

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY, JANUARY 11, 2021

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

WORK SESSION MEETING TIME: 6:00 PM

REGULAR 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. CALL TO ORDER WORK SESSION

WORK SESSION ITEM

- A. This work session item is being conducted to introduce and take public comment on a Public Review Draft Feasibility Study prepared ahead of a potential Agricultural Mitigation Program (AMP) for the City of Visalia.

ADJOURN TO REGULAR MEETING

2. CALL TO ORDER REGULAR MEETING –

3. THE PLEDGE OF ALLEGIANCE –

- 4. CITIZEN'S COMMENTS –** This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

5. CHANGES OR COMMENTS TO THE AGENDA –

- 6. CONSENT CALENDAR -** All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.

- No Items on the Consent Calendar

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2020-32: A request to construct a residential structure exceeding 10,000 square feet in the R-1-20 (Single Family Residential, Minimum 20,000 sq. ft. lot size) zone. The site is located at 2524 North Linwood Street, on the east side of Linwood Street, 700 feet north of West Ferguson Avenue (APN: 077-190-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a), Categorical Exemption No. 2020-69.
8. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-10: A request to allow a variance from the minimum front and rear yard setbacks required in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone. The project is located at 3304 North Clay Street (APN: 079-330-024). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305(a), Categorical Exemption No. 2020-70.
9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - a. Tentative Parcel Map No. 2020-10: A request by TorMon Global Inc. and Octavio Montejano, to subdivide a 20,177 square foot parcel into three parcels in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) zone. The project site is located 1322, 1326, and 1328 South Santa Fe Street (APN: 097-241-026). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-71.
 - b. Conditional Use Permit No. 2020-33: A request by TorMon Global Inc. and Octavio Montejano to subdivide a 20,177 square foot parcel into three parcels without public street access and on a site less than two acres in size in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) zone. The project site is located 1322, 1326, and 1328 South Santa Fe Street (APN: 097-241-026). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-71.
10. PUBLIC HEARING – Amy Weiser, Principal Planner
 - a. General Plan Amendment No. 2020-06: A request by San Joaquin Valley Homes to amend the General Plan Land Use Map by revising the Tier 1 and Tier 2 Urban Growth Development Tiers in order to move a 19.11 acre site from the Tier 2 Growth Boundary to the Tier 1 Growth Boundary; and, to move approximately 24.4-acres from the Tier 1 Growth Boundary to the Tier 2 Growth Boundary. The affected sites are located on the east side of N. Akers Street between W. Sedona Avenue and south of the Modoc Irrigation canal (APN:077-060-034, 19.11-acre site), and 24.4-acres of an overall 72.49-acre site located on the south side where West Riverway Avenue terminates west of North Chinowth Street (APN:077-060-024). 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. 2020-51 was adopted.
 - b. Annexation No. 2020-01: A request by San Joaquin Valley Homes to annex one parcel totaling 19.11-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density in the General Plan Map. The affected sites are located on the east side of North Akers Street between West Sedona Avenue and south of the Modoc Irrigation canal (APN:077-060-034, 19.11-acre site), and 24.4-acres of an overall 72.49-acre site located on the south side where West Riverway Avenue terminates west of North Chinowth Street (APN:077-060-024). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation

and that Negative Declaration No. 2020-51 was adopted.

- c. Greystone 3 Tentative Subdivision Map No. 5576: A request by San Joaquin Valley Homes to subdivide a 19.11-acre parcel into 63 lots for residential use consistent with the R-1-5 zoning district and additional lots for landscaping and lighting district lots, pedestrian connections to the Modoc Trail and a pocket park. The affected sites are located on the east side of North Akers Street between West Sedona Avenue and south of the Modoc Irrigation canal (APN:077-060-034, 19.11-acre site), and 24.4-acres of an overall 72.49-acre site located on the south side where West Riverway Avenue terminates west of North Chinowth Street (APN:077-060-024). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2020-51 was adopted.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Next Planning Commission Meeting is Monday, January 25, 2021.
- b. Vehicle Miles Traveled Presentation to Planning Commission at future date.
- c. City Council hearing for Variance No. 2020-08.

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JANUARY 21, 2021 BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 25, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 11, 2021

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

SUBJECT: Conditional Use Permit No. 2020-32: A request to construct a residential structure exceeding 10,000 square feet in the R-1-20 (Single Family Residential, Minimum 20,000 sq. ft. lot size) zone. The site is located at 2524 North Linwood Street, on the east side of Linwood Street, 700 feet north of West Ferguson Avenue (APN: 077-190-016).

STAFF RECOMMENDATION

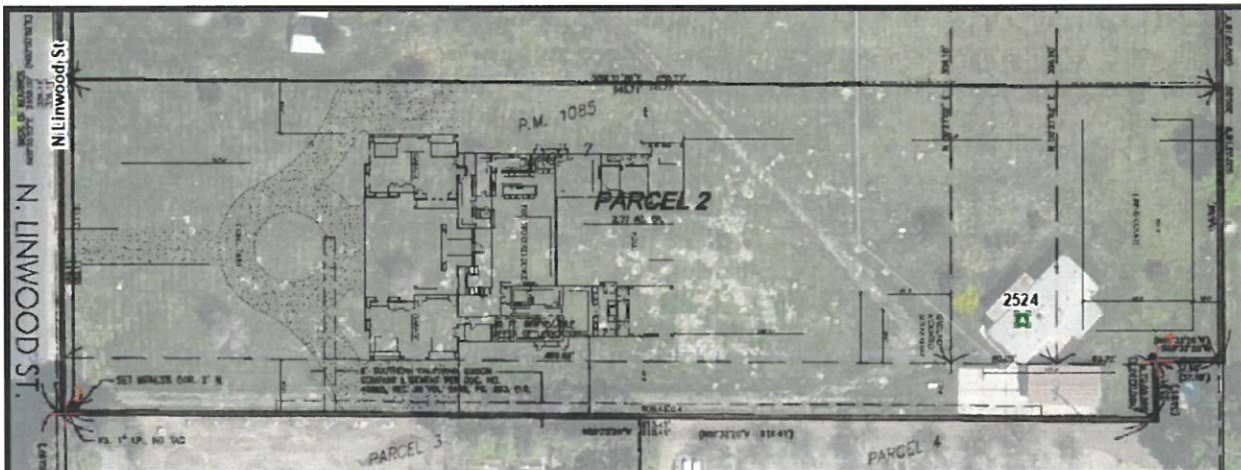
Staff recommends that the Planning Commission approve Conditional Use Permit No. 2020-32, based on the findings and conditions in Resolution No. 2020-68. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2020-32 based on the findings and conditions in Resolution No. 2020-68.

PROJECT DESCRIPTION

Conditional Use Permit No. 2020-32 is a request to allow a new 11,347 square foot single family residential home to be constructed on a 2.77 acre parcel in the R-1-20 zone. Pursuant to Section 17.12.040 of the Zoning Ordinance, residential structures and accessory buildings totaling more than 10,000 square feet require approval of a conditional use in single-family residential zones. The majority of the property is vacant with the exception of a small residential structure at the rear of the parcel, which the applicant will eventually remove to accomplish their proposed project. The site plan in Exhibit "A" (and shown over imagery below) shows a single family residential home measuring 11,347 square feet fronting North Linwood Street. The applicant also proposes the placement of a ground mounted solar array and tennis court at the rear of the property.



The property was recently subdivided per the approval of Tentative Parcel Map No. 2019-02, and the applicant has identified their desire to develop the 2.77 acre parcel with a single-family home rather than further subdividing the site.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium and High Density
Zoning:	R-1-20 – Single Family Residential
Surrounding Zoning and Land Use:	North: R-1-20 / Vacant South: R-1-20 / Single Family Residential East: R-1- / Single Family Residential West: N. Linwood / unincorporated / Large Lot Single Family Residential
Environmental Review:	Categorical Exemption No. 2020-69 Class 15303(a)
Special Districts:	None
Site Plan:	N/A

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

On October 26, 2015 the Planning Commission approved Conditional Use Permit No. 2015-31, which was a request to allow a residential buildings and accessory structures in excess of 10,000 sq. ft. on a residential lot in the R-1-6, Single Family Residential Zone, located at 2603 E. Goshen Avenue.

On May 13, 2019 the Planning Commission approved Tentative Parcel Map No. 2019-02, which was a request to subdivide 4.96 acres into two parcels for residential use on a site zoned R-1-20 (Single Family Residential, 20,000 sq. ft. minimum site area), located at 2524 N. Linwood Street.

PROJECT EVALUATION

Removal of Irrevocable Offers of Dedication

The approval of Parcel Map No. 2019-02 established Irrevocable Offers of Dedication for Parcels 1 and 2 (see Exhibit “B” Parcel Map No. 2019-02). The IOD’s, as shown in Figure 1 below, are required to ensure for future superblock connectivity should Parcels No. 1 and 2 be further subdivided in the future.

The requirement to establish the IOD’s was a result of staff anticipating that this site, along with Parcel 1 of Parcel Map No. 2019-02, could potentially be further subdivided similar to property directly to the north that received approval of a tentative subdivision map (i.e., Quintana De Oro Tentative Subdivision Map No. 5570). The Quintana De Oro Tentative Subdivision Map approved the subdivision of five acres into 14 lots with an average lot size of 11,832 square feet.

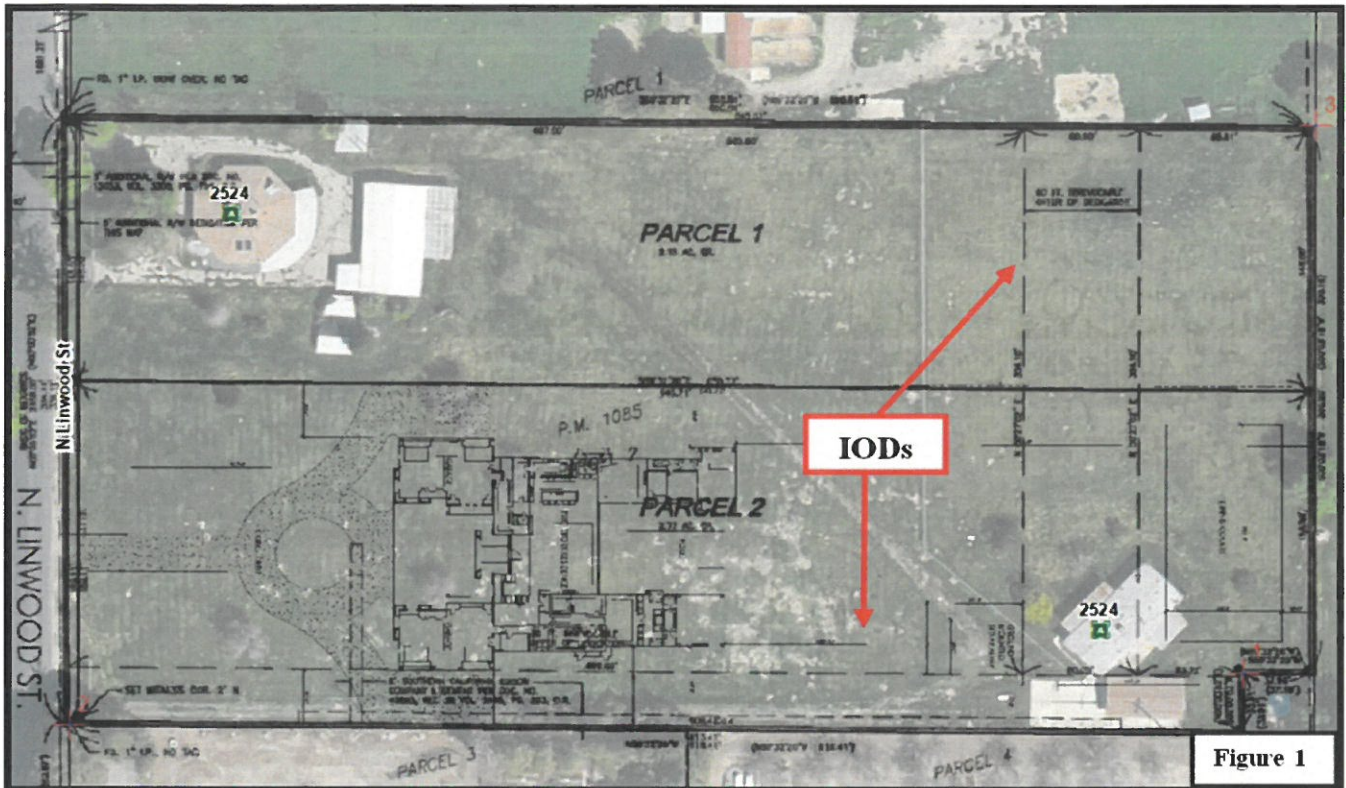


Figure 1

However, the parcel map staff report stated that should an alternate public street pattern be developed in the future, the IOD's for Rono Street and the half street may be amended or replaced.

The applicant has expressed, through this submittal, that smaller lot development will not occur on Parcel 2 and verbally expressed that Parcel 1 will also be developed with a single family residence. Based on the development pattern of Parcel 2, with an 11,347 square foot single family residential home, staff will initiate the termination of the IOD's for the future Rono Street and half street initially required for superblock connectivity (see Figure 1). The development of the site no longer requires the need for the future local streets, and retaining the IOD's based on the proposed development would result in the proposed home not complying with R-1-20 street side yard setbacks if the IOD for the southern half street were to be retained. Termination of the IOD's, by a separate resolution, requires City Council approval. Condition No. 3 has been included which states, "building permits will not be issued until the two IOD's have been terminated by resolution of the City Council."

Land Use Compatibility

Chapter 17.12.040(Q) of the Visalia Municipal Code describes residential structures and accessory buildings totaling more than ten thousand (10,000) square feet as a conditional use in single family residential zones. The applicant's proposal to construct an 11,347 square foot primary structure requires the applicant to seek the approval of the Planning Commission. Staff has determined that the proposed single family residence is consistent with neighboring uses and the underlying R-1-20 zoning designation. The addition of the 11,347 square foot primary structure is consistent with the applicant's future use for the site, which is to construct a new single family residence on this parcel, and the newly created parcel to the north. Once the IODs are removed, the proposed site plan (shown in Exhibit "A") will comply with the development standards regarding setbacks and height limitations as shown in Table 1 below.

Table 1: Required and Proposed Setbacks				
	Front	Rear	Side	Height
Required	35 feet	25 feet	10 feet	35 feet (max)
Proposed	165 feet	296.3 feet	30.2 feet	32.8 feet

Environmental Review

The requested action is Categorically Exempt under Section 15303(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-69).

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorically Exempt under Section 15303(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-69)

RECOMMENDED CONDITIONS OF APPROVAL

1. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A".
2. That any addition to the home or addition of accessory structures on the property will require an amendment to the Conditional Use Permit.
3. That the Irrevocable Offers of Dedication (IODs) shall be terminated by separate resolution, subject to City Council approval, prior to the approval of any building plans and issuance of a building permit for the 11,347 square foot single-family dwelling and accessory structures.
4. That all applicable federal, state and city laws, codes and ordinances be met.

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 & Policies
- Resolution No. 2020-68
- Exhibit "A" – Site Plan
- Exhibit "B" – Final Parcel Map No. 5268 (Tentative Parcel Map No.2019-02)
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

Related Plans & Policies

Visalia Zoning Ordinance – Title 17 of the Visalia Municipal Code

R-1-20 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

<u>Minimum Setbacks:</u>	Building	Landscaping
➤ Front	35 Feet	35 Feet
➤ Side	10 Feet	10 Feet
➤ Street side on corner lot	20 Feet	20 Feet
➤ Rear	25 Feet	25 Feet

*May encroach up to five feet with prior approval or on cul-de-sac lots.

Minimum Site Area: 20,000 square feet

Chapter 17.38 (Conditional Use Permits)

17.38.010 Purposes and powers.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

17.38.080 Public hearing--Notice.

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

Environmental Document # 2020-69

NOTICE OF EXEMPTION

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

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

Conditional Use Permit No. 2020-69

PROJECT TITLE

2524 N. Linwood St. (APN: 123-180-036)

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request to construct a residential structure exceeding 10,000 sq. ft., in the R-1-20 (Single Family Residential, Minimum 20,000 sq. ft. lot size) Zone district.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Anil Patel & Jagruti Patidar, P.O. Box 6397, Visalia, CA 93290

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

N/A

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15303(a)**
- Statutory Exemptions- State code number:

The project is a minor alteration of a land use limitation.

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

January 11, 2021

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2020-68

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-32, A REQUEST TO CONSTRUCT A RESIDENTIAL STRUCTURE EXCEEDING 10,000 SQUARE FEET IN THE R-1-20 (SINGLE FAMILY RESIDENTIAL, MINIMUM 20,000 SQ. FT. LOT SIZE) ZONE. THE SITE IS LOCATED AT 2524 NORTH LINWOOD STREET, ON THE EAST SIDE OF LINWOOD STREET, 700 FEET NORTH OF WEST FERGUSON AVENUE (APN: 077-190-016).

WHEREAS, Conditional Use Permit No. 2020-32, is a request to construct a residential structure exceeding 10,000 square feet in the R-1-20 (Single Family Residential, Minimum 20,000 sq. ft. lot size) zone. The site is located at 2524 North Linwood Street, on the east side of Linwood Street, 700 feet north of West Ferguson Avenue (APN: 077-190-016); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 11, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2020-32 as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15303(a).

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

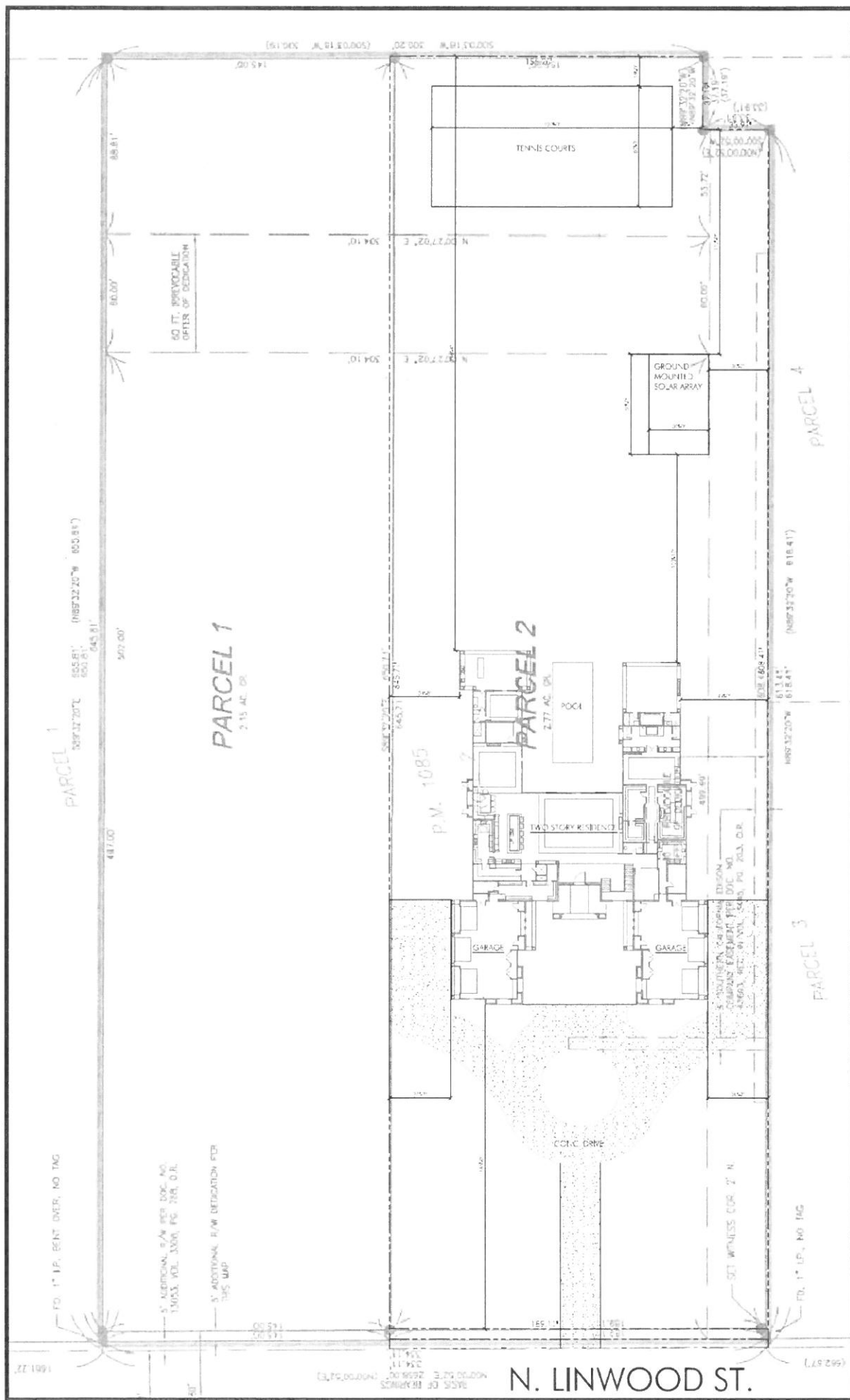
1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use permit would be compatible with adjacent land uses. The proposed use is compatible subject to compliance with the conditions of Project Approval of this conditional use permit.
4. That the project is considered Categorical Exempt under Section 15303(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-69)

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

1. That the site be developed and maintained in substantial conformance with the site plan and floor plan in Exhibit "A".
2. That any addition to the home or addition of accessory structures on the property will require an amendment to the Conditional Use Permit.
3. That the Irrevocable Offers of Dedication (IODs) shall be terminated by separate resolution, subject to City Council approval, prior to the approval of any building plans and issuance of a building permit for the 11,347 square foot single-family dwelling and accessory structures.
4. That all applicable federal, state and city laws, codes and ordinances be met.

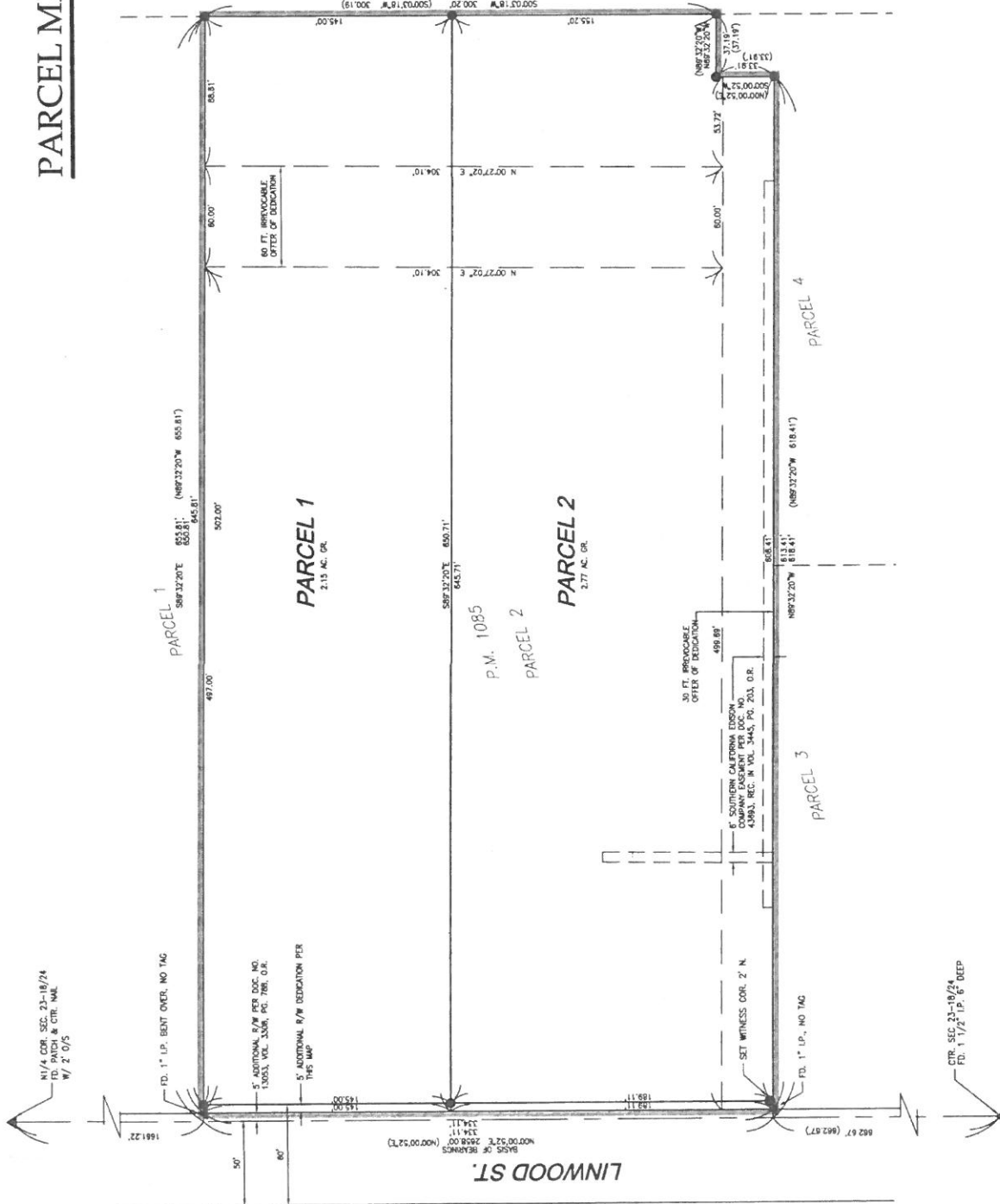
EXHIBIT - A



N. LINWOOD ST.

EXHIBIT - B

PARCEL MAP NO. 5268



BASIS OF BEARINGS

THE WEST LINE OF THE NE 1/4 OF SEC. 23, T18N, S. R. 24E, U.S.M. TAKEN AS INTRODUCED BY PARCEL MAP NO. 1085 REC. IN BK. 11 OF PARCEL MAPS AT PG. 88 T.C.R.

LEGEND

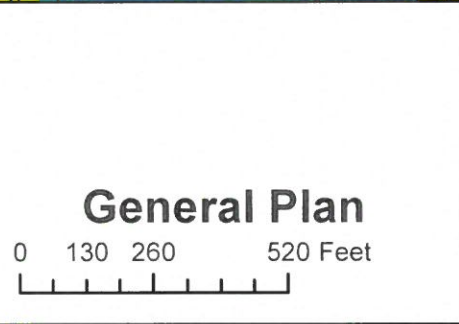
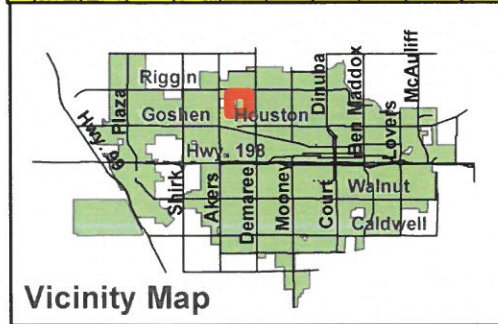
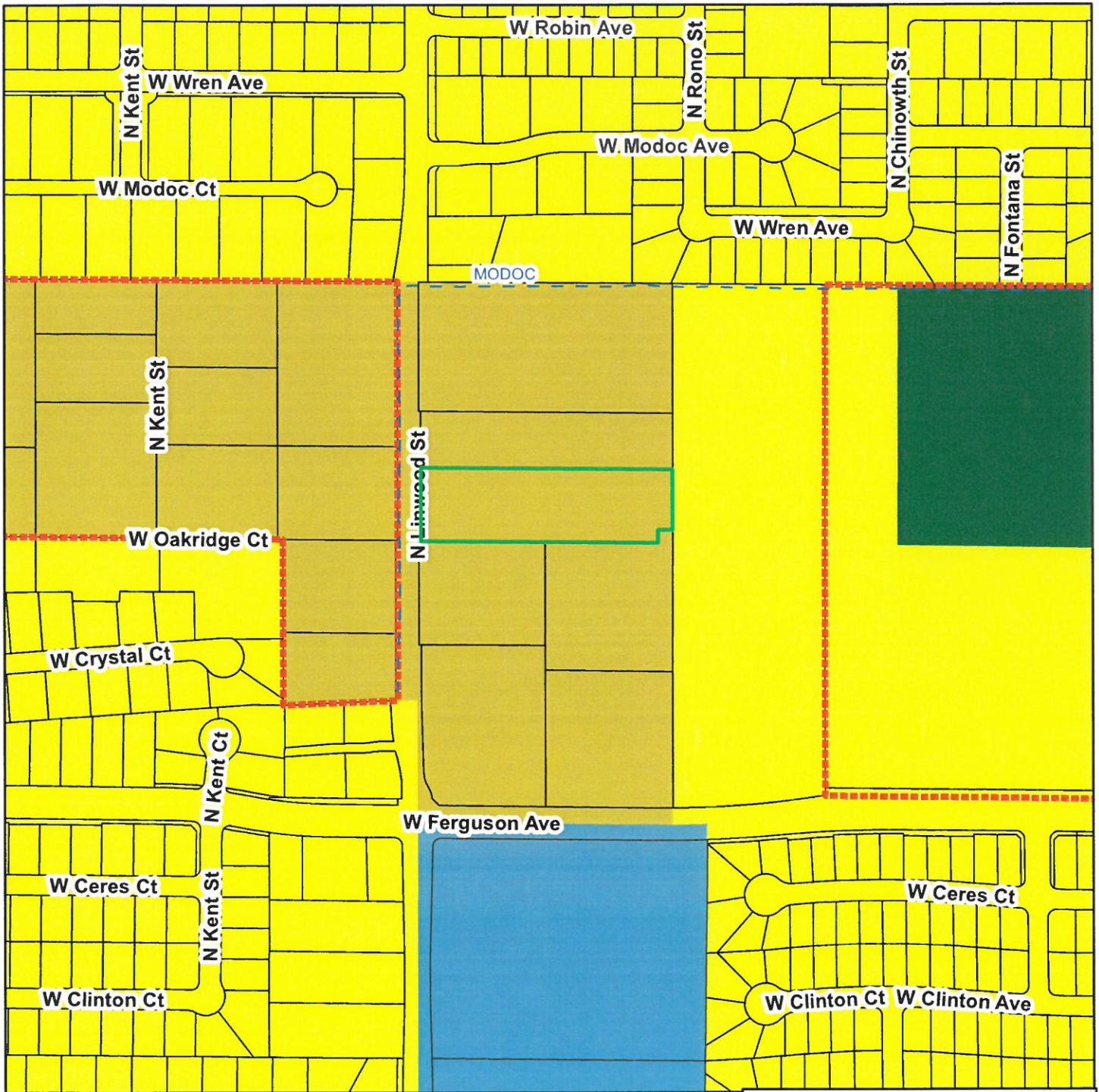
- ▲ TO & ACCEPTED MONUMENT AS DESCRIBED UNLESS NOTED OTHERWISE
- SET 1/2" REBAR MARKED PLS 5331
- () RECORD DATA AS PER PARCEL MAP NO. 1085 REC. IN BK. 11 OF PARCEL MAPS AT PG. 88 T.C.R.
- LINE INDICATES SUBMISSION BOUNDARY

MATTERS AFFECTING SUBJECT PROPERTY:

1. THIS LAND IS AFFECTED BY MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONSENT TO REMOVAL OF PERSONAL PROPERTY AFFIXED TO REAL PROPERTY PER DOC. NO. 49173, RECORDED IN BK. 3908, PG. 233, O.R. ON OCTOBER 13, 1981.
2. THIS LAND IS AFFECTED BY MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "CONSENT TO REMOVAL OF PERSONAL PROPERTY AFFIXED TO REAL PROPERTY PER DOC. NO. 49173, RECORDED IN BK. 3908, PG. 233, O.R. ON OCTOBER 13, 1981.

Conditional Use Permit 2020-32

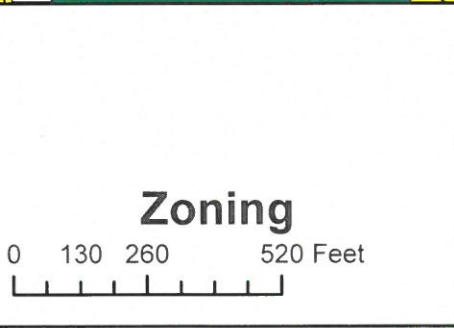
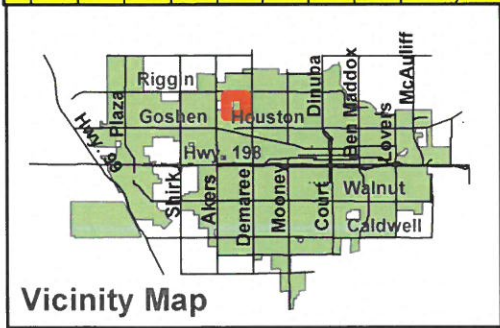
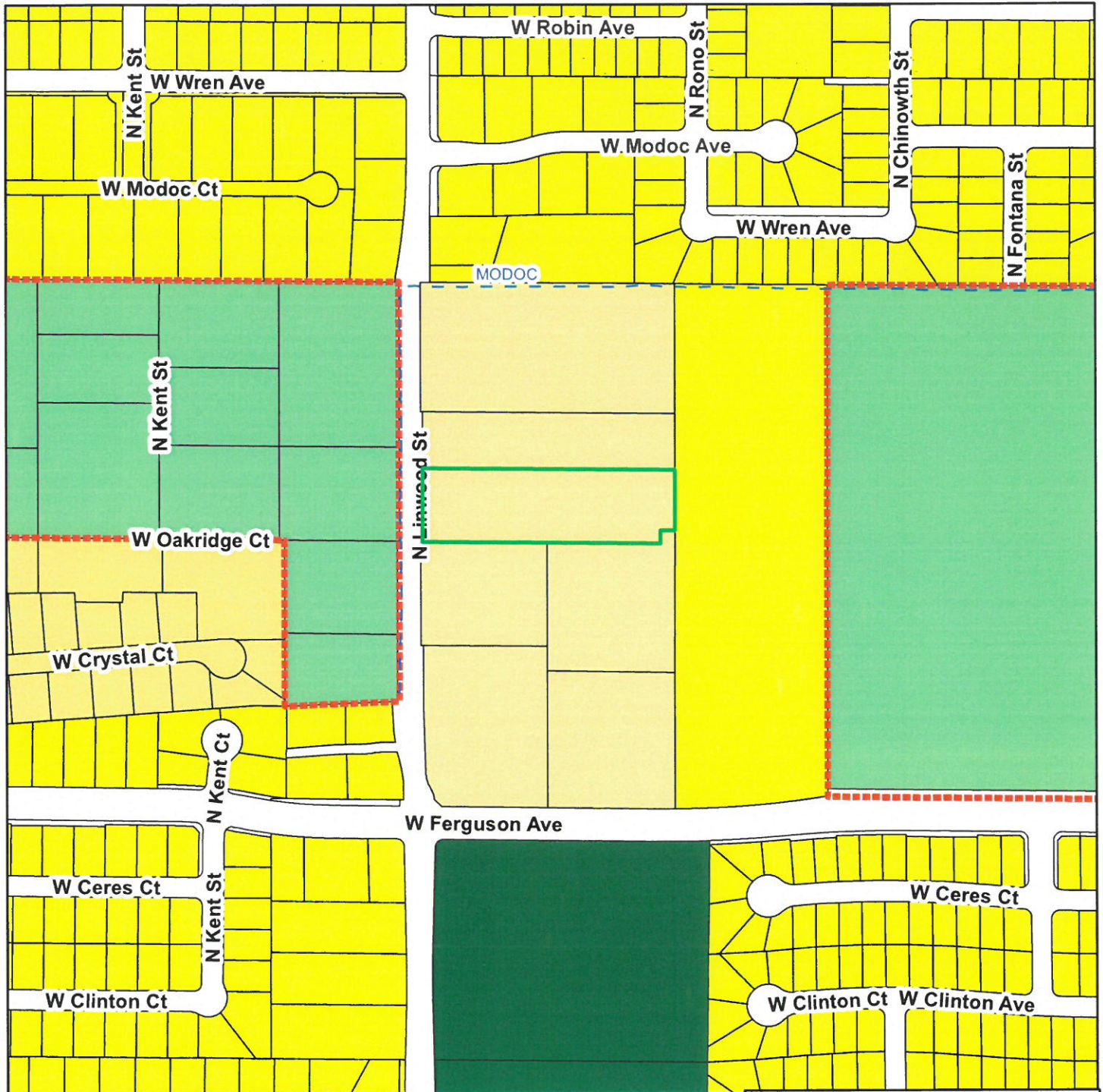
The project site is located at
 2524 North Linwood St
 Approx. 700ft north of West Ferguson
 (APNs: 077-190-016)



	Project Site
	Parcels
	WATERWAYS
	CITY LIMITS
	Public Institutional
	Parks/Recreation
	Residential Low Density
	Residential Very Low Density

Conditional Use Permit 2020-32

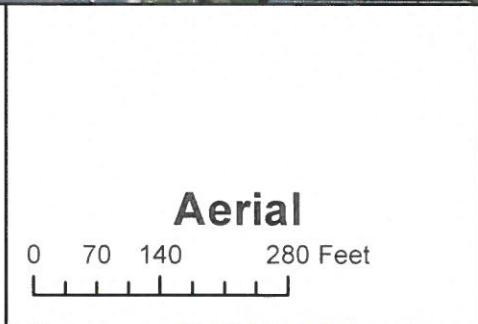
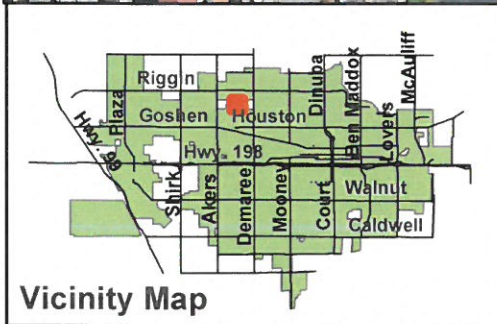
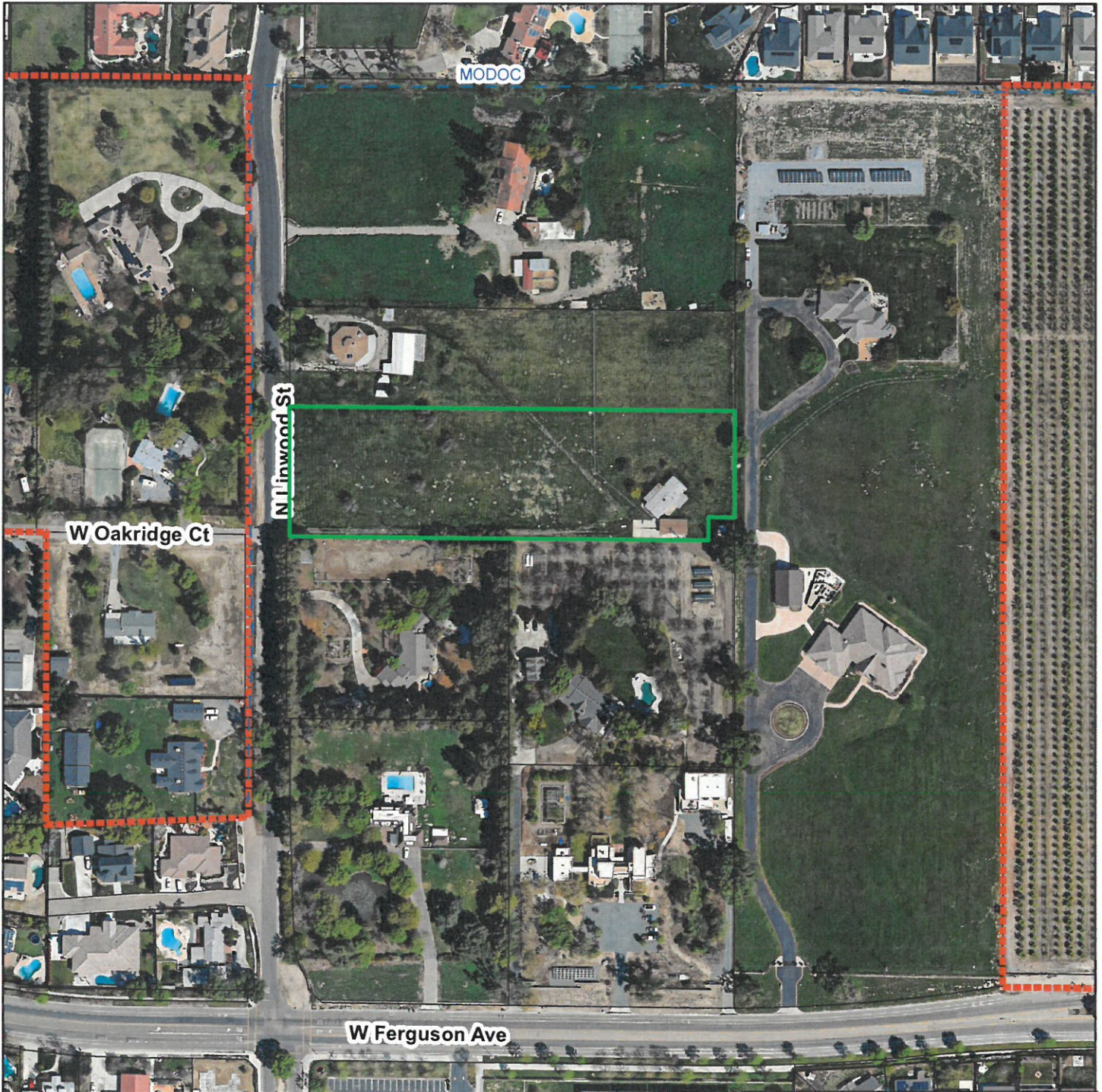
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	Project Site
	Parcels
	CITY LIMITS
	WATERWAYS
	R-1-5 - 5,000 SF Min Site Area
	R-1-12.5 - 12,500 SF Min Site Area
	R-1-20 - 20,000 SF Min Site Area
	QP - Quasi-Public
	X - County Areas

Conditional Use Permit 2020-32

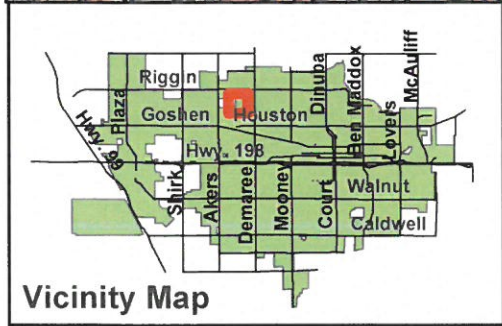
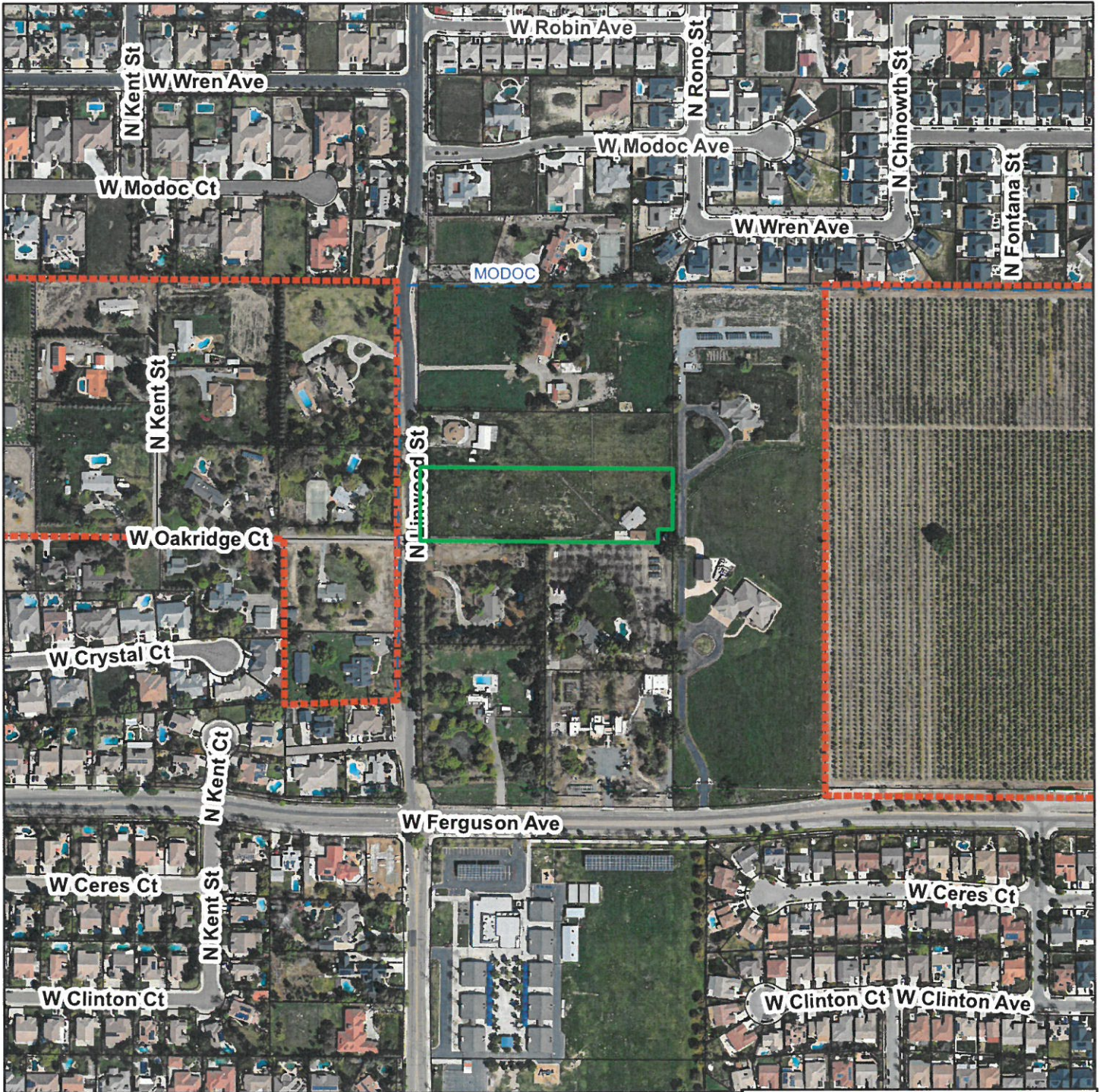
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- Project Site
- Parcels
- CITY LIMITS
- WATERWAYS

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- Project Site
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