

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: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
Email: cristobal.carrillo@visalia.city

SUBJECT: 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 S. Santa Fe Street (APN: 097-241-026).

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 S. Santa Fe Street (APN: 097-241-026).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2020-10 and Conditional Use Permit No. 2020-33 based upon the findings and conditions in Resolution No. 2020-70 and Resolution No. 2020-71. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and the Zoning and Subdivision Ordinances.

RECOMMENDED MOTION

I move to approved Tentative Parcel Map No. 2020-10, based on the findings and conditions in Resolution No. 2020-70.

I move to approve Conditional Use Permit No. 2020-33, based on the findings and conditions in Resolution No. 2020-71.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2020-10 is a request to subdivide a 20,177 square foot parcel into three parcels as shown in Exhibit "A". The existing parcel contains three duplexes currently under construction. The objective of the map is to allow for each duplex to be contained within its own parcel. Proposed Parcel 1 will be 8,609 square feet in size and will contain a trash enclosure to be shared by all three duplexes subject to the recordation of a shared facilities agreement as discussed in greater detail under the Access / Circulation / Shared Use section below. Proposed Parcel 2 and Parcel 3 will be 5,623 square feet and 5,945 square feet respectively. Both Parcel 2 and Parcel 3 will be without public street frontage and will access Santa Fe Avenue by way of a shared drive aisle along the northern 20 feet of the project site. Open space areas and seven onsite parking spaces will continue to be shared by all three duplexes.

Conditional Use Permit No. 2020-33 is a request to establish a planned unit development, to allow the creation of two lots (proposed Parcel 2 and Parcel 3) without public street frontage, and to allow for the division of a parcel less than two acres in size in the R-M-2 Zone. Parcel 2 and Parcel 3 will have access to Santa Fe Avenue via an approximately 20 foot-wide drive aisle along the north boundary of the project site (see Exhibit "A").

BACKGROUND INFORMATION

| | |
|------------------------------------|---|
| General Plan Land Use Designation: | Residential Medium Density |
| Zoning: | R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) |
| Surrounding Land Use and Zoning: | North: R-M-2 / Multi-family residential South: R-M-2 / Multi-family residential East: R-M-2 / Multi-family residential West: I (Industrial), QP (Quasi-Public) / The Olive Plant warehouse, City of Visalia trail way. |
| Environmental Review: | Categorical Exemption No. 2020-71 |
| Special Districts: | None |
| Site Plan Review No: | 2020-183 |

RELATED ACTIONS

Site Plan Review No. 2020-183 – On November 18, 2020 the Site Plan Review Committee approved a proposal for the construction of three duplex units on the project site. Building Permits were subsequently issued, permitting the construction of the three two-story duplexes, with each dwelling unit approximately 1,422 square feet in size. Construction of the duplexes is ongoing.

PROJECT EVALUATION

Planned Unit Development

The creation of a parcel without frontage on a public street requires a Planned Unit Development (PUD) which is reviewed and approved through the Conditional Use Permit (CUP) process. This allows deviation from normal zoning standards including access, lot size, and related yard requirements. The proposed division of land together with the PUD is consistent with the development pattern and residential density of areas within the surrounding neighborhood. The proposed lot sizes would maintain the medium residential density of the surrounding areas.

The building envelopes for all three parcels are incorporated into the site plan in Exhibit "A", showing the building orientations proposed for each lot. The building envelopes largely reflect R-M-2 zoning standards by maintaining typical lot orientation and minimum yard setbacks. The Site Plan Review Committee reviewed the proposed parcel map on November 18, 2020 and determined that the proposed project meets City development standards.

Section 17.16.050 of the Visalia Municipal Code (VMC) requires the approval of a CUP for the division of a lot less than two acres in size within the R-M-2 Zone. VMC Section 17.16.060 also requires that the minimum site area per dwelling unit in the R-M-2 Zone be 3,000 square feet

per dwelling unit. Although Parcels 2 and 3 do not meet the minimum 6,000 square foot site area requirement through the standards outlined in VMC Section 17.26.040, the project is consistent with VMC standards for PUD's. Specifically, though Parcels 2 and 3 are smaller than the minimums prescribed in the VMC, they may be considered by the Planning Commission if there are unique circumstances at play in their development. In this instance, the three duplexes shall function as a unified development with shared amenities/facilities.

Access / Circulation / Shared Use

The vehicular access for Parcel 1 will remain unchanged as it already contains direct access to Santa Fe Avenue. However, proposed Parcels 2 and 3 will access Santa Fe Avenue through a shared access easement along the northern 20 feet of the overall project site. Staff recommends Condition of Approval No. 5 on the Tentative Parcel Map and Conditional Use Permit be adopted which requires recordation of an agreement that addresses the property owners' maintenance of the easement area for Parcel's 2 and 3. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The agreement shall also address shared use of facilities on site, such as trash enclosures, open space areas, and guest parking.

California Water Service Will Serve Letter

California Water Service has provided a will serve letter for the proposed project. The letter is attached as Exhibit "B".

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (Spring Valley Association v. City of Victorville) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

| <u>GC Section 66474 Finding</u> | <u>Analysis</u> |
|--|--|
| (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451. | The proposed parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map. |
| (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans. | The proposed design and improvement of the parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map. |
| (c) That the site is not physically suitable for the type of development. | The site is physically suitable for the proposed parcel map, which is designated with multifamily residential land uses. This is included as recommended Finding No. 3 of the Tentative |

| | |
|---|---|
| | Parcel Map. |
| (d) That the site is not physically suitable for the proposed density of development. | The site is physically suitable for the proposed density of ongoing development under multifamily residential land use designations and the R-M-2 zone. All parcels will contain one duplex, for a total of six residential dwelling units. This is included as recommended Finding No. 4 of the Tentative Parcel Map. |
| (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. | The proposed design and improvement of the parcel map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map. |
| (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems. | The proposed design of the parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map. |
| (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. | The proposed design of the parcel map does not conflict with any existing easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map. |

Environmental Review

The requested action is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2020-71).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2020-10

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Multi-Family Residential land use designations and the R-M-2 zoning designation.
4. That the site is physically suitable for the proposed density of ongoing development under the Multi-Family residential land use designations and the R-M-2 zoning designation.

5. That the proposed tentative parcel map, design of the tentative map or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Conditional Use Permit No. 2020-33

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - 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 project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2020-10

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2020-183.
3. That Tentative Parcel Map No. 2020-10 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2020-33 shall be null and void unless Tentative Parcel Map No. 2020-10 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all other federal and state laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2020-33

1. That the planned development be developed in substantial compliance with Exhibit "A".

2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-183.
3. That Tentative Parcel Map No. 2020-10 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2020-33 shall be null and void unless Tentative Parcel Map No. 2020-10 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2020-33 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "A".
8. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. 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. 2020-70 – Tentative Parcel Map No. 2020-10
- Resolution No. 2020-71 – Conditional Use Permit No. 2020-33
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – California Water Service Will Serve Letter
- Categorical Exemption No. 2020-71
- Site Plan Review No. 2020-183 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Subdivision Ordinance **Chapter 16.28: Parcel Maps**

16.28.020 Advisory agency.

The Planning Commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps.

16.28.060 Hearing and notice.

A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.

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 proposed for subdivision.

16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental documents required by state law and local regulations adopted in implementation thereof.

16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the Planning Commission, he may, within ten days after the decision of the Planning Commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.

16.28.110 Right-of-way dedications.

A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.

B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

Chapter 17.26: Planned Development

17.26.010 Purpose and intent.

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

17.26.040 Development standards.

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

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.

4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.

5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

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

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

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

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.

2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.

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

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

F. Circulation.

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

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

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

G. Parking.

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

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

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

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

H. Trash Enclosures.

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

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

Chapter 17.30: Development Standards

17.30.015 Development standards.

A. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.

Zoning Ordinance

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.

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 that 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.

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.

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.

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 that was the subject of the permit application subject to the provisions of Section 17.38.065.

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.

17.38.080 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 that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

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.

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.

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.

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 ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2020-70

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 S. SANTA FE STREET (APN: 097-241-026).

WHEREAS, Tentative Parcel Map No. 2020-10 is 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 S. Santa Fe Street (APN: 097-241-026); 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 tentative parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia approves the proposed tentative parcel map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Multi-Family Residential land use designations and the R-M-2 zoning designation.

4. That the site is physically suitable for the proposed density of ongoing development under the Multi-Family residential land use designations and the R-M-2 zoning designation.
5. That the proposed tentative parcel map, design of the tentative map or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative parcel map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map be prepared in substantial compliance with Exhibit "A".
2. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2020-183.
3. That Tentative Parcel Map No. 2020-10 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2020-33 shall be null and void unless Tentative Parcel Map No. 2020-10 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all other federal and state laws and city codes and ordinances be complied with.

RESOLUTION NO. 2020-71

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 S. SANTA FE STREET (APN: 097-241-026)

WHEREAS, Conditional Use Permit No. 2020-33 is 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 S. Santa Fe Street (APN: 097-241-026); 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 Conditional Use Permit No. 2019-37, as conditioned, 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 project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - 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 project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2020-71). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause

substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

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 planned development be developed in substantial compliance with Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2020-183.
3. That Tentative Parcel Map No. 2020-10 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2020-33 shall be null and void unless Tentative Parcel Map No. 2020-10 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map..
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2020-33 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "A".
8. That all applicable federal, state, regional, and city policies and ordinances be met.



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

December 23, 2020

Cristobal Carrillo, Associate Planner
Economic Development & Planning Branch
Resource Management Agency
5961 South Mooney Blvd
Visalia, CA 93277

Will Serve Letter
1322, 1326, 1328 S Santa Fe Street, Visalia
APN 097-241-026

Dear Mr. Carrillo:

As a regulated utility, California Water Service Company Visalia district ("Cal Water") has an obligation to provide water service in accordance with the rules and regulations of the California Public Utility Commission (CPUC). Assuming you receive all required permits from Tulare County, Cal Water will provide water service to the above referenced project. Cal Water agrees to operate the water system and provide service in accordance with the rules and regulations of the California Public Utilities Commission (CPUC) and the company's approved tariffs on file with the CPUC. This will serve letter shall remain valid for **two years** from the date of this letter. If construction of the project has not commenced within this **two year** time frame, Cal Water will be under no further obligation to serve the project unless the developer receives an updated letter from Cal Water reconfirming our commitment to serve the above mentioned project. Additionally, Cal Water reserves the right to rescind this letter at any time in the event its water supply is severely reduced by legislative, regulatory or environmental actions.

Cal Water will provide such potable¹ water at such pressure as may be available from time to time as a result of its normal operations per the company's tariffs on file with the CPUC. Installation of facilities through developer funding shall be made in accordance with the current rules and regulations of the CPUC including, among others, Tariff Rules 15 and 16 and General Order 103-A. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to, booster pumps, storage tanks and/or water wells,² in addition to the cost of mains and

¹ This portion of the letter to be modified accordingly in the event the development for which this letter is being generated is to be served with potable and non potable water.

² For the districts that collect facility fees on a per lot basis, delete the reference to wells as a special facility here and add in the following sentence. "Developer will also be required to contribute towards Cal Water's water supply by paying facilities fees on a per lot basis as described in Rule 15"





CALIFORNIA WATER SERVICE

services. Cal Water will provide more specific information regarding special facilities and fees after you provide us with your improvement plans, fire department requirements, and engineering fees for this project.

This letter shall at all times be subject to such changes or modifications by the CPUC as said Commission may, from time to time, require in the exercise of its jurisdiction.

If you have any questions regarding the above, please call me at (559) 624-1600.

Sincerely,

Stephen Johnson 12/23/2020

Stephen Johnson
Interim District Manager

cc: Rashmi Kashyap – Cal Water Engineering Dept.
File



NOTICE OF EXEMPTION

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

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

Tentative Parcel Map No. 2020-10 and Conditional Use Permit No. 2020-33

PROJECT TITLE

1322, 1326, and 1328 S. Santa Fe Street (APN: 097-241-026)

PROJECT LOCATION

Visalia, CA

Tulare

PROJECT LOCATION - CITY

COUNTY

Tentative Parcel Map No. 2020-10: A request to subdivide a 20,177 sq. ft. site into three parcels in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) Zone.

Conditional Use Permit No. 2020-33: A request to subdivide a 20,177 sq. ft. site into three parcels, without public street access, on a site less than two acres in size, in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Cristobal Carrillo, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4443, cristobal.carrillo@visalia.city

NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT

TorMon Global Inc. and Octavio Montejano, 747 W. El Monte Way, Dinuba CA 93618, Phone: (833) 511-5411, E-mail: N/A.

NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT

Forester, Weber, & Associates, Attn: Dennis R. Forester, 1620 W. Mineral King Avenue, Visalia CA 93291, Phone: (559) 732-0102, E-mail: fredw@forester-weber.com

NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial
- Categorical Exemption – 15315, Minor Land Divisions
- Statutory Exemptions- State code number:

Per CEQA Section 15315, the proposed lot split is categorically exempt as it is located within a residentially zoned area, will be divided into three parcels, will require no variances or exceptions, has all services readily available, will be provided access through shared access agreement, has not been divided within the last two years, and does not have an average slope greater than 20 percent.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

(559) 713-4443

CONTACT PERSON

AREA CODE/PHONE

DATE

**Brandon Smith, Senior Planner
ENVIRONMENTAL COORDINATOR**



December 17, 2020

Octavio Montejano
747 W. Elmonte Way
Dinuba, CA 93618

Site Plan Review No. 20-183:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at Adrian.Rubalcaba@visalia.city.

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

This is your Site Plan Review Permit; your Site Plan Review became effective **November 18, 2020**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a large, light blue oval shape.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, (559) 713-4443

Date: November 18, 2020

SITE PLAN NO: 2020-183
 PROJECT TITLE: Santa Fe Townhouses
 DESCRIPTION: Divide Parcel into 3 Parcels each Parcel will Consist of 2 Townhouses
 APPLICANT: Octavio Montejano
 PROP. OWNER: Tormon Global Inc.
 LOCATION TITLE: 1324 S SANTA FE ST
 APN TITLE: 097-241-026
 GENERAL PLAN: Medium Density Residential
 EXISTING ZONING: R-M-2 – Multi-Family Residential 3,000 sq. ft. min. site area per unit

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

Rule 9510 – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Shared Parking/Access Agreement
- Common Utility Easement
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: November 18, 2020

1. A Tentative Parcel Map shall be required to divide the project site.
2. A Conditional Use Permit shall be required to create lots with no public street frontage.
3. The site plan shall show the location of all parking and open spaces areas.
4. The site plan shall provide setback details, in particular verifying that the buildings on the parcels are setback at minimum five feet from the boundaries of Parcel 2.
5. Correct the name of the easternmost parcel to Parcel 3 (listed as Parcel 2 on the site plan).
6. The applicant shall file a shared parking and access agreement for the three parcels.
7. The applicant shall file a common utility easement for the three parcels.

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 Feet

Minimum Setbacks:

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

Minimum Site Area: 3,000 square feet per unit

- Common open space 5% minimum
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 60 or more units
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.

➤ See Zoning Ordinance Section 17.16 for complete standards and requirements.

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

Signature _____



SPR 20183
SANTA FE TOWNHOUSES
1324 S SANTA FE ST.

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE ACCESS EASEMENT FOR
ACCESSING ALL PARCELS.

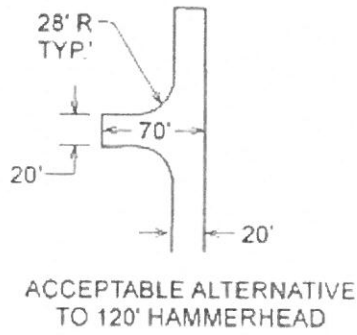
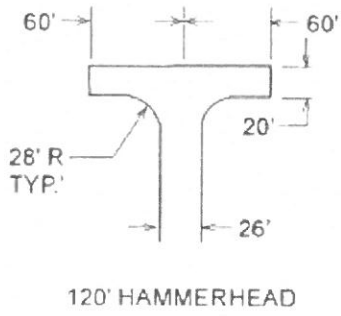
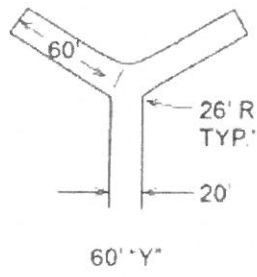
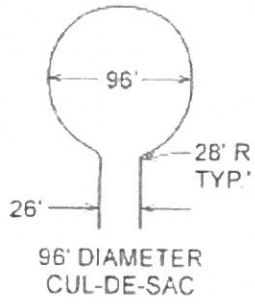
YAL GARCIA 11/18/20
Signature



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

| | |
|-------------|-------------------|
| Date | November 18, 2020 |
| Item # | 4 |
| Site Plan # | 20183 |
| APN: | 097-241-026 |

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines**.
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2019 CFC §507, App B and C
- ✕ Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2019 CFC Table D103.4



Corbin Reed
Fire Marshal



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once all of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D. The applicability of this guideline will be evaluated on February 1, 2020 by the Fire Marshal or Fire Chief.**

Cristobal Carrillo

From: Adrian Rubalcaba
Sent: Monday, December 21, 2020 5:17 PM
To: Cristobal Carrillo
Subject: RE: SPR 2020-183

I have not completed reports for the 11/18 meeting but I do have these notes for that item #4, 20-183:

- Provide common easements for parking, utilities, etc. with the map.
- Project has approved underlying development plan, ensure proposed map adheres to the plan layout.
- Provide a contrasting layout, to show the site development plan together with desired parcel lines.
- CUP req'd per Planning.

This help?

Thanx.

Adrian Rubalcaba
Associate Engineer

City of Visalia
Community Development/Engineering
315 E. Acequia Ave.
Visalia, CA 93291
(559)713-4271
(559)713-4833 Fax
adrian.rubalcaba@visalia.city








From: Cristobal Carrillo
Sent: Monday, December 21, 2020 1:24 PM
To: Adrian Rubalcaba
Subject: SPR 2020-183

Hey Adrian, would it be possible to get some preliminary SPR R&P comments for this project? I'm trying to schedule it for a 1/11/2021 Planning Commission, but don't want to do it until I can verify they're meeting all the SPR conditions. I got the R&P doc but it's missing Engineering comments. Please let me know when you can. I need to let Susan know by tomorrow if possible. Thanks!

Cristobal Carrillo, Associate Planner
City of Visalia
Community Development Dept., Planning Division
(559) 713-4443
Cristobal.Carrillo@visalia.city



This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

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



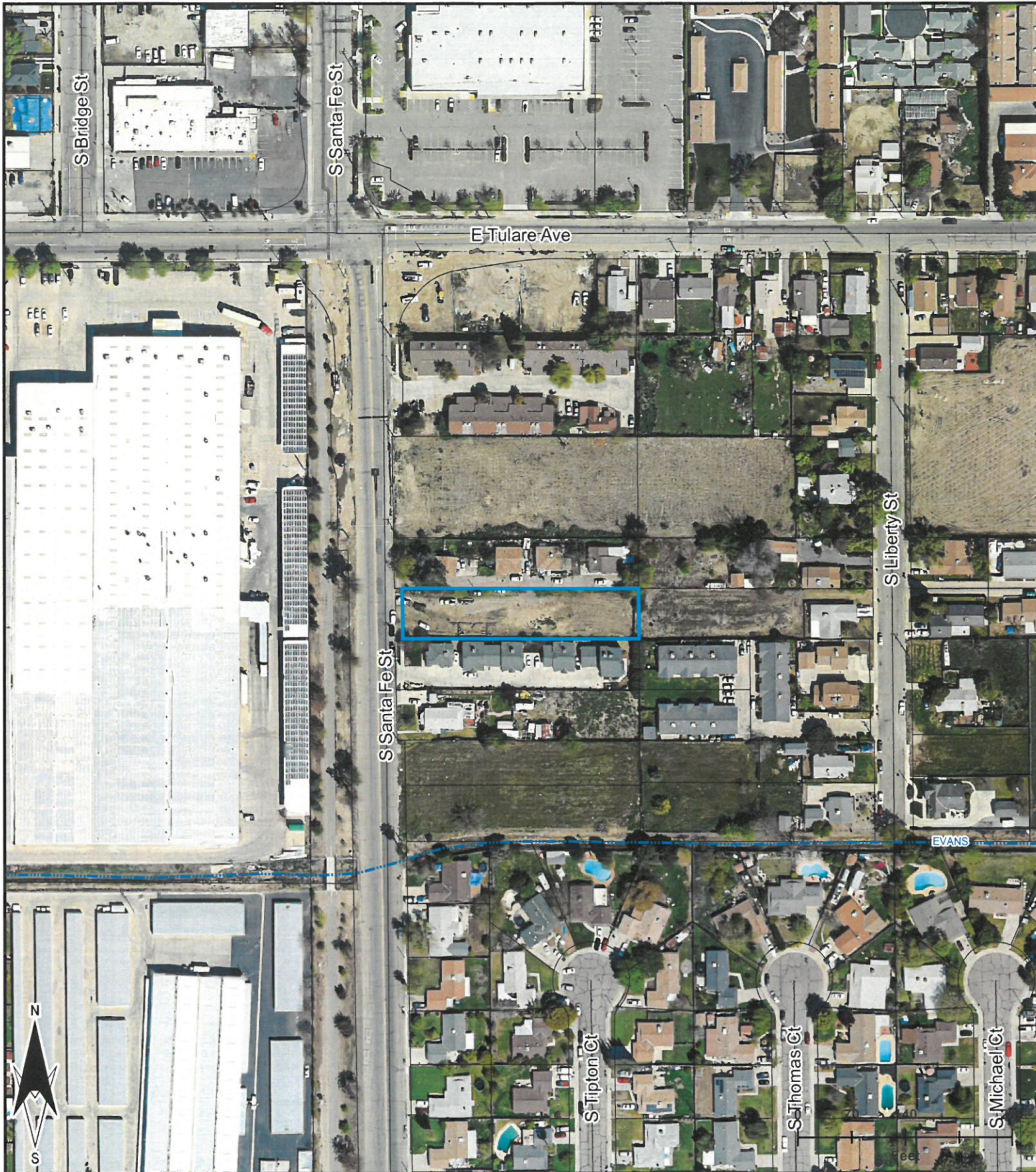
Tentative Parcel Map
No. 2020-10
Conditional Use Permit
No. 2020-33
 General Plan Map



**Tentative Parcel Map
 No. 2020-10
 Conditional Use Permit
 No. 2020-33**

Zoning Map





Tentative Parcel Map
No. 2020-10
Conditional Use Permit
No. 2020-33

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels





Tentative Parcel Map
No. 2020-10
Conditional Use Permit
No. 2020-33

Vicinity Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

