage resulting in lot shapes that present extraordinary circumstances which are not present in a normally configured rectangular lot. Even when using the smallest floor plan offered for this subdivision, the homes go beyond the buildable limits outlined in the zoning regulations, thus requiring a variance from these regulations.

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

Applicant's Findings: The applicant has the right to develop the subject site with single family homes as was expected by the community when the subdivision map was approved. No special privilege is being granted the applicant remains obligated to comply with all other development conditions and standards.

To avoid the necessity of a variance on a greater number of lots, the applicant has reduced the size of many homes in the project. Simply, smaller homes typically mean smaller profits. In this economy of ever-increasing costs of materials and fees, an optimum blend of housing must be achieved or project does not make business sense. Frankly, the applicant's error of misunderstanding the difficulty of placing the proposed homes on the site has been costly and not a privilege other developer's desire.

Staff Analysis: There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings. The proposed variance request for these six lots in the River Island Ranch subdivision ensures that the associated floor plans minimize the area of encroachment into the required yard areas while still providing ample open space in the areas impacted by the encroachment request. Furthermore, the 233 remaining lots within the subdivision have the ability to fit one or more of the floor plans offered for this subdivision, while the 6 subject properties are deprived of the same privileges due to the atypical lot configuration.

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

Applicant's Findings: No special privilege is being granted the applicant he remains obligated to comply with all other development conditions and standards. The proposed deviations do not affect health safety or welfare standards. No change in the use of the property, its intensity, roadway widths, or product types would be affected by the proposed Variance.

As mentioned above, Lennar Homes eliminated its top selling single story model (Plan 4022) from the Coronet series to have more lots comply with city standards as that home was too deep. Lennar Homes also substituted homes with shorter depths and made other modifications to its intended model mix to have the greatest number of homes in compliance as was practical.

Staff Analysis: There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings.

The variance would allow these properties to be constructed with single-family residences, have an adequate amount of open rear yard area, and provide sufficient spacing between other residences, similar to other properties in the subdivision. The use of floor plans identified for each of these lots ensures that the area of encroachment into the required front and/or rear yard areas is minimal.

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

Applicant's Findings: Based on the following facts, the proposed variance will not be detrimental as defined by the city zoning ordinance:

- a. The proposed deviations do not affect health safety or welfare standards.
- b. No change in the use of the property, its intensity, roadway widths, or product types would be affected by the proposed variance.
- c. All proposed changes are internal to the existing development and would not appear architecturally inappropriate, out of scale or otherwise incompatible with surrounding residential development. In most cases, the deviations are so insignificant that unless one was specifically checking such standards, they would not be recognizable.
- d. All lots meet side yard setbacks.
- e. All but one lot conforms to the mandated depth and that lot functionally complies as the protrusion does not affect driveway depth.
- f. Relief is sought for 6 of the 239 Lennar homes that cannot fit on a predesigned lot. Five of the lots that require a Variance are on cul de sacs that pose special setback issues. The other lot is on a knuckle that also poses its own setback constraints. Both circumstances require fitting a rectangular form a certain distance on a curvilinear angle and represent 2% +/- of proposed lots.

Staff Analysis: The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Environmental Review

The project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-67). This exemption is based on the project being characterized as a variance, which is a minor alteration to land use limitations that does not result in changes in land use or density.

RECOMMENDED FINDINGS

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

The shape of these cul-de-sac lots present a practical difficulty and make it difficult to meet the zoning regulations for R-1-5 because the lots are not as deep as a typical R-1-5 lot. The cul-de-sac lots have lot depths that are askew in a manner resulting in less than the typical lot depth associated for a standard non-curvilinear lot. Specifically, a rectangular lot meeting the minimum 5,000 square foot lot size and 50-foot minimum width would have a depth of at least 100 feet. The curvilinear lot design for these six lots has resulted in lot depths that are between 90 to 95 feet in depth for a portion of each lot. The applicant has demonstrated the use of floor plans for each of these lots to ensure that the areas of encroachment into the required front and/or rear yard areas is minimal while still providing ample open space in the yard areas impacted by the areas of encroachment.

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

These lots are located within cul-de-sacs and/or along a curvilinear street frontage resulting in lot shapes that present extraordinary circumstances which are not present in a normally configured rectangular lot. Even when using the smallest floor plan offered for this subdivision, the homes go beyond the buildable limits outlined in the zoning regulations, thus requiring a variance from these regulations.

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

There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings. The proposed variance request for these six lots in the River Island Ranch subdivision ensures that the associated floor plans minimize the area of encroachment into the required yard areas while still providing ample open space in the areas impacted by the encroachment request. Furthermore, the 233 remaining lots within the subdivision have the ability to fit one or more of the floor plans offered for this subdivision, while the 6 subject properties are deprived of the same privileges due to the atypical lot configuration.

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

There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings.

The variance would allow these properties to be constructed with single-family residences, have an adequate amount of open rear yard area, and provide sufficient spacing between other residences, similar to other properties in the subdivision. The use of floor plans identified for each of these lots ensures that the area of encroachment into the required front and/or rear yard areas is minimal.

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

By granting this request, these properties would be consistent with those in the surrounding development and would not be detrimental to the public health, safety or welfare of others, nor would it be materially injurious to properties in the vicinity.

- 6. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2020-67).*

RECOMMENDED CONDITIONS OF APPROVAL

1. That Variance No. 2020-11 shall allow a single-story, single-family residence to be developed on Lots 11, 12, 107, 134 and 135 and a two-story single-family residence on Lot 45 of the River Island Ranch subdivision, consistent with the front and rear yard setbacks shown in the site plans included as Exhibits "B" through "G" and as noted in Table 1 below:

Table 1: Proposed Setbacks & Areas of Encroachment

Lot Number (street location)	Front (15' min)	Rear (25' min.) (20' single-story)	Square footage of encroachment (front)	Square footage of encroachment (rear)
Lot 11: Tyler Court	13'-0"	16'-7"	6 sq. ft.	55 sq. ft.
Lot 12: Tyler Court	13'-0"	13'-0"	29 sq. ft.	114 sq. ft.
Lot 45: Summer Court		12'-1"		192 sq. ft.
Lot 107: Taylor Avenue		16'-7"		55 sq. ft.
Lot 134: Tyler Court	13'-0"	17'-9"	12 sq. ft.	56 sq. ft.
Lot 135: Tyler Court	13'-0"	19'-2"	18 sq. ft.	14 sq. ft.

2. That no additions shall be permitted within the required rear yard area for Lots 11, 12, 45, 107, 134 and 135, except for accessory structures meeting City regulations as specified in Municipal Code Section 17.12.100 for rear yards.
3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- **Related Plans and Policies**
- **Resolution No. 2020-66**
- **Exhibit "A" – Overall Map Exhibit of the River Island Ranch Subdivision with the Six Lots**
- **Exhibit "B" – Proposed Site Plan, Lot 11 / Tyler Court**
- **Exhibit "C" – Proposed Site Plan, Lot 12 / Tyler Court**
- **Exhibit "D" – Proposed Site Plan, Lot 45 / Summers Court**
- **Exhibit "E" – Proposed Site Plan, Lot 107 / Taylor Avenue**
- **Exhibit "F" – Proposed Site Plan, Lot 134 / Tyler Court**
- **Exhibit "G" – Proposed Site Plan, Lot 135 / Tyler Court**
- **Exhibit "H" – Sky Series – Sundance Model 5001 Single-Story - Floor Plans, Elevations**
- **Exhibit "I" – Sky Series – Moonlight Model 5002 Single-Story - Floor Plans, Elevations**
- **Exhibit "J" – Coronet Series – Harmony Model 4024 Two-Story - Floor Plans, Elevations**
- **Exhibit "K" – Variance Findings Prepared by Applicant**
- **General Plan Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Vicinity Map**

RELATED PLANS AND POLICIES

Zoning Ordinance Chapter 17.12: SINGLE-FAMILY RESIDENTIAL ZONE

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

<u>Zone</u>	<u>Minimum Front Yard</u>
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.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

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

C. 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)

17.12.100 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 (1,250) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

Zoning Ordinance Chapter 17.42: VARIANCES

17.42.010 Variance purposes.

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

17.42.020 [Reserved]

17.42.030 Variance powers of city planning commission.

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

17.42.040 [Reserved]

17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

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

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing.

17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.

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

D. The city planning commission may deny a variance application.

17.42.100 [Reserved]

17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, unless prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

RESOLUTION NO. 2020-66

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2020-11, A REQUEST BY LENNAR HOMES OF CALIFORNIA TO ALLOW A VARIANCE TO THE MINIMUM FRONT AND/OR REAR YARD SETBACKS ASSOCIATED WITH SIX LOTS IN THE 239-LOT RIVER ISLAND RANCH SUBDIVISION LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM LOT SIZE) ZONE. THE RIVER ISLAND RANCH SUBDIVISION IS LOCATED ON THE EAST SIDE OF NORTH DINUBA BOULEVARD, APPROXIMATELY 600 FEET NORTH OF SHANNON PARKWAY AND SOUTH OF THE ST. JOHN'S RIVER. THE VARIANCE REQUEST PERTAINS TO LOTS 11, 12, 45, 107, 134 AND 135 OF THE SUBDIVISION.

WHEREAS, Variance No. 2020-11 is a request by Lennar Homes of California to allow a variance to the minimum front and/or rear yard setbacks associated with six lots in the 239-lot River Island Ranch subdivision located in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone. The River Island Ranch subdivision is located on the east side of North Dinuba Boulevard, approximately 600 feet north of Shannon Parkway and south of the St. John's River. The Variance request pertains to Lots 11, 12, 45, 107, 134 and 135 of the subdivision; and

WHEREAS, the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on December 14, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds Variance No. 2020-11 to be in accordance with Section 17.42.090 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission of the City of Visalia finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

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

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

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

The shape of these cul-de-sac lots present a practical difficulty and make it difficult to meet the zoning regulations for R-1-5 because the lots are not as deep as a typical R-1-5 lot. The cul-de-sac lots have lot depths that are askew in a manner resulting in less than the typical lot depth associated for a standard non-curvilinear lot. Specifically, a rectangular lot meeting the minimum 5,000 square foot lot size

and 50-foot minimum width would have a depth of at least 100-feet. The curvilinear lot design for these six lots has resulted in lot depths that are between 90 to 95 feet in depth for a portion of each lot. The applicant has demonstrated the use of floor plans for each of these lots to ensure that the areas of encroachment into the required front and/or rear yard areas is minimal while still providing ample open space in the yard areas impacted by the areas of encroachment.

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

These lots are located within cul-de-sacs and/or along a curvilinear street frontage resulting in lot shapes that present extraordinary circumstances which are not present in a normally configured rectangular lot. Even when using the smallest floor plan offered for this subdivision, the homes go beyond the buildable limits outlined in the zoning regulations, thus requiring a variance from these regulations.

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

There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings. The proposed variance request for these six lots in the River Island Ranch subdivision ensures that the associated floor plans minimize the area of encroachment into the required yard areas while still providing ample open space in the areas impacted by the encroachment request. Furthermore, the 233 remaining lots within the subdivision have the ability to fit one or more of the floor plans offered for this subdivision, while the 6 subject properties are deprived of the same privileges due to the atypical lot configuration.

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

There has been a similar variance request for a residential subdivision (i.e., Pine River Estates) that requested reduced garage and rear yard setback encroachments for six cul-de-sac lots to accommodate the placement of the single-family dwellings.

The variance would allow these properties to be constructed with single-family residences, have an adequate amount of open rear yard area, and provide sufficient spacing between other residences, similar to other properties in the subdivision. The use of floor plans identified for each of these lots ensures that the area of encroachment into the required front and/or rear yard areas is minimal.

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

By granting this request, these properties would be consistent with those in the surrounding development and would not be detrimental to the public health, safety or welfare of others, nor would it be materially injurious to properties in the vicinity.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2020-67).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Variance No. 2020-11 on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That Variance No. 2020-11 shall allow a single-story, single-family residence to be developed on Lots 11, 12, 107, 134 and 135 and a two-story single-family residence on Lot 45 of the River Island Ranch subdivision, consistent with the front and rear yard setbacks shown in the site plans included as Exhibits "B" through "G" and as noted in Table 1 below:

Table 1: Proposed Setbacks & Areas of Encroachment				
Lot Number (street location)	Front (15' min)	Rear (25' min.) (20' single-story)	Square footage of encroachment (front)	Square footage of encroachment (rear)
Lot 11: Tyler Court	13'-0"	16'-7"	6 sq. ft.	55 sq. ft.
Lot 12: Tyler Court	13'-0"	13'-0"	29 sq. ft.	114 sq. ft.
Lot 45: Summer Court		12'-1"		192 sq. ft.
Lot 107: Taylor Avenue		16'-7"		55 sq. ft.
Lot 134: Tyler Court	13'-0"	17'-9"	12 sq. ft.	56 sq. ft.
Lot 135: Tyler Court	13'-0"	19'-2"	18 sq. ft.	14 sq. ft.

2. That no additions shall be permitted within the required rear yard area for Lots 11, 12, 45, 107, 134 and 135, except for accessory structures meeting City regulations as specified in Municipal Code Section 17.12.100 for rear yards.

3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

Exhibit "A"

**Overall Map Exhibit of the River Island Ranch
Subdivision with the Six Lots**

MAP WITH PROPOSED FRONT & REAR SETBACKS (EXHIBIT 1) 12/02/2020



TRACT: RIVER ISLAND RANCH PROPOSED BUILDING SETBACKS

THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF RIVERSIDE. THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY OF RIVERSIDE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS MAP. THE CITY OF RIVERSIDE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS MAP. THE CITY OF RIVERSIDE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS MAP.

Exhibit "B"

Proposed Site Plan, Lot 11 / Tyler Court

PROPOSED REDUCED FRONT & REAR YARD SETBACK: LOT 11

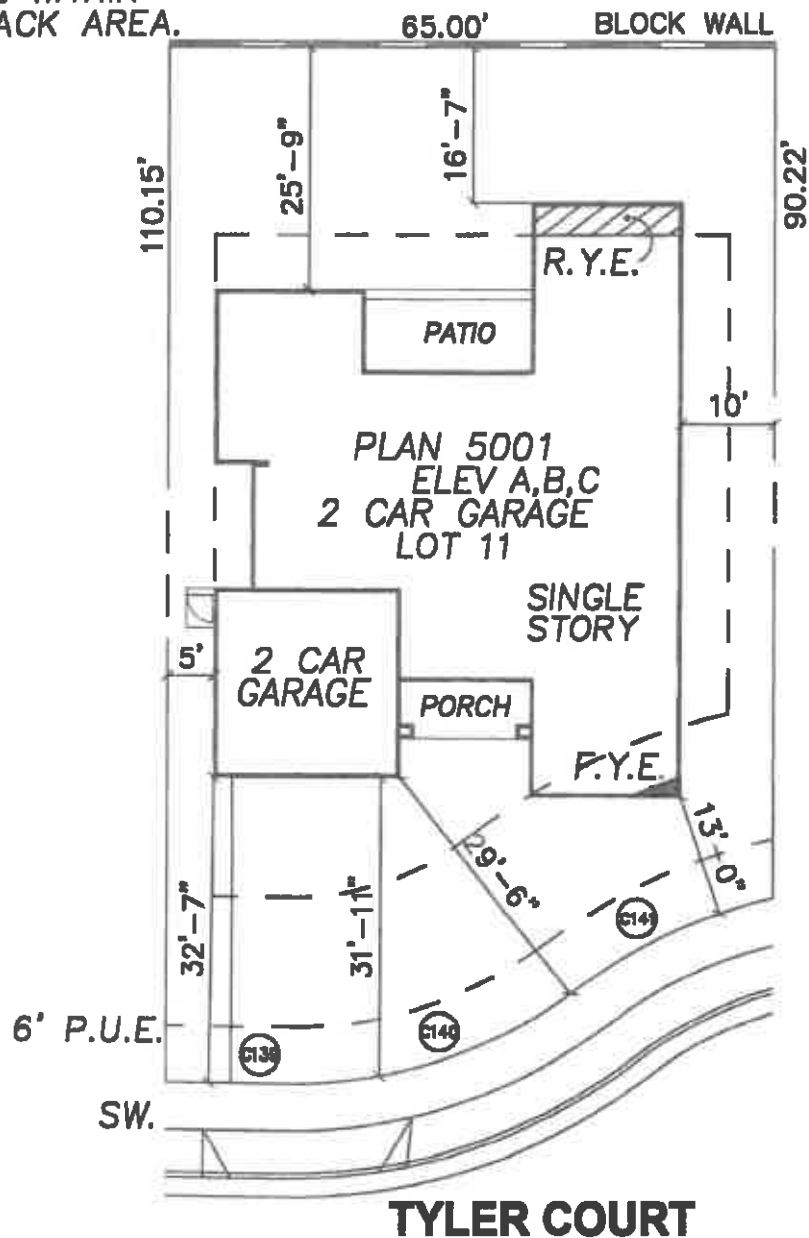
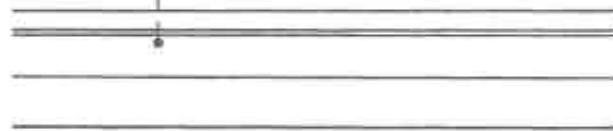
1519 SQ. FT.
BACKYARD

55 SQ. FT. REAR
YARD ENCROACHMENT

6 SQ. FT. FRONT
YARD ENCROACHMENT

ENCROACHMENT OF 4% WITHIN
THE REAR YARD SETBACK AREA.

GLENDALE AVENUE



NORTH

SCALE: 1"=20'-0"

Note: Certain site features may not be included on drawing. There may be additional utilities not shown on plot which show a easement area. Please visit home site to verify the location of any utility structure which may or may not be shown on this site plan. Any deviation in the placement of home street lights, fire hydrants, sidewalk, transformers, etc. from the accepted plot plan shall require a plan change from the City for acceptance. These are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

LENNAR HOMES OF CALIFORNIA

8080 N. PALM AVE. SUITE 110

FRESNO, CA 93711

(559)447-3400 (FAX)447-3404

**RIVER ISLAND RANCH
PLOT PLAN**

PLAN NO. 5001 ELEVATION A,B,C LOT SQFT: 6,736

Exhibit "C"

Proposed Site Plan, Lot 12 / Tyler Court

PROPOSED REDUCED FRONT & REAR YARD SETBACK: LOT 12

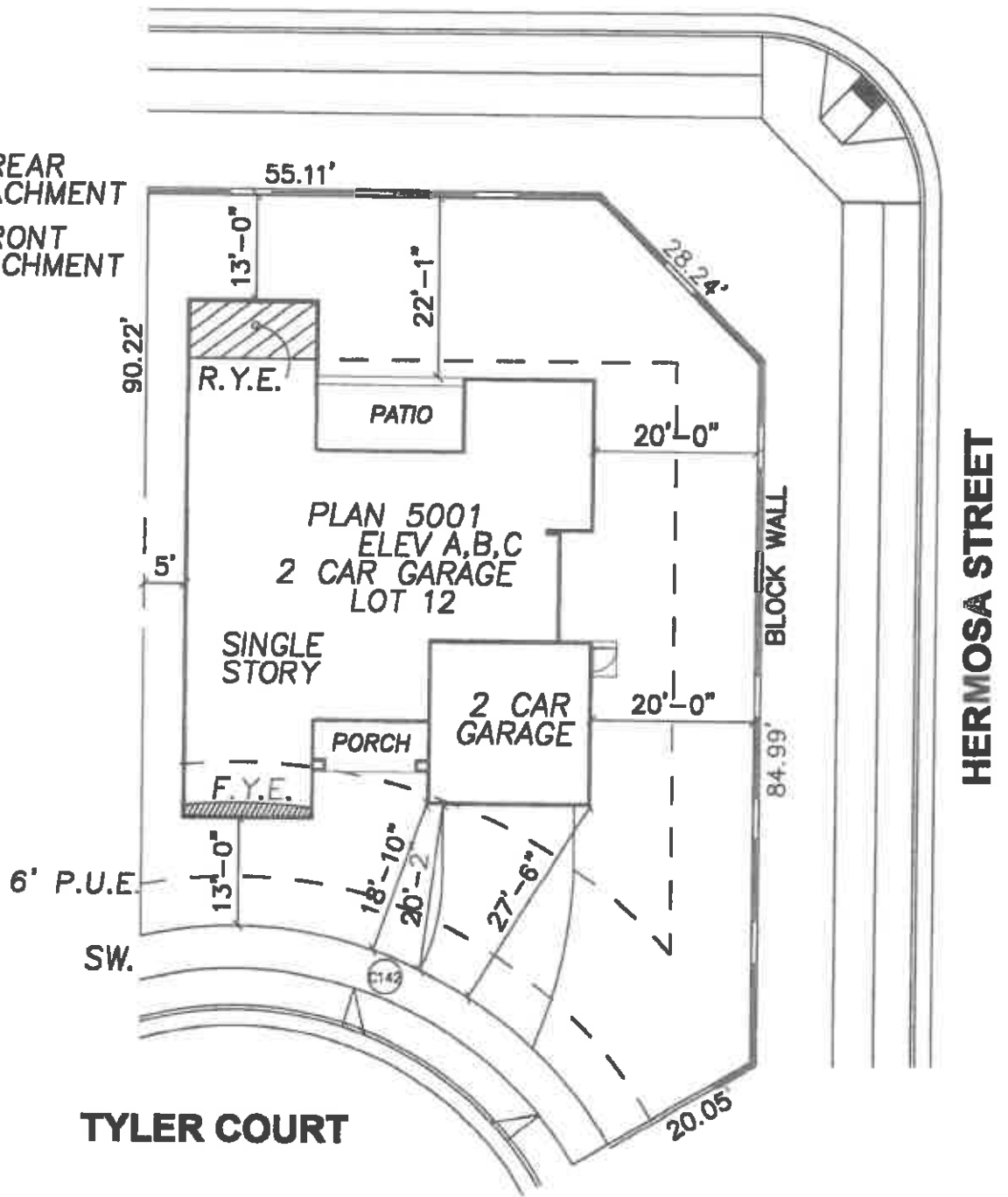
GLENDALE AVENUE

1385 SQ. FT.
BACKYARD

849 SQ. FT.
SIDEYARD

114 SQ. FT. REAR
YARD ENCROACHMENT

29 SQ. FT. FRONT
YARD ENCROACHMENT



SCALE: 1"=20'-0"

ENCROACHMENT OF 9% WITHIN
THE REAR YARD SETBACK AREA.

Note: Certain site features may not be included in drawing. There may be additional utilities not shown on plot within shown easement in area. Please visit home site to verify the location of any utility structures which may or may not be shown on this site plan. Any deviation in the placement of house, street lights, fire hydrants, sidewalks, transformers, etc. from the accepted plot plan shall require a plan change from the City for acceptance. There are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

LENNAR HOMES OF CALIFORNIA

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**RIVER ISLAND RANCH
PLOT PLAN**

PLAN NO. 5001 ELEVATION A,B,C LOT SQFT: 7,187

Exhibit "D"

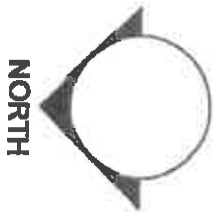
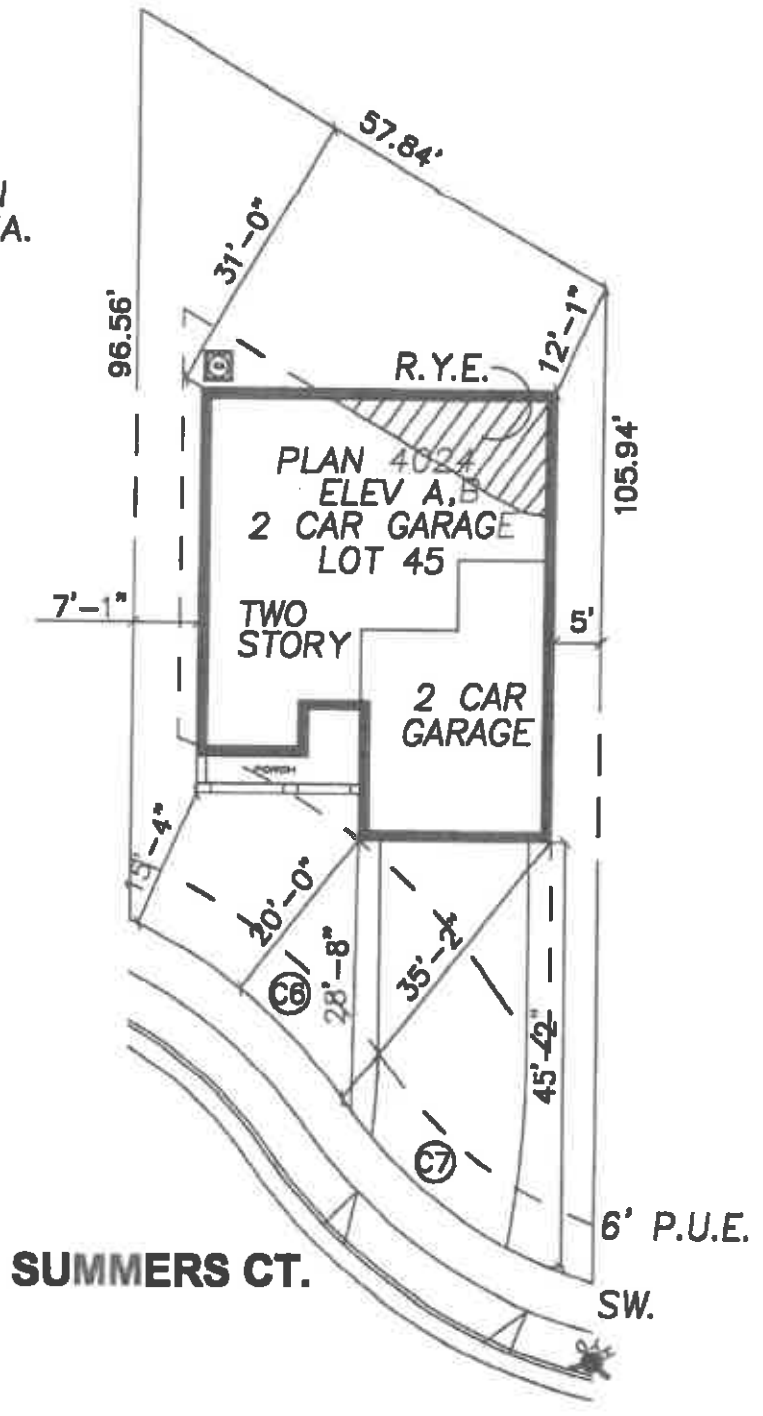
Proposed Site Plan, Lot 45 / Summers Court

PROPOSED REDUCED REAR YARD SETBACK: LOT 45

1345 SQ. FT
BACKYARD

192 SQ. FT. REAR
YARD ENCROACHMENT

ENCROACHMENT OF 13% WITHIN
THE REAR YARD SETBACK AREA.



SCALE: 1"=20'-0"

Note: Certain site features may not be included in drawings. There may be additional utilities not shown on plot which show measurement areas. Please visit home site to verify the location of any utility structures which may or may not be shown on this site plan. Any deviation in the placement of houses, street lights, fire hydrants, sidewalks, transformers, etc. from the accepted plot plan shall require a plan change from the City for acceptance. There are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect as-built conditions which may vary from this plan.

LENNAR HOMES OF CALIFORNIA

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**RIVER ISLAND RANCH
PLOT PLAN**

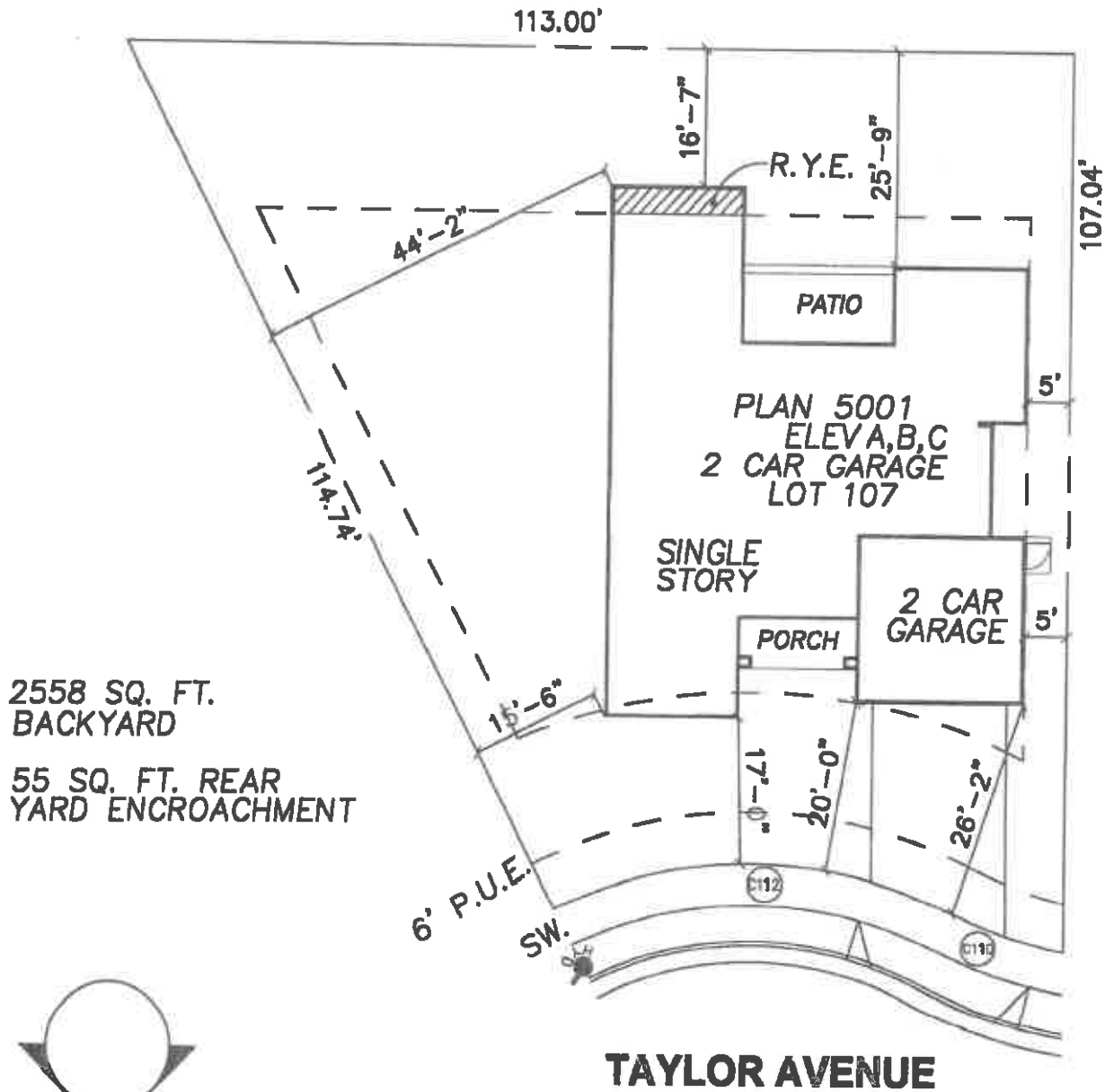
PLAN NO. 4024 ELEVATION A,B LOT SQFT: 5,122

Exhibit "E"

Proposed Site Plan, Lot 107 / Taylor Avenue

PROPOSED REAR YARD SETBACK: LOT 107

ENCROACHMENT OF 3% WITHIN
THE REAR YARD SETBACK AREA.



2558 SQ. FT.
BACKYARD

55 SQ. FT. REAR
YARD ENCROACHMENT



NORTH

SCALE: 1"=20'-0"

*Note: Certain site features may not be included in drawing. There may be additional utilities not shown on plot which shown easement areas. Please visit home site to verify the location of any utility structure which may or may not be shown on this site plan. Any deviations in the placement of house, street lights, fire hydrants, water, etc. from the accepted plot plan shall require a plan change from the City for acceptance. There are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect as-built conditions which may vary from site plan.

LENNAR HOMES OF CALIFORNIA

8080 N. PALM AVE. SUITE 110

FRESNO, CA 93711

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**RIVER ISLAND RANCH
PLOT PLAN**

PLAN NO. 5001 ELEVATION A,B,C LOT SQFT: 8,742

Exhibit "F"

Proposed Site Plan, Lot 134 / Tyler Court

PROPOSED FRONT & REAR YARD SETBACK: LOT 134

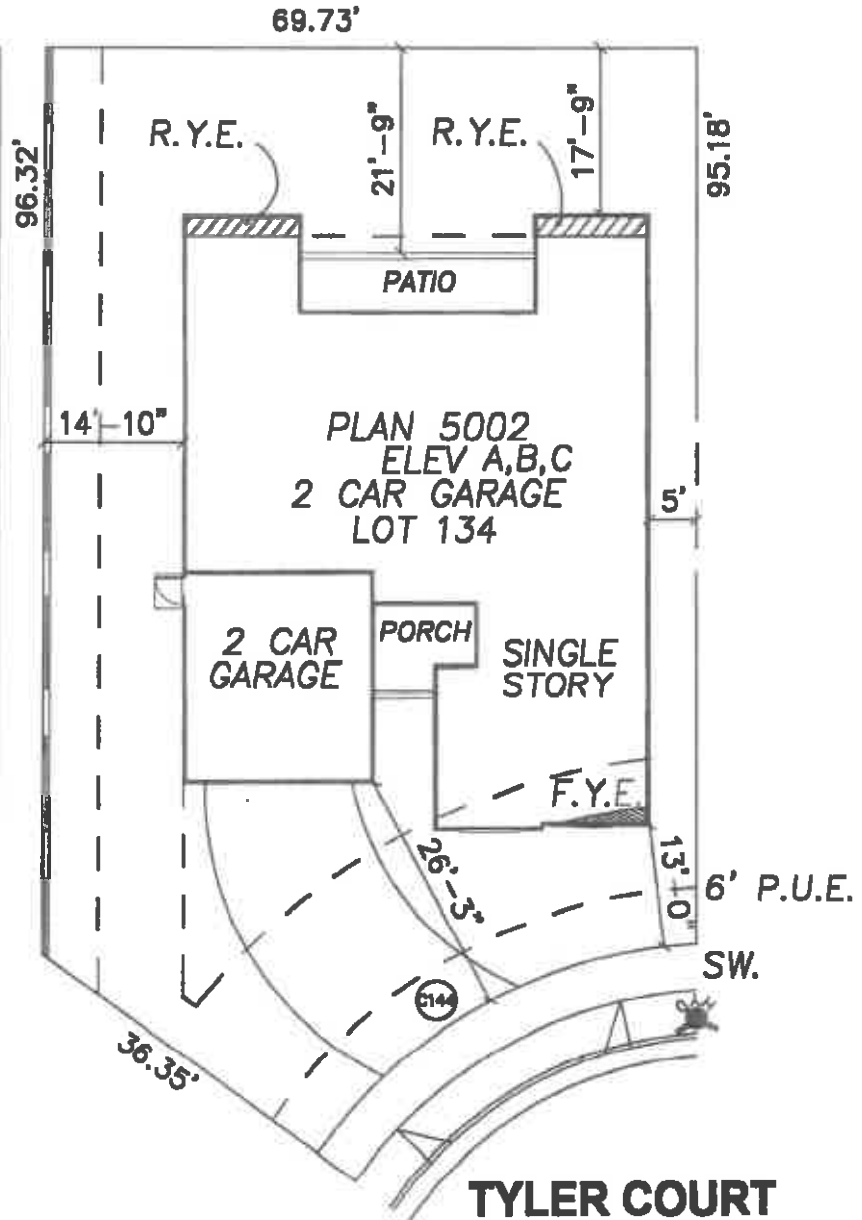
1507 SQ. FT.
BACKYARD

ENCROACHMENT OF 4% WITHIN
THE REAR YARD SETBACK AREA.

56 SQ. FT. REAR
YARD ENCROACHMENT

12 SQ. FT. FRONT
YARD ENCROACHMENT

HERMOSA STREET



NORTH



SCALE: 1"=20'-0"

Note: Certain site features may not be included in drawing. There may be additional utilities not shown on plot which shown easement areas. Please visit home site to verify the location of any utility structure which may or may not be shown on this site plan. Any deviation in the placement of house, street lights, fire hydrants, sidewalks, transformers, etc. from the accepted plot plan shall require a plan change from the City for acceptance. There are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect in-built conditions which may vary from this plan.

LENNAR HOMES OF CALIFORNIA

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FRESNO, CA 93711

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**RIVER ISLAND RANCH
PLOT PLAN**

PLAN NO. 5002 ELEVATION A,B,C LOT SQFT: 7,280

Exhibit "G"

Proposed Site Plan, Lot 135 / Tyler Court

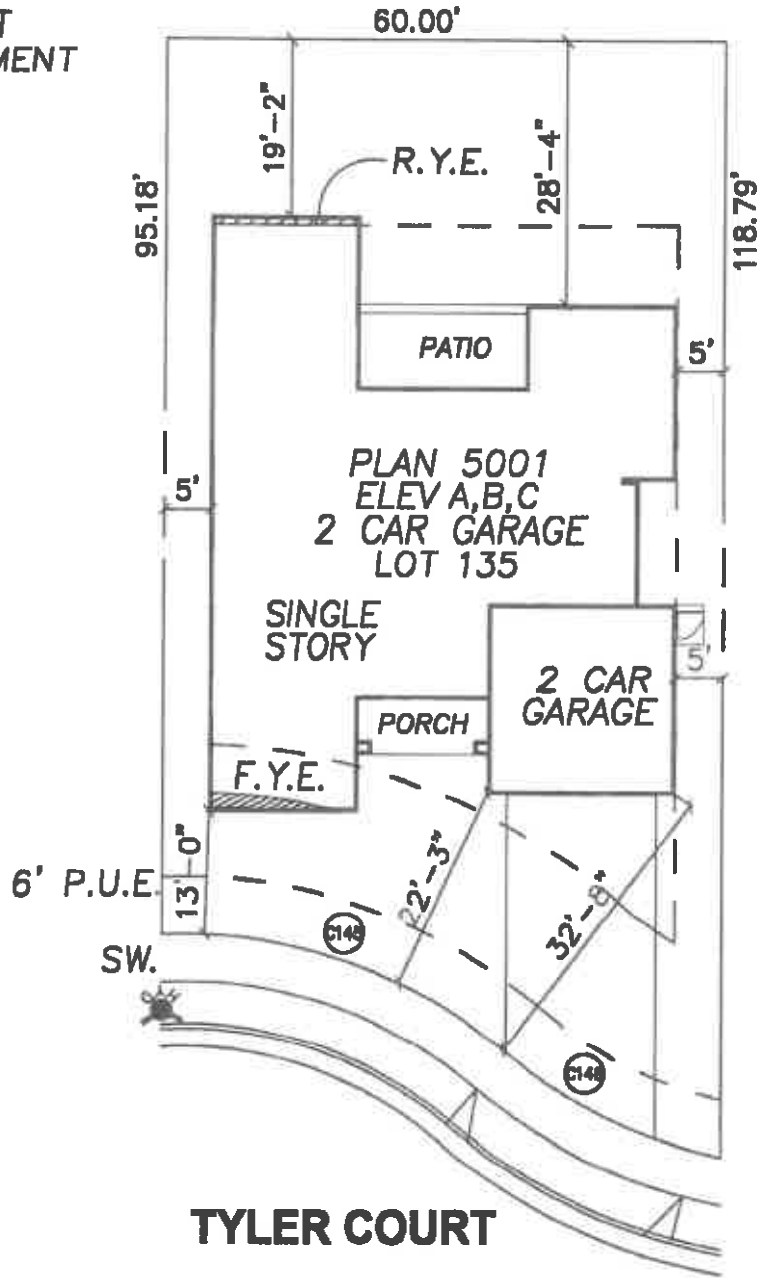
PROPOSED FRONT & REAR YARD SETBACK: LOT 135

1535 SQ. FT.
BACKYARD

ENCROACHMENT OF 1% WITHIN
THE REAR YARD SETBACK AREA.

14 SQ. FT. REAR
YARD ENCROACHMENT

18 SQ. FT. FRONT
YARD ENCROACHMENT



SCALE: 1"=20'-0"

Note: Certain site features may not be included in drawing. There may be additional utilities not shown on plan or items shown as easement areas. Please visit house site to verify the location of any utility structure which may or may not be shown on this site plan. Any deviation in the placement of house, street lights, fire hydrant, water and transformers, etc. from the accepted plot plan shall require a plan change from the City for acceptance. There are approximate measurements shown on plot plan except for the minimum required by ordinance. This plot does not reflect as-built conditions which may vary from the plan.

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FRESNO, CA 93711

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**RIVER ISLAND RANCH
PLOT PLAN**

PLAN NO. 5001 ELEVATION A,B,C LOT SQFT: 6,286

Exhibit “H”

**Sky Series – Sundance Model 5001 Single-Story -
Floor Plans, Elevations**

SKYE SERIES - SUNDANCE



FLOOR PLAN

SKYE SERIES - SUNDANCE



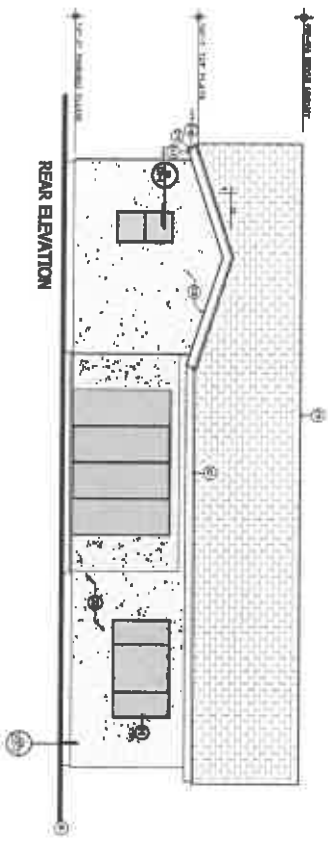
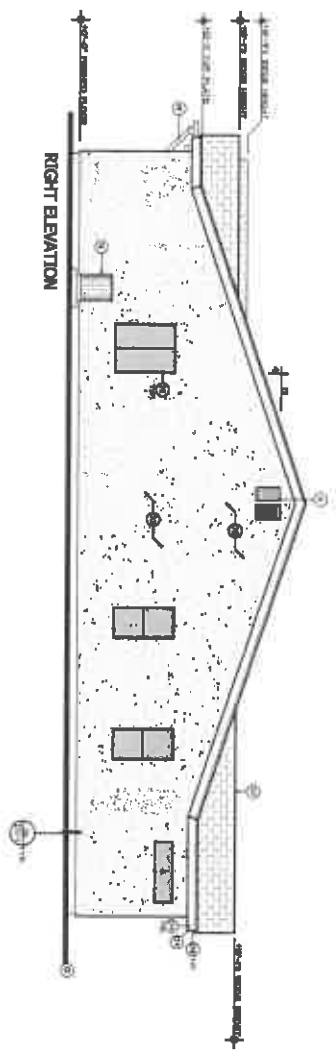
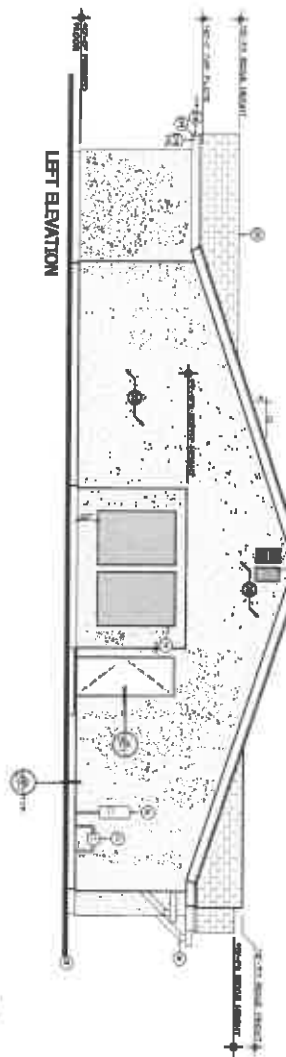
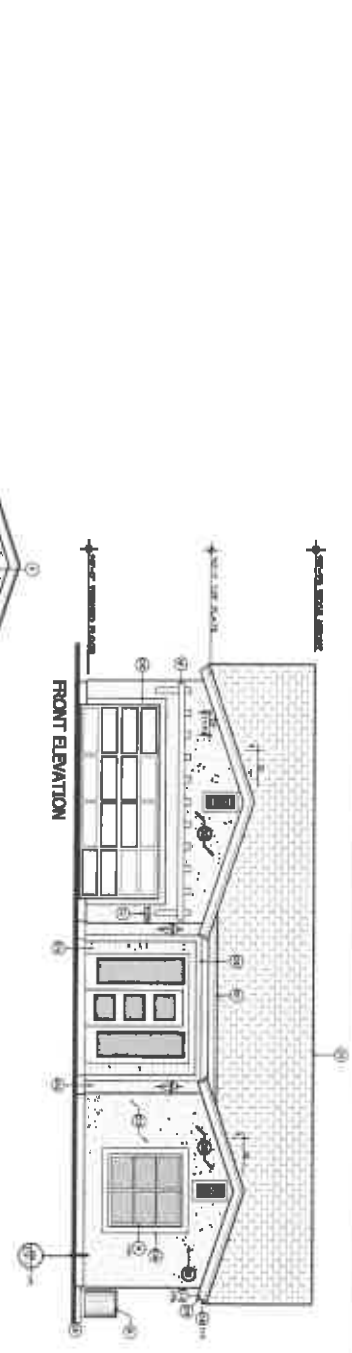
ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION NOTES

1. SEE PLAN FOR WINDOW AND DOOR SCHEDULES.
2. ALL FINISHES TO BE AS SHOWN ON FINISH SCHEDULE.
3. ALL MATERIALS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AND STATE CODES.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH BEST PRACTICES.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH PERMITS.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH INSURANCE REQUIREMENTS.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH SAFETY REQUIREMENTS.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH ENVIRONMENTAL REQUIREMENTS.

ELEVATION NOTES

**MODEL 5001
ELEVATION 'A'
EXTERIOR ELEVATIONS**

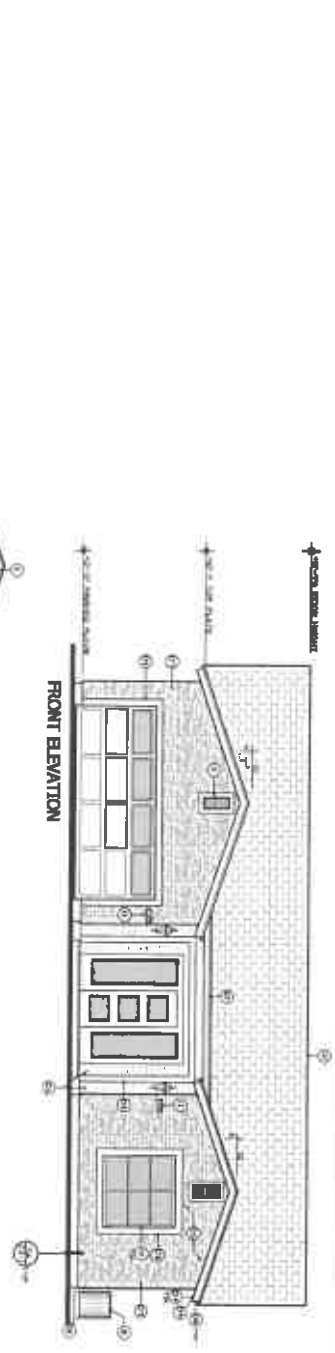
LENAR HOMES (VISALIA)- MODEL 5001 SUNDANCE

ASSOCIATED DESIGN AND ENGINEERING INC.
365 WEST CROFTWELL AVE. SUITE 106 & PIEDRA, CA 93714 & OFFICE 550-431-2862 & FAX 550-431-2074 & info@adeinc.com & http://adeinc.com

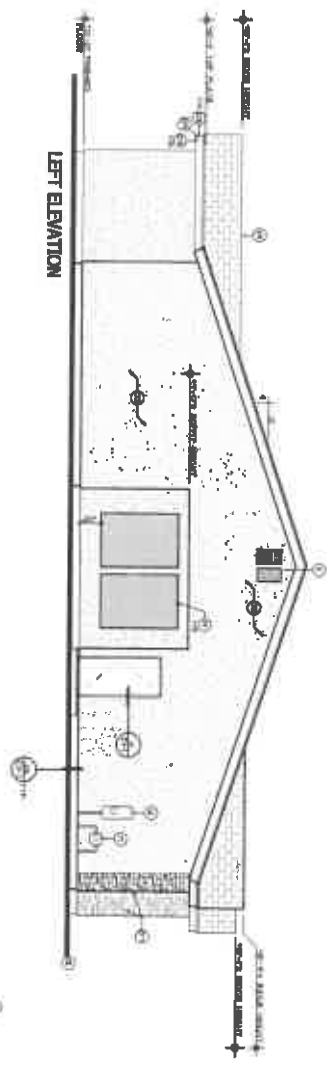
MICHAEL D. JANDT 661-533-906
TERRY MOORE 924-565-922
JAMES CLINN 626-626-6262
PAPERWORK/PERMITS/INSURANCE

A2-1

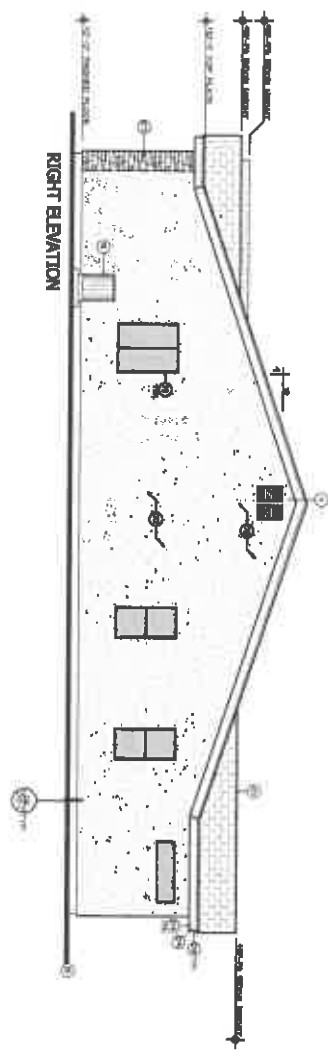
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SCALE: AS SHOWN
DRAWN BY: J. CLINN
CHECKED BY: T. MOORE
APPROVED BY: M. JANDT



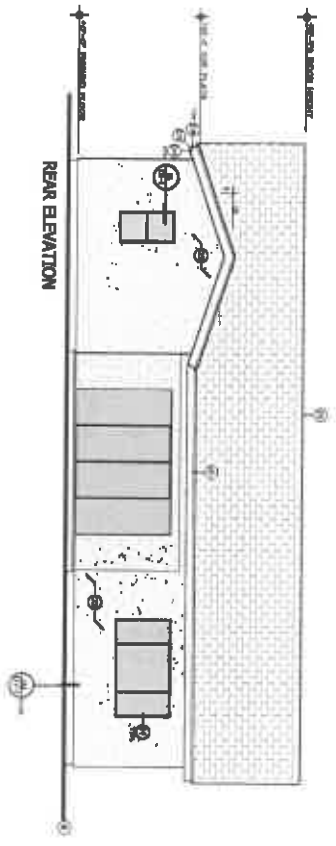
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MODEL 5001
ELEVATION C
EXTERIOR ELEVATIONS

ELEVATION LEGEND

1. EXTERIOR FINISHES

2. ROOF FINISHES

3. INTERIOR FINISHES

4. PAINT FINISHES

5. FLOOR FINISHES

6. CEILING FINISHES

7. WALL FINISHES

8. WINDOW FINISHES

9. DOOR FINISHES

10. SCHEDULE FINISHES

11. EXTERIOR LIGHTS

12. EXTERIOR VENTS

13. EXTERIOR STAIRS

14. EXTERIOR PATIOS

15. EXTERIOR DECKS

16. EXTERIOR PORCHES

17. EXTERIOR BALCONIES

18. EXTERIOR TERRACES

19. EXTERIOR WALLS

20. EXTERIOR ROOFS

21. EXTERIOR FLOORS

22. EXTERIOR CEILINGS

23. EXTERIOR WALLS

24. EXTERIOR ROOFS

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27. EXTERIOR WALLS

28. EXTERIOR ROOFS

29. EXTERIOR FLOORS

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31. EXTERIOR WALLS

32. EXTERIOR ROOFS

33. EXTERIOR FLOORS

34. EXTERIOR CEILINGS

35. EXTERIOR WALLS

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90. EXTERIOR CEILINGS

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92. EXTERIOR ROOFS

93. EXTERIOR FLOORS

94. EXTERIOR CEILINGS

95. EXTERIOR WALLS

96. EXTERIOR ROOFS

97. EXTERIOR FLOORS

98. EXTERIOR CEILINGS

99. EXTERIOR WALLS

100. EXTERIOR ROOFS

ELEVATION NOTES

1. EXTERIOR FINISHES
2. ROOF FINISHES
3. INTERIOR FINISHES
4. PAINT FINISHES
5. FLOOR FINISHES
6. CEILING FINISHES
7. WALL FINISHES
8. WINDOW FINISHES
9. DOOR FINISHES
10. SCHEDULE FINISHES
11. EXTERIOR LIGHTS
12. EXTERIOR VENTS
13. EXTERIOR STAIRS
14. EXTERIOR PATIOS
15. EXTERIOR DECKS
16. EXTERIOR PORCHES
17. EXTERIOR BALCONIES
18. EXTERIOR TERRACES
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93. EXTERIOR FLOORS
94. EXTERIOR CEILINGS
95. EXTERIOR WALLS
96. EXTERIOR ROOFS
97. EXTERIOR FLOORS
98. EXTERIOR CEILINGS
99. EXTERIOR WALLS
100. EXTERIOR ROOFS

LENAR HOMES (VISALIA)- MODEL 5001 SUNDANCE

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MICHAEL D. JACHT 818.535.906
TERRY MOORE 924.555.622
JAMES GUNN 924.555.622
FAX: 924.555.622

A2-3

DATE: 11/11/11

SCALE: AS SHOWN

PROJECT: MODEL 5001 SUNDANCE

CLIENT: LENAR HOMES

DESIGNER: ASSOCIATED DESIGN AND ENGINEERING, INC.

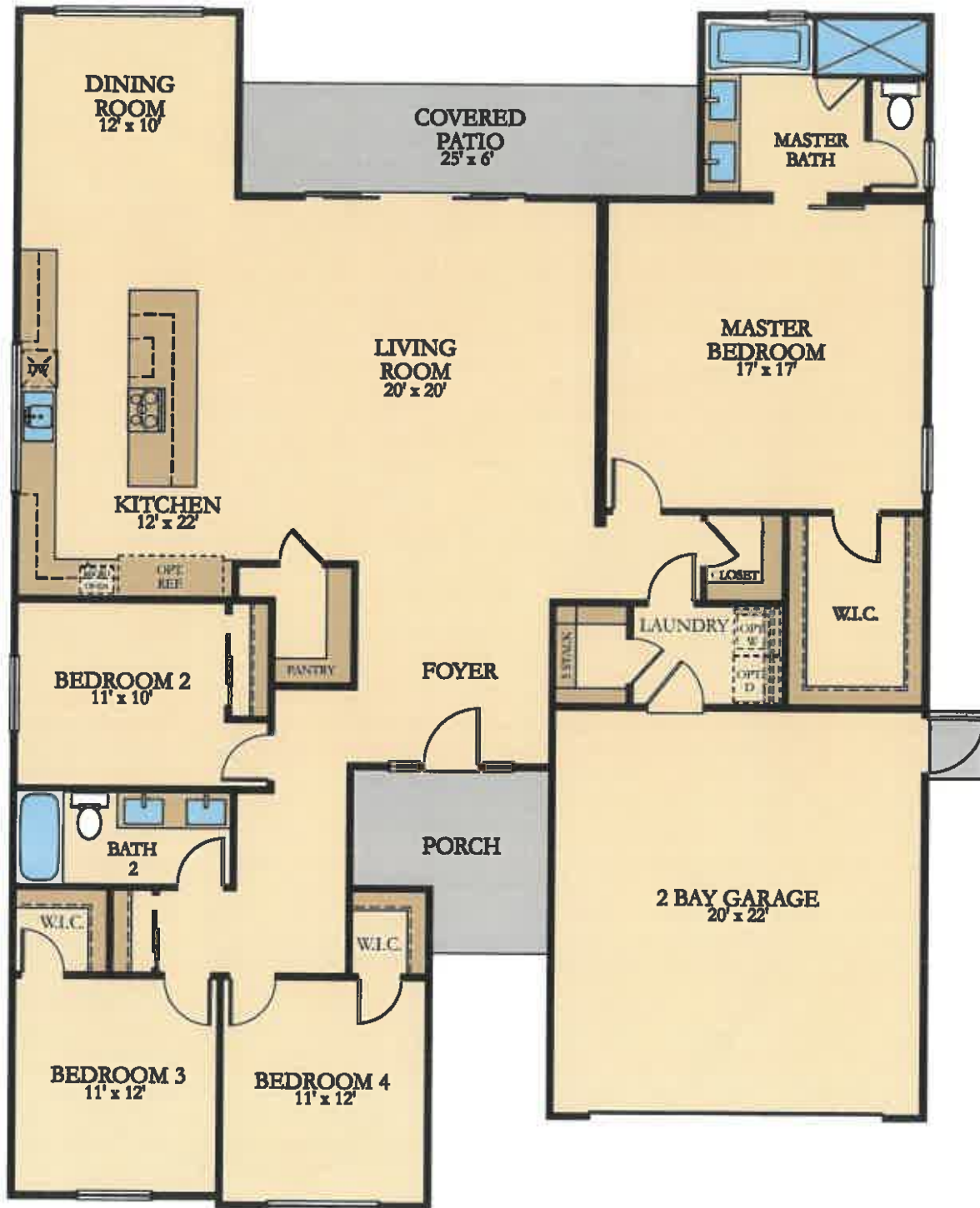
CHECKED: [Signature]

APPROVED: [Signature]

Exhibit “I”

**Sky Series – Moonlight Model 5002 Single-Story -
Floor Plans, Elevations**

SKYE SERIES - MOONLIGHT



FLOOR PLAN

SKYE SERIES - MOONLIGHT



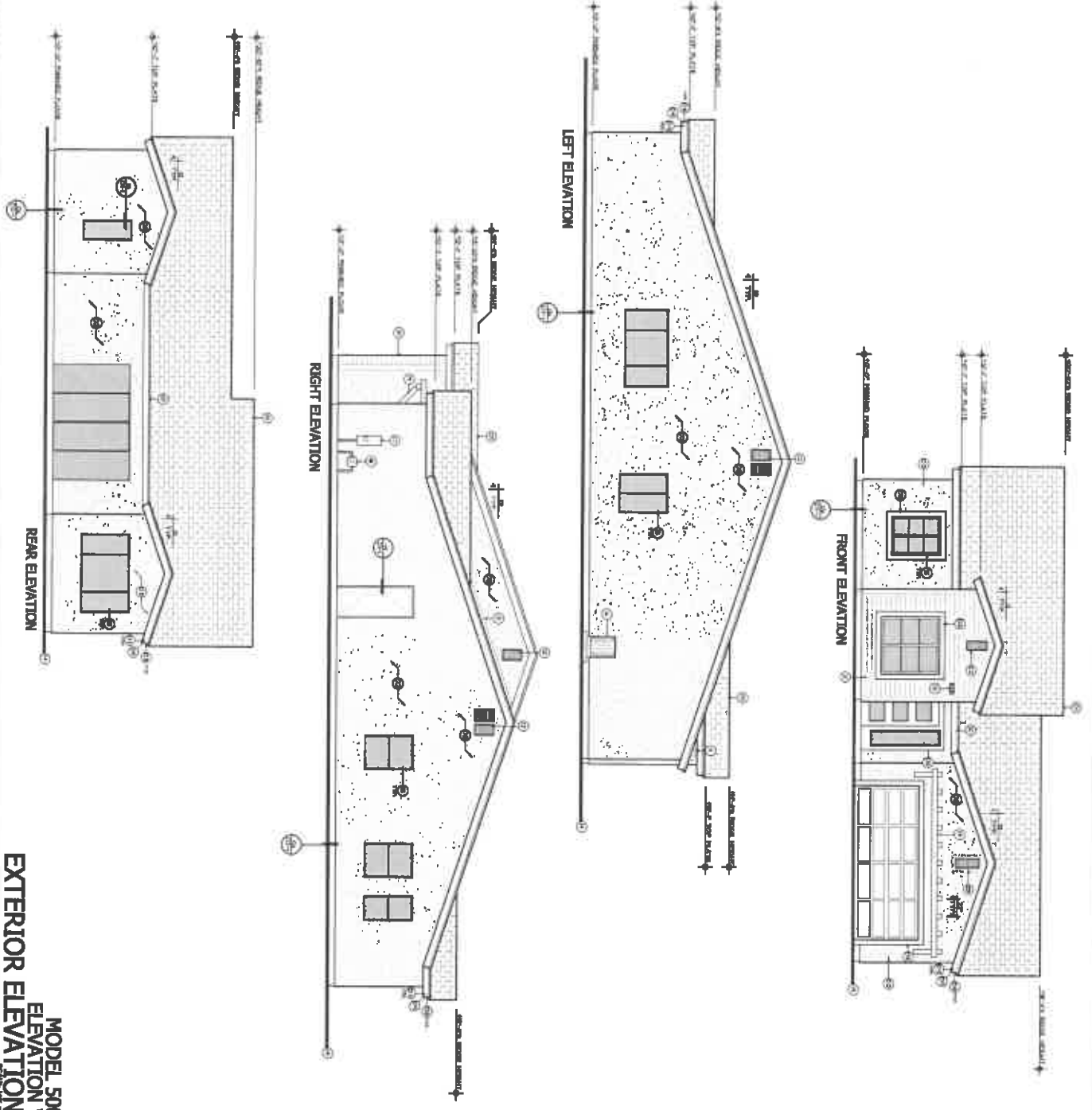
ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



**MODEL 5002
ELEVATION 'A'
EXTERIOR ELEVATIONS**

ELEVATION NOTES

1. SEE PLAN FOR WINDOW SIZES.
2. SEE PLAN FOR DOOR SIZES.
3. SEE PLAN FOR GARAGE DOOR SIZES.
4. SEE PLAN FOR ROOF PITCHES.
5. SEE PLAN FOR FINISHES.
6. SEE PLAN FOR LIGHT FIXTURES.
7. SEE PLAN FOR LANDSCAPE.
8. SEE PLAN FOR UTILITY.
9. SEE PLAN FOR PORCHES.
10. SEE PLAN FOR PATIOS.
11. SEE PLAN FOR DECKS.
12. SEE PLAN FOR STAIRS.
13. SEE PLAN FOR RAMP.
14. SEE PLAN FOR FENCE.
15. SEE PLAN FOR DRIVEWAY.
16. SEE PLAN FOR SIDEWALK.
17. SEE PLAN FOR CURB.
18. SEE PLAN FOR STREET LIGHTS.
19. SEE PLAN FOR SIGNAGE.
20. SEE PLAN FOR MAILBOX.
21. SEE PLAN FOR UTILITY METER.
22. SEE PLAN FOR WATER METER.
23. SEE PLAN FOR GAS METER.
24. SEE PLAN FOR SEWER METER.
25. SEE PLAN FOR ELECTRICAL PANEL.
26. SEE PLAN FOR HONEYBEE UNIT.
27. SEE PLAN FOR AIR CONDITIONING.
28. SEE PLAN FOR HEATING.
29. SEE PLAN FOR FLOORING.
30. SEE PLAN FOR WALLS.
31. SEE PLAN FOR CEILING.
32. SEE PLAN FOR TRIM.
33. SEE PLAN FOR PAINT.
34. SEE PLAN FOR LANDSCAPE.
35. SEE PLAN FOR UTILITY.
36. SEE PLAN FOR PORCHES.
37. SEE PLAN FOR PATIOS.
38. SEE PLAN FOR DECKS.
39. SEE PLAN FOR STAIRS.
40. SEE PLAN FOR RAMP.
41. SEE PLAN FOR FENCE.
42. SEE PLAN FOR DRIVEWAY.
43. SEE PLAN FOR SIDEWALK.
44. SEE PLAN FOR CURB.
45. SEE PLAN FOR STREET LIGHTS.
46. SEE PLAN FOR SIGNAGE.
47. SEE PLAN FOR MAILBOX.
48. SEE PLAN FOR UTILITY METER.
49. SEE PLAN FOR WATER METER.
50. SEE PLAN FOR GAS METER.
51. SEE PLAN FOR SEWER METER.
52. SEE PLAN FOR ELECTRICAL PANEL.
53. SEE PLAN FOR HONEYBEE UNIT.
54. SEE PLAN FOR AIR CONDITIONING.
55. SEE PLAN FOR HEATING.
56. SEE PLAN FOR FLOORING.
57. SEE PLAN FOR WALLS.
58. SEE PLAN FOR CEILING.
59. SEE PLAN FOR TRIM.
60. SEE PLAN FOR PAINT.

ELEVATION REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR CONSTRUCTION
3	11/11/11	ISSUED FOR MARKING
4	11/11/11	ISSUED FOR FINISHES
5	11/11/11	ISSUED FOR UTILITY
6	11/11/11	ISSUED FOR PORCHES
7	11/11/11	ISSUED FOR PATIOS
8	11/11/11	ISSUED FOR DECKS
9	11/11/11	ISSUED FOR STAIRS
10	11/11/11	ISSUED FOR RAMP
11	11/11/11	ISSUED FOR FENCE
12	11/11/11	ISSUED FOR DRIVEWAY
13	11/11/11	ISSUED FOR SIDEWALK
14	11/11/11	ISSUED FOR CURB
15	11/11/11	ISSUED FOR STREET LIGHTS
16	11/11/11	ISSUED FOR SIGNAGE
17	11/11/11	ISSUED FOR MAILBOX
18	11/11/11	ISSUED FOR UTILITY METER
19	11/11/11	ISSUED FOR WATER METER
20	11/11/11	ISSUED FOR GAS METER
21	11/11/11	ISSUED FOR SEWER METER
22	11/11/11	ISSUED FOR ELECTRICAL PANEL
23	11/11/11	ISSUED FOR HONEYBEE UNIT
24	11/11/11	ISSUED FOR AIR CONDITIONING
25	11/11/11	ISSUED FOR HEATING
26	11/11/11	ISSUED FOR FLOORING
27	11/11/11	ISSUED FOR WALLS
28	11/11/11	ISSUED FOR CEILING
29	11/11/11	ISSUED FOR TRIM
30	11/11/11	ISSUED FOR PAINT

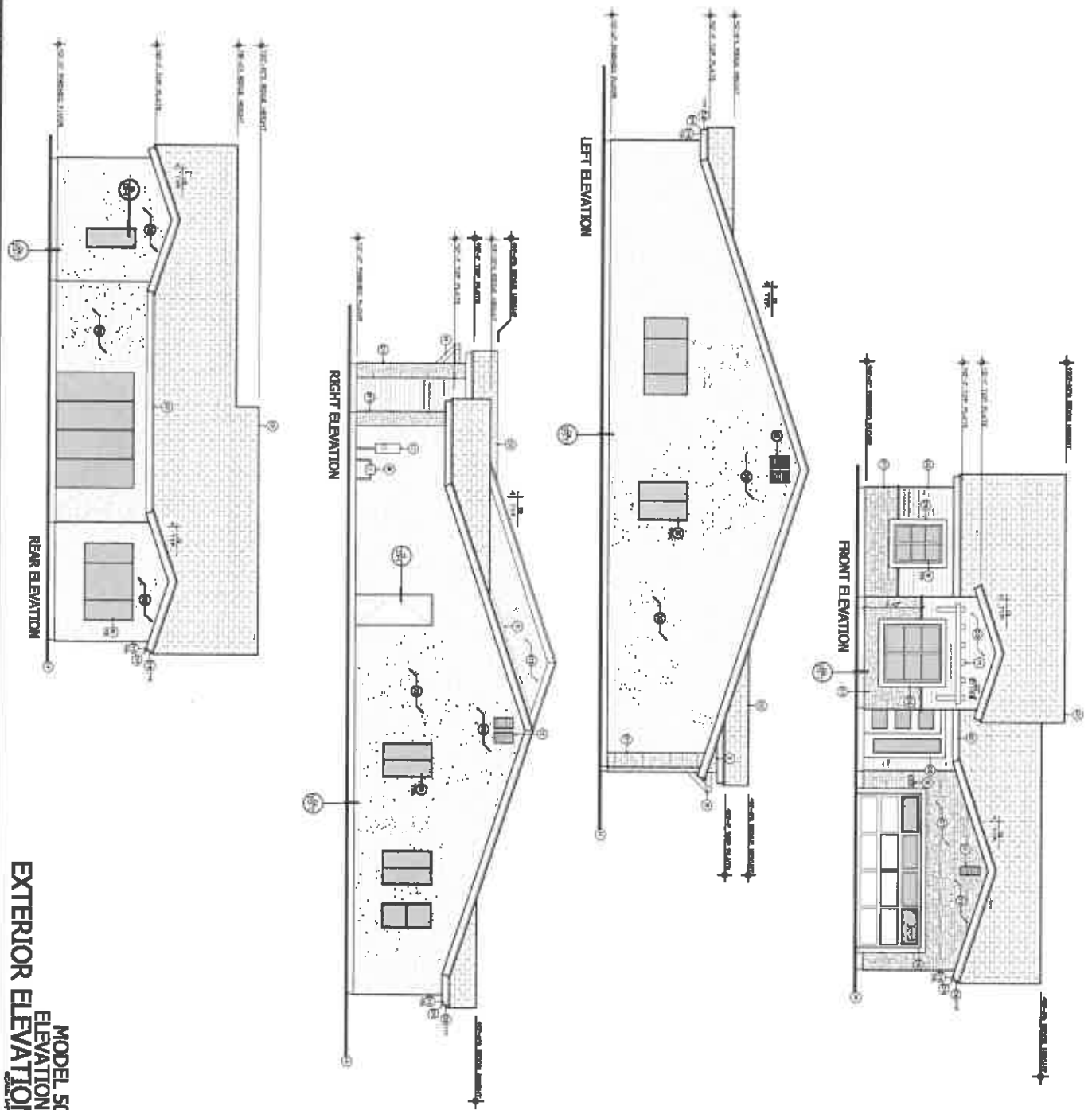
A2-1

LENNAR HOMES (VISALIA) - MODEL 5002 MOONLIGHT

ASSOCIATED DESIGN AND ENGINEERING, INC.

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MO-VEL, D. JINDY BILBING
TERRY MOORE P.E. 56582
JAMES CLAIN CROSS
P.E. 44567



**MODEL 5002
ELEVATION 'C'
EXTERIOR ELEVATIONS**

- ELEVATION NOTES**
1. SEE PLAN FOR WINDOW SIZES
 2. SEE PLAN FOR WINDOW PLACEMENT
 3. SEE PLAN FOR WINDOW FINISHES
 4. SEE PLAN FOR WINDOW OPERATIONS
 5. SEE PLAN FOR WINDOW COORDINATION
 6. SEE PLAN FOR WINDOW COORDINATION
 7. SEE PLAN FOR WINDOW COORDINATION
 8. SEE PLAN FOR WINDOW COORDINATION
 9. SEE PLAN FOR WINDOW COORDINATION
 10. SEE PLAN FOR WINDOW COORDINATION

- ELEVATION NOTES**
1. SEE PLAN FOR WINDOW SIZES
 2. SEE PLAN FOR WINDOW PLACEMENT
 3. SEE PLAN FOR WINDOW FINISHES
 4. SEE PLAN FOR WINDOW OPERATIONS
 5. SEE PLAN FOR WINDOW COORDINATION
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 10. SEE PLAN FOR WINDOW COORDINATION

A2-3

LENAR HOMES (VISALIA) - MODEL 5002 MOONLIGHT

ASSOCIATED DESIGN AND ENGINEERING, INC.

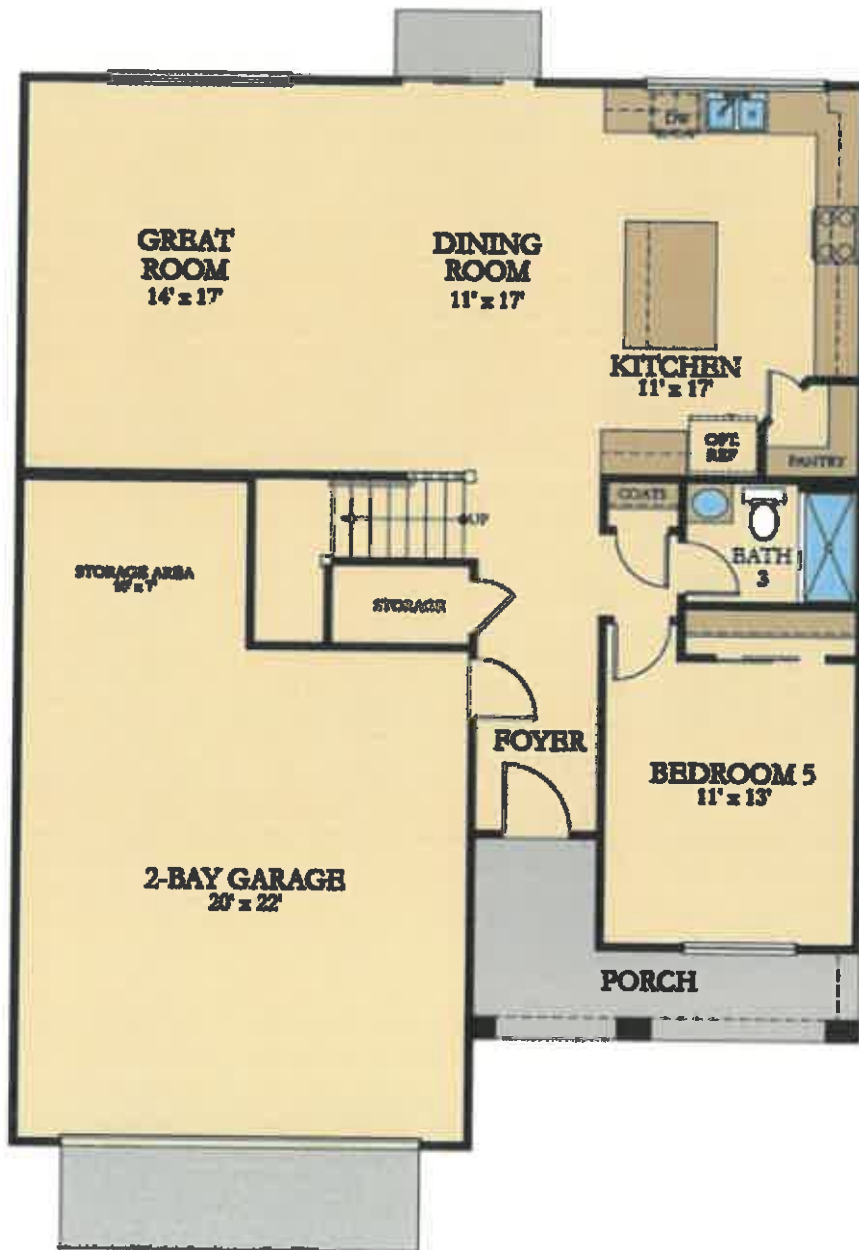
281 WEST CROMWELL AVE, SUITE 108 • FRESNO, CA 93711 • OFFICE 208.481.2589 • FAX 208.439.3274 • info@adeinc.com • <http://adeinc.com>

MICHAEL D. JINOT SLS00096
TERRY MOORE P.E. 56562
JAMES QUINN CS089
PROFESSIONAL ENGINEER

Exhibit “J”

**Coronet Series – Harmony Model 4024 Two-Story -
Floor Plans, Elevations**

CORONET SERIES – HARMONY



FLOOR PLAN 1ST FLOOR



FLOOR PLAN 2ND FLOOR

CORONET SERIES – HARMONY

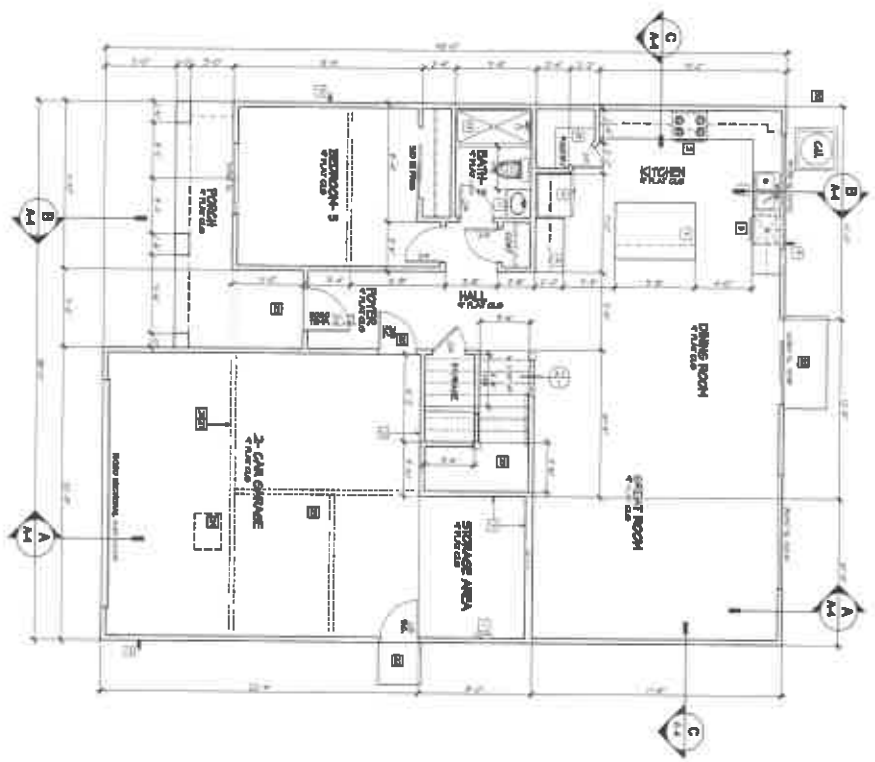


ELEVATION "A"



ELEVATION "B"

FLOOR PLAN KEY NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
 5. ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE.
 6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 7. ALL ELECTRICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
 8. ALL MECHANICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
 9. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
 10. ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.



FIRST FLOOR PLAN
 1103 SQ. FT.
 SCALE: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE.
6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
7. ALL ELECTRICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL MECHANICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
9. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
10. ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.

SEE SHEET FOR 2ND FLOOR
 EXHIBIT PRELIMINARY REVISIONS

THIS DOCUMENT IS NOT VALID FROM THE DATE OF THE ORIGINAL PERMIT EXPIRES. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE SUBMITTED TO THE LOCAL PERMITTING AGENCY FOR REVIEW AND APPROVAL.

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
5. ALL CEILING HEIGHTS ARE 8'0" UNLESS NOTED OTHERWISE.
6. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
7. ALL ELECTRICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
8. ALL MECHANICAL SYMBOLS ARE TO BE DETERMINED BY THE ARCHITECT.
9. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
10. ALL MATERIALS ARE TO BE DETERMINED BY THE ARCHITECT.

ENERGY COMPLIANCE SUMMARY

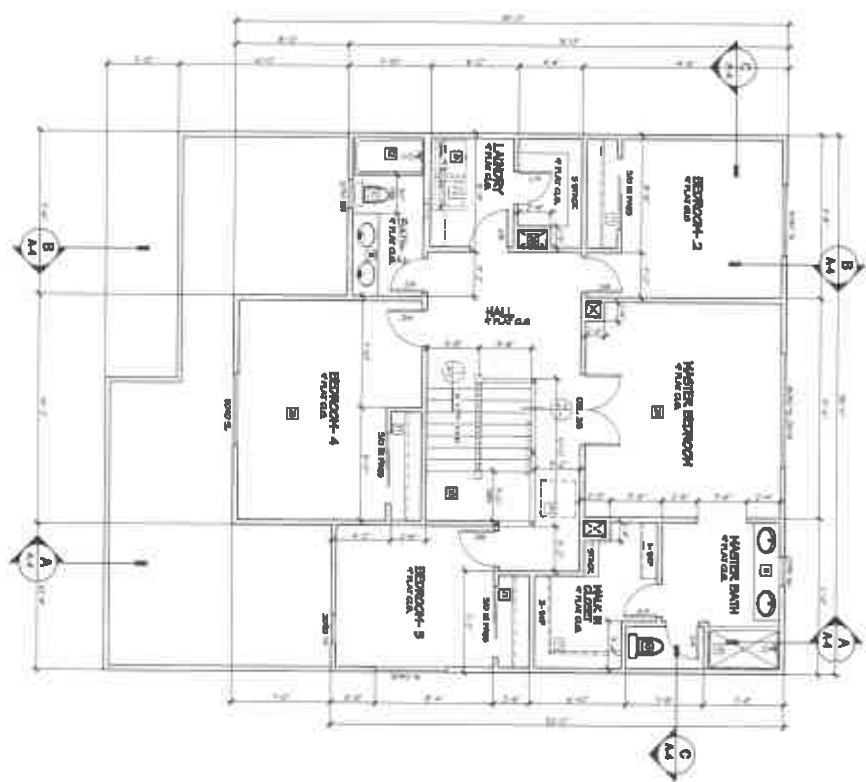
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GLAZING TYPE	DOUBLE	1	1
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GLAZING SHGC		0.60	0.60
GLAZING SCALED SHGC		0.50	0.50
GLAZING SCALED U-VALUE		0.28	0.28
GLAZING SCALED SHGC (SOUTH)		0.50	0.50
GLAZING SCALED SHGC (EAST)		0.50	0.50
GLAZING SCALED SHGC (WEST)		0.50	0.50
GLAZING SCALED SHGC (NORTH)		0.50	0.50
GLAZING SCALED U-VALUE (SOUTH)		0.28	0.28
GLAZING SCALED U-VALUE (EAST)		0.28	0.28
GLAZING SCALED U-VALUE (WEST)		0.28	0.28
GLAZING SCALED U-VALUE (NORTH)		0.28	0.28
GLAZING SCALED SHGC (SOUTH)		0.50	0.50
GLAZING SCALED SHGC (EAST)		0.50	0.50
GLAZING SCALED SHGC (WEST)		0.50	0.50
GLAZING SCALED SHGC (NORTH)		0.50	0.50
GLAZING SCALED U-VALUE (SOUTH)		0.28	0.28
GLAZING SCALED U-VALUE (EAST)		0.28	0.28
GLAZING SCALED U-VALUE (WEST)		0.28	0.28
GLAZING SCALED U-VALUE (NORTH)		0.28	0.28

REVERSE

LENNAR		VISALIA PLAN 4024 (HARMONY)		DATE	DESCRIPTION OF WORK
9000 N. PALM AVE. SUITE 110, FRESNO, CA. 93711 PHONE (559) 447-3400		CORNER SERIES			
A-1R					

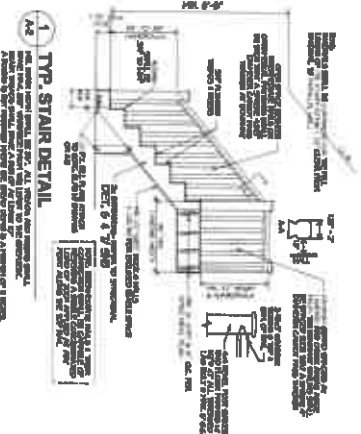
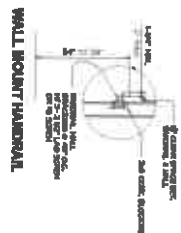
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" FROM FINISH SURFACE UNLESS NOTED OTHERWISE.
 5. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT AT THE TIME OF CONSTRUCTION.

NOTE:
 THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED CONSTRUCTION. IT IS NOT TO BE USED FOR PERMITS OR OTHER REGULATORY AGENCIES WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL PERMITS AND OTHER REGULATORY AGENCIES. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL PERMITS AND OTHER REGULATORY AGENCIES.



SECOND FLOOR PLAN 1245 SQ. FT.
 SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES:
 SEE FLOOR PLAN REMOVED ON SHEET A-1



NOTE:
 THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED CONSTRUCTION. IT IS NOT TO BE USED FOR PERMITS OR OTHER REGULATORY AGENCIES WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL PERMITS AND OTHER REGULATORY AGENCIES.

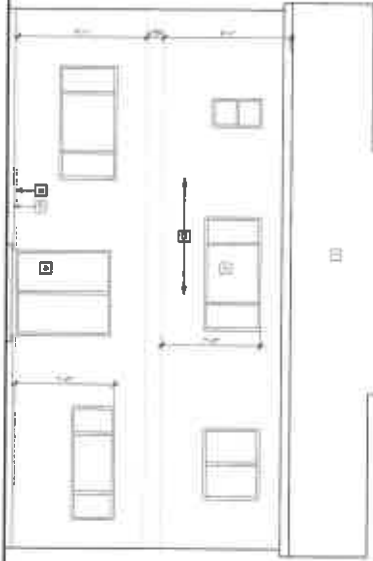
REVERSE

LENNAR
 8080 N. PALM AVE. SUITE 110, FRESNO, CA, 93711 PHONE (559) 447-3400

VISALIA PLAN 4024 (HARMONY)
 DATE: _____ DESCRIPTION OF WORK: _____
 VISALIA, CA

DATE	DESCRIPTION OF WORK

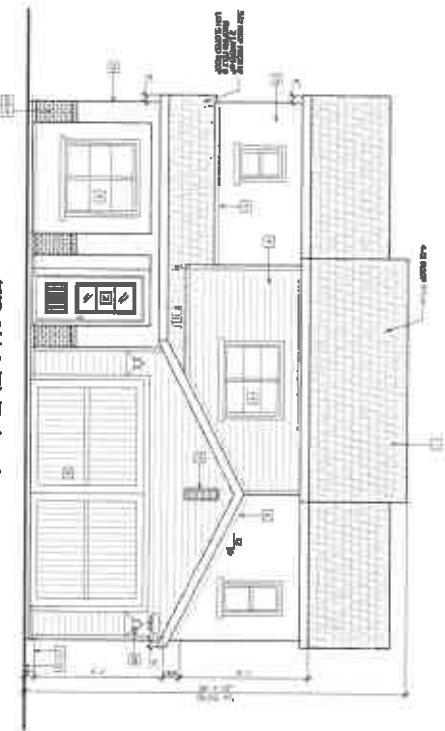
The Manufacturer, arrangement and show are not to be used for any other project without the written consent of Lennar Home Services, Inc. or its affiliates. The Manufacturer, arrangement and show are not to be used for any other project without the written consent of Lennar Home Services, Inc. or its affiliates.



TYP. REAR ELEV.
SCALE: 3/8" = 1'-0"



FRONT ELEV.- B
SCALE: 3/8" = 1'-0"



FRONT ELEV.- A
SCALE: 3/8" = 1'-0"

ELEVATION NOTES	
1	1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2	2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3	3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4	4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5	5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6	6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7	7. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.
8	8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9	9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10	10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
11	11. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK DONE.
12	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
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NOTE: CONTRACTOR RESPONSIBILITY
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REVERSE

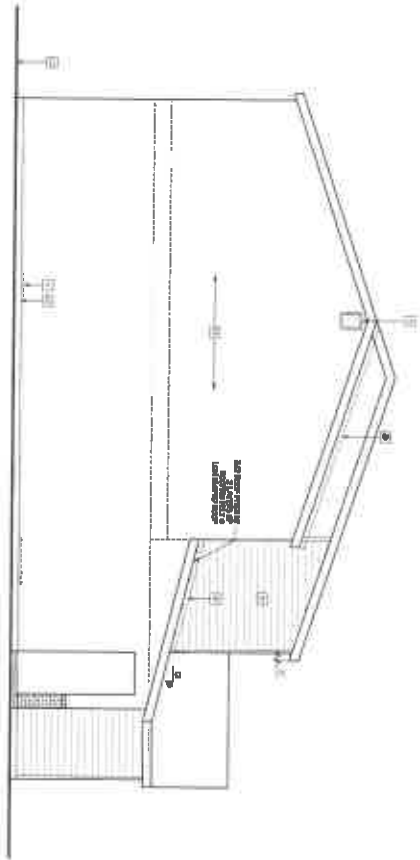
LENNAR
 6000 N. PALM AVE, SUITE 110, FRESNO, CA, 93711 PHONE (558) 447-3400

VISALIA
 PLAN 4024 (HARMONY)

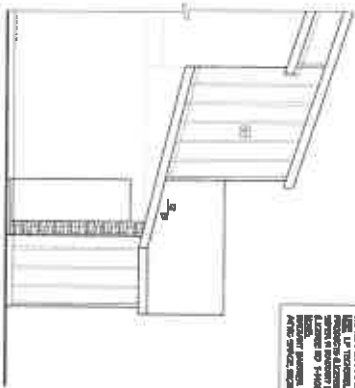
DATE: 08/24/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REV.	DESCRIPTION OF WORK

The information, specifications and items represented herein have been developed and prepared by the architect and are intended to be used in conjunction with the contract documents. It is the responsibility of the contractor to verify the accuracy of the information and to obtain all necessary permits and approvals. The architect shall not be responsible for the construction of the project.

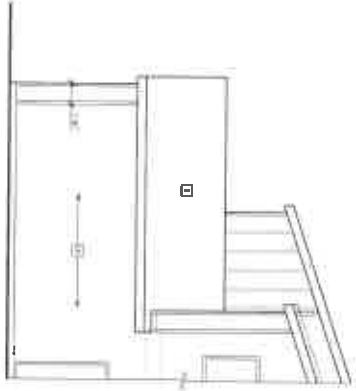


LEFT ELEV - A
SCALE 1/8" = 1'-0"

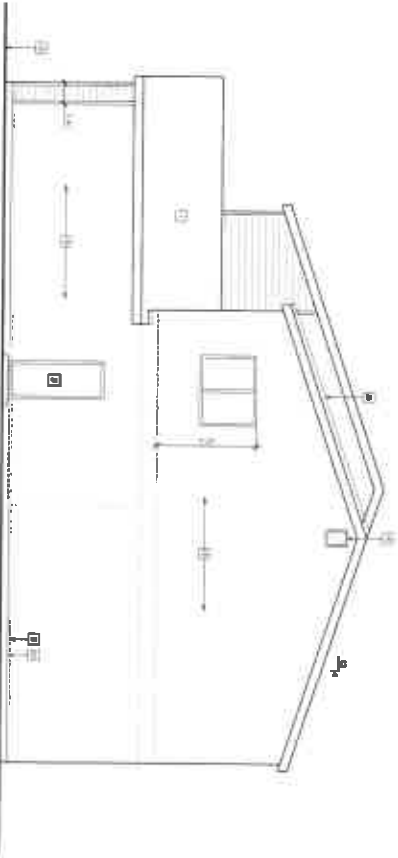


PARTIAL LEFT ELEV - B
SCALE 1/8" = 1'-0"

<input type="checkbox"/>	ELEVATION KEYNOTES
	SEE ELEVATION KEYNOTES ON SHEET A-3
	NOTE FOR SHOWN DRAWINGS: THIS SET OF DRAWINGS IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF CONTRACT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



PARTIAL RIGHT ELEV - B
SCALE 1/8" = 1'-0"



RIGHT ELEV - A
SCALE 1/8" = 1'-0"

REVERSE

A-3.1R

LENNAR
6080 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (558) 447-3400

VISALIA
PLAN 4024 (HARMONY)

SPR. 5/2007 CONCRETE SERIES

DATE	DESCRIPTION OF WORK

The architect, draftsman and their associates shall remain the property of Lennar Homebuilding, Inc. and shall not be copied, distributed or used in connection with any project without the written consent of Lennar Homebuilding, Inc.

Exhibit "K"

Variance Findings Prepared by Applicant

RIVER ISLAND RANCH VARIANCE FINDINGS

Lennar Homes of California, Inc.

Revised December 2, 2020

Owner/Applicant:

Lennar Homes of California
c/o Mr. Bill Walls
8080 N. Palm Ave. Suite 110
Fresno, CA. 93711

Representative:

Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, CA 93721
559-445-0374

Property Location:

The 55.9 +/- acres composing the River Island Ranch as recorded on June 2, 2020 in the City of Visalia, Tulare County, California. Please see the attached map of River Island Ranch subdivision map.

Existing Zone Designation:

R-1-5

Existing General Plan Land Use Designation:

Residential

Request:

Grant a Variance to allow deviations from development standards for 6 lots within the 55.99+/- acre, 239 lot River Island Ranch subdivision.

Background:

Lennar Homes of California, Inc. (Lennar Homes) purchased the subject residential subdivision of 55.99 acres from another developer. For reasons unclear, adequate evaluation of the intended Lennar homes product ability to be located within the subdivision did not occur. Escrow closed and it soon became apparent that certain lots would not meet established City of Visalia development standards using the homes that Lennar Homes intended to construct on the subject property.

As is typical in the residential development industry, each homebuilder has a particular product that they believe meets market demand. For example, Lennar Homes extensively studies each market in which it participates to find the right blend of housing products to produce. Lennar Homes feels very comfortable that the proposed homes will be well received by the Visalia market.

It is not possible for Lennar Homes to design a product specifically for the subject subdivision as the home building design process can take many months and is expensive. The Lennar Homes business model is to develop high value, quality homes with large economies of scale by using similar products in varying markets and passing on those economies to the buyer. The business model also allows Lennar Homes to market a very competitively priced product and community with extras not found in its competitor's products. These economies of scale are simply not available if a subdivision requires a unique building design.

As illustrated in the attached map, some home plans will not comply with certain city standards. The proposed location of homes does not impair functionality nor pose safety impacts to the future owners or the public.

Lennar Homes design staff have worked cooperatively with City of Visalia planners to propose locations of the proposed homes within the subdivision to optimize functionality, safety as well as achieving as much of the development standard as possible. Lennar Homes eliminated its top selling single story model (Plan 4022) from the Coronet series to have more lots comply with city standards as that home was too deep. Lennar Homes also substituted homes with shorter depths and made other modifications to its intended model mix to have the greatest number of homes in compliance as was practical.

This request seeks relief for 6 of the 239 Lennar homes that cannot fit on a predesigned lot. Five of the lots that require a Variance are on cul de sacs that pose special setback issues. The other lot is on a knuckle that also poses its own setback constraints. Both circumstances require fitting a rectangular form a certain distance on a curvilinear angle. The proposed Variance seeks relief for those 6 lots.

Finding 1:

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

Section 17.02.020 of the City of Visalia Zoning Ordinance entitled, *Purpose* was enacted to *preserve and promote the public health, safety and welfare of the city, and of the public generally and to facilitate growth and expansion of the municipality in a precise and orderly manner.* The proposed variance will comply with all public health and safety standards.

More specifically, the zoning ordinance intends to achieve the following objectives applicable to this request:

- a. ***Promote the stability of existing land uses that conform to the district in which they occur.***

All lots meet side yard setbacks. All but one lot conforms to the mandated depth and that lot functionally complies as the protrusion does not affect driveway depth.

Therefore, the project causes no health or safety impacts.

The proposed project will allow product types matched for their compatibility to be developed within the subject development. The proposed variance will enhance stability of the architectural character, provide appropriate pricing to allow varying houses sizes and types and protect the project theme.

- b. ***Ensure that public and private lands ultimately are used for purposes that are appropriate and most beneficial for the city;***

Granting the proposed variance will assure that the subject development is constructed in accordance with the original vision of a generally unified housing product provided the community at time of approval. Without the proposed variance, a variety of homes with incompatible pricing, size and style could be located in the subject development which would not be appropriate as such mixing reduces demand and housing values neither appropriate or beneficial to the project's future buyer or the city. Commonly referred to as *functional obsolescence*, as they are incurable causing a permanent diminution in value.

- c. ***Avoid a concentration of structures adjoining each other or juxtaposed too closely together in close proximity to each other;***

A primary goal of Lennar Homes and the city is to provide a range of housing types and opportunities. The variety of homes proposed was carefully chosen by Lennar Homes to meet the Visalia market demand while creating a sense of community without unnecessary uniformity that is uninteresting and stifles buyer interest. Placing a row of the smallest homes or homes incompatible with the other homes in the project to comply with the strict implementation of the required development standards is more detrimental than allowing the proposed deviations that have no functional impact on livability. It is noted the product mix remains in a manner to create interest and product diversity.

- j. ***Implement the goals, policies and map of the general plan. (Ord. 2017-01 (part), 2017:***

The purpose of the city's Land Use Element is to present a framework to guide future land use decisions and development in Visalia, while also *enhancing community character and improving the city's look and feel*. As described above, the proposed variance will allow a variety of attractive homes for which there is proven demand to be built that do not sacrifice public health, safety or welfare. The two home types offered by Lennar Homes will share a common theme and will be attractively placed on their respective lots creating a sense of community and character.

Finding 2:

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

The fact that the subdivision has been approved and recorded represents an extraordinary condition given the applicant has committed through premarketing efforts to deliver the proposed array of homes to this property. The proposed products have been successfully received by the Visalia market. For a variety of reasons, other property owners would have little or no interest in developing the Lennar Homes products.

The applicant worked diligently with city staff to assess all practical options to avoid the proposed variance including eliminating their most popular model. Making public safety the priority, the proposed deviations represent the best combination of home locations and setback modifications. Options that exacerbated deviations or posed potential public safety issues were eliminated from consideration. Also, circumstances where the same models of homes would be located in sequence were minimized.

Finding 3:

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

The applicant has the right to develop the subject site with single family homes as was expected by the community when the subdivision map was approved. No special privilege is being granted the applicant remains obligated to comply with all other development conditions and standards.

To avoid the necessity of a variance on a greater number of lots, the applicant has reduced the size of many homes in the project. Simply, smaller homes typically mean smaller profits. In this economy of ever-increasing costs of materials and fees, an optimum blend of housing must be achieved or project does not make business sense. Frankly, the applicant's error of misunderstanding the difficulty of placing the proposed homes on the site has been costly and not a privilege other developers desire.

Finding 4:

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

No special privilege is being granted the applicant he remains obligated to comply with all other development conditions and standards. The proposed deviations do not affect health safety or welfare standards. No change in the use of the property, its intensity, roadway widths, or product types would be affected by the proposed Variance.

As mentioned above, Lennar Homes eliminated its top selling single story model (Plan 4022) from the Coronet series to have more lots comply with city standards as that home was too deep. Lennar Homes also substituted homes with shorter depths and made other modifications to its intended model mix to have the greatest number of homes in compliance as was practical.

Finding 5

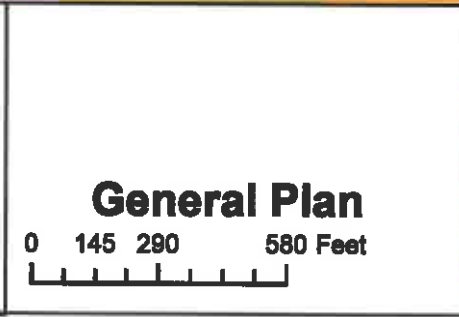
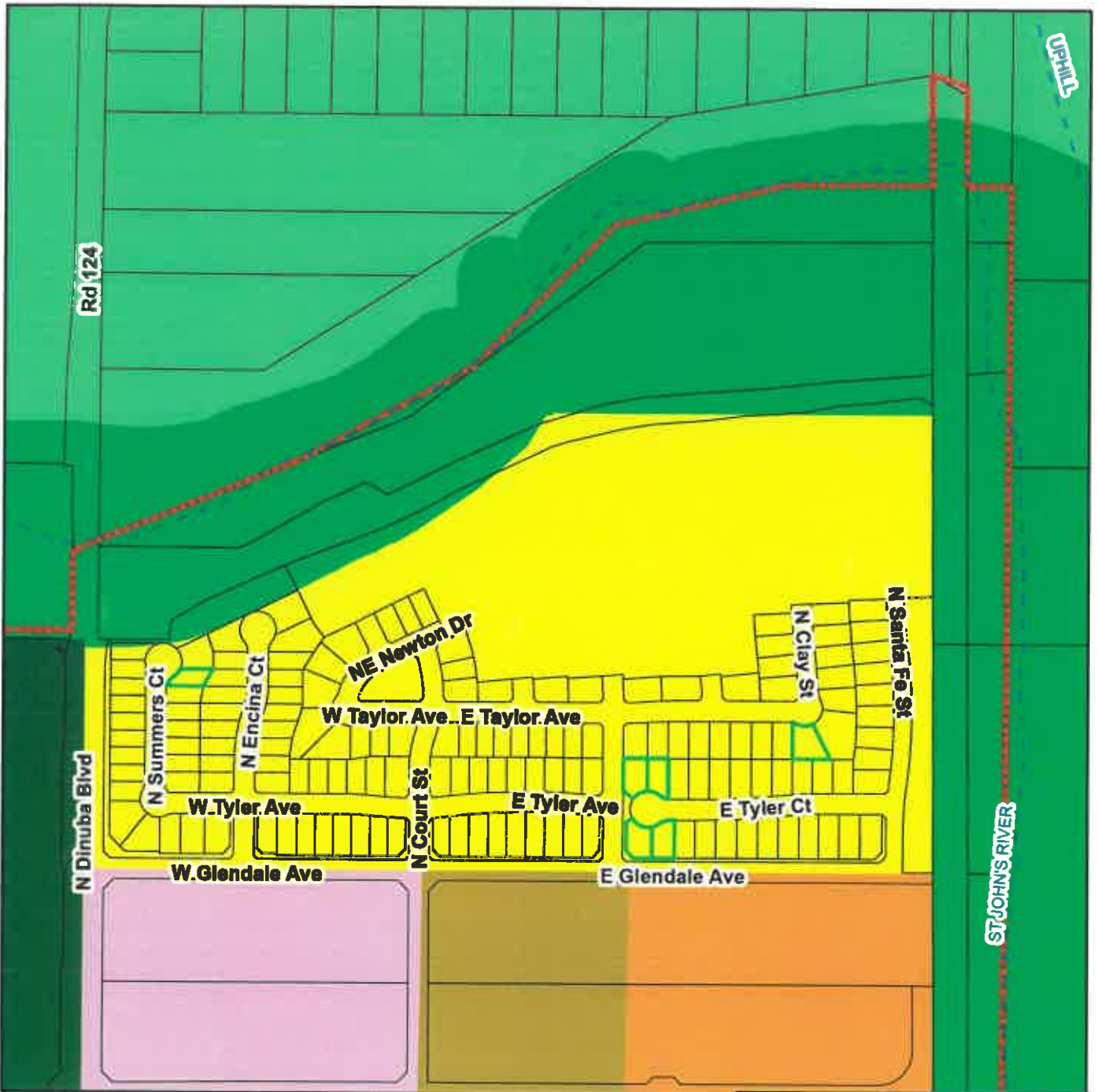
That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Based on the following facts, the proposed variance will not be detrimental as defined by the city zoning ordinance:

- a. The proposed deviations do not affect health safety or welfare standards.
- b. No change in the use of the property, its intensity, roadway widths, or product types would be affected by the proposed variance.
- c. All proposed changes are internal to the existing development and would not appear architecturally inappropriate, out of scale or otherwise incompatible with surrounding residential development. In most cases, the deviations are so insignificant that unless one was specifically checking such standards, they would not be recognizable.
- d. All lots meet side yard setbacks.
- e. All but one lot conforms to the mandated depth and that lot functionally complies as the protrusion does not affect driveway depth.
- f. Relief is sought for 6 of the 239 Lennar homes that cannot fit on a predesigned lot. Five of the lots that require a Variance are on cul de sacs that pose special setback issues. The other lot is on a knuckle that also poses its own setback constraints. Both circumstances require fitting a rectangular form a certain distance on a curvilinear angle and represent 2% +/- of proposed lots.

Variance No. 2020-11

The Variance request pertains to
 Lots 11, 12, 45, 107, 134 and 135
 of the River Island Ranch subdivision



Legend

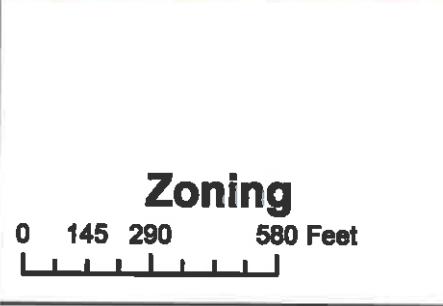
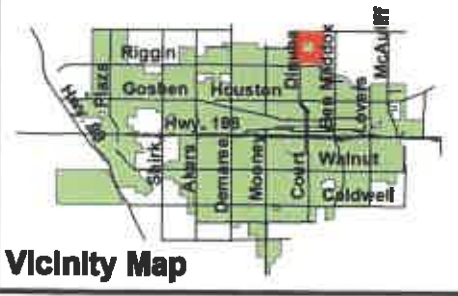
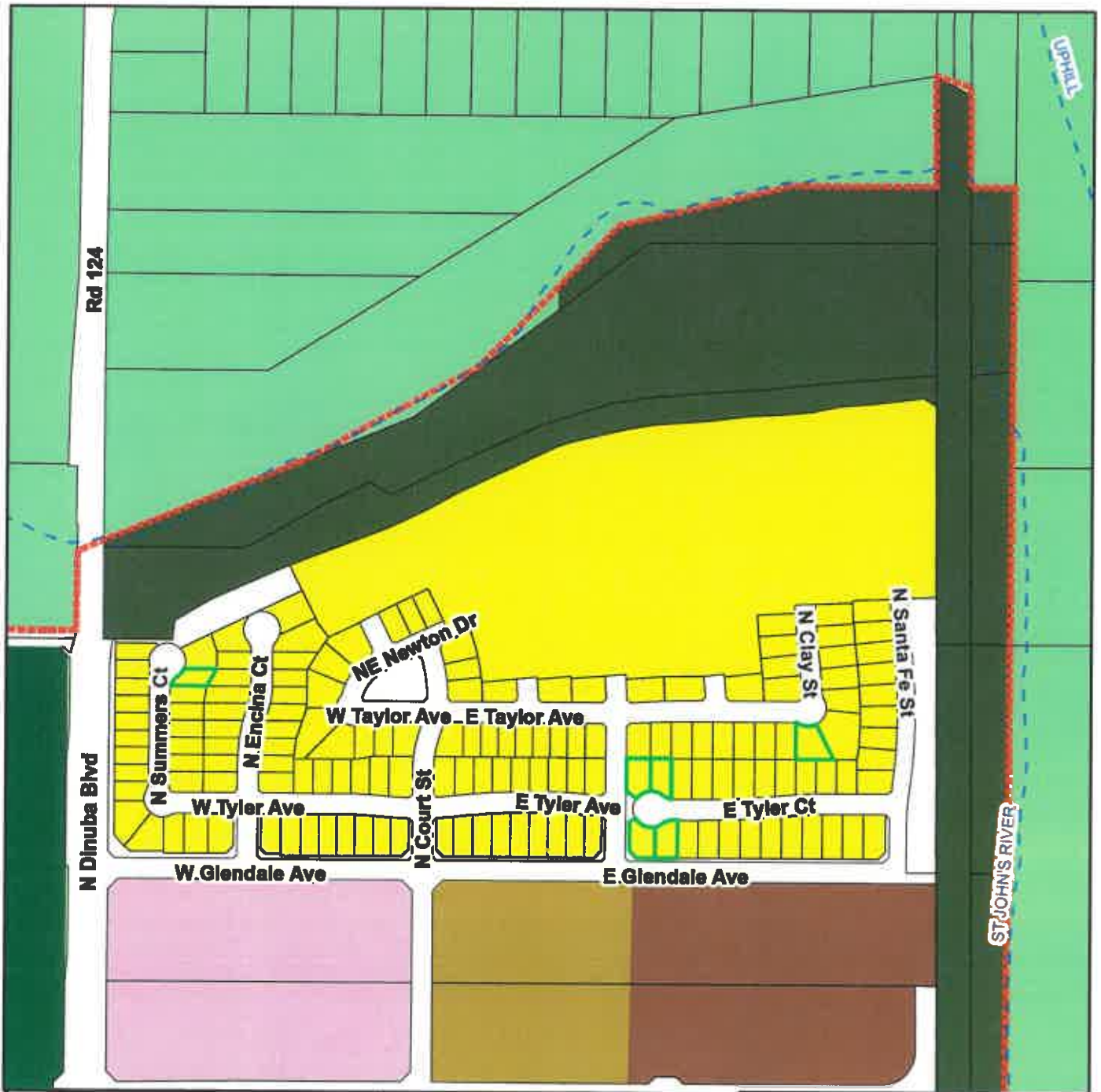
- WATERWAYS
- CITY LIMITS
- Parcels
- Agriculture
- Conservation
- Commercial Mixed Use
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density

Project Site

Parcels

Variance No. 2020-11

The Variance request pertains to
 Lots 11, 12, 45, 107, 134 and 135
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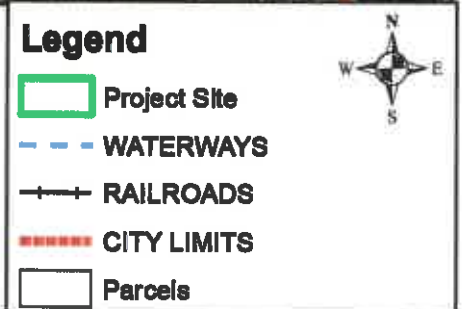
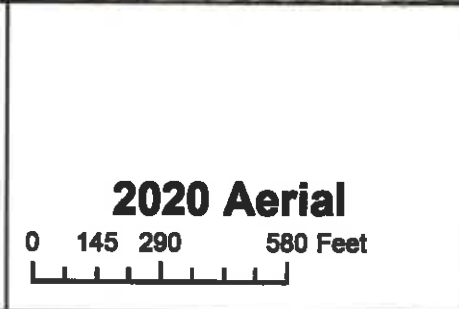
Legend

- Project Site
- WATERWAYS
- RAILROADS
- CITY LIMITS
- Parcels
- R-M-3 - 1,200 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- R-1-S - 5,000 SF Min Site Area
- OS - Open Space
- OP - Open-Public
- C-MU - Mixed Use Commercial
- A - Agriculture
- X - County Areas

N
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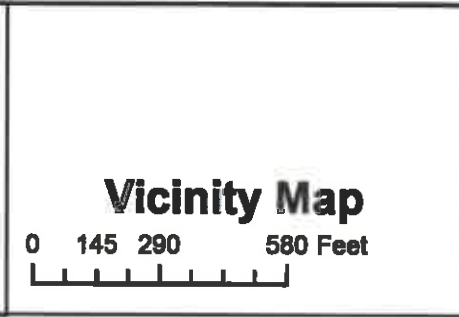
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Legend

- Project Site
- WATERWAYS
- RAILROADS
- CITY LIMITS
- Parcels

ST. JOHN'S RIVER