

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, MARCH 8, 2021

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

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

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No Items on Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-02: A request by Goodguys Tire and Auto Repair to construct a new, 6,924 square foot stand-alone tire, oil change, and light auto repair business on a 0.8-acre parcel in the C-R (Regional Commercial) zone. The site is located on the southside of West Cameron Avenue within the South Packwood Grove Shopping Center (APN: 000-013-611). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-07.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-03: A request by Corvina Partners, LLC. to construct four duplexes, totaling eight units on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) zone, which is part of the overall master-planned Shannon Village East Market Place. The site is located at the southeast corner of North Mooney Boulevard and East Corvina Avenue (APN: 000-013-842). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (b), Categorical Exemption No. 2021-04.

8. PUBLIC HEARING – Brandon Smith, Sr. Planner
Conditional Use Permit No. 2021-04: A request by Omni Land Development LLC to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on 5.88-acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the operating hours of the car wash within the approved master-planned development. The project site is located on the northeast corner of North Dinuba Boulevard (State Route 63) and West Shannon Parkway (APN: 079-071-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2021-03.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Joint City Council and Planning Commission set for March 17, 2021.
 - b. Next Planning Commission Meeting is Monday, March 22, 2021.
 - c. Update on Conditional Use Permit No. 2020-05

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, MARCH 18, 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 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 22, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 08, 2021

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

SUBJECT: Conditional Use Permit No. 2021-03: A request by Corvina Partners, LLC. to construct four duplexes, totaling eight units on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) zone, which is part of the overall master-planned Shannon Village East Market Place. The site is located at the southeast corner of North Mooney Boulevard and East Corvina Avenue (APN: 000-013-842).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021-03, as conditioned, for Conditional Use Permit No. 2021-03, based on the project's consistency with the policies of the City's General Plan, Zoning Ordinance and Shannon Village East Market Place master plan.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-03, as conditioned, based on the findings and conditions in Resolution No. 2021-03.

PROJECT DESCRIPTION

Conditional Use Permit (CUP) No. 2021-03 is a request to allow construction of four duplexes, totaling eight units on a 0.5-acre parcel in the Commercial Mixed-Use (C-MU) zone (shown in Exhibit "A"). The multi-family development will be located on the southeast corner of North Mooney Boulevard and West Corvina Avenue, north of the existing Starbucks at the intersection of Mooney and Riffin.

Table 17.25.030 of the Visalia Municipal Code (VMC) lists Residential Units, New or Expansions, which may or may not be associated with a commercial activity as conditional uses in the C-MU zone. The subject site as shown in Figure 1 and in Exhibit "A", is currently vacant but is proposed to be developed with four duplexes totaling eight units fronting onto Corvina Avenue. South of the project site are two vacant parcels while the project site abuts a Southern California Edison substation to the east. The vacant parcels to the south are proposed to be developed with commercial buildings as depicted on the master site plan for the Shannon Village East Market Place (see Exhibit "E").



The proposed project is seeking to develop the site with eight two-story, three-bedroom, two-bath, residential units as shown in the attached Floor Plan (see Exhibit "B"). Each unit is proposed to have a one car garage facing Corvina Avenue. Additionally, the site plan depicts each duplex with an uncovered parking space oriented perpendicularly to the structure, which is located outside the required front yard setback. The perpendicular parking stalls will be screened with landscaping and will be developed with a permeable pavement detail that will lessen the areas dedicated to pavement within the front yard area of the project (see Exhibit "C").

The proposed project is part of the approved Shannon Village East Market Place master plan development (see Exhibit "E"). The Shannon Village East Market Place development included several commercial pads, including a commercial pad for the Starbucks with a drive-thru lane and a future commercial pad for a Burger King restaurant with a drive-thru lane that has not been constructed. The overall project is being developed in phases. However, during the approval of the master plan, staff noted that the residential units along Corvina Avenue were not to be entitled with the master plan CUP because the applicant at that time did not submit detailed site plan and elevation exhibits for those units.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Mixed-Use Commercial
Zoning:	C-MU (Commercial Mixed-Use)
Surrounding Zoning and Land Use:	North: W. Corvina Ave – R-1-5 (Single Family Residential, 5,000 sq. ft. min.) South: Vacant – C-MU (Commercial Mixed-Use) East: SCE Substation – C-MU (Commercial Mixed-Use) West: N. Mooney Blvd. Four Lane Arterial Roadway– C-MU (Commercial Mixed-Use)
Environmental Document	Categorical Exemption No. 2021-04 Sec.15332(B)
Site Plan:	Site Plan Review No. 2020-182

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

Conditional Use Permit No. 2018-19, approved by the Planning Commission on December 10, 2018, is a request by Starbucks to allow a drive-thru lane associated with a 2,633 sq. ft. commercial tenant space within a 5.96-acre parcel in the C-MU (Commercial Mixed Use) zone. The project site is located on the northeast corner of N. Mooney Blvd. and W. Riggan Ave. (APN: 078-120-034).

On March 11, 2019, the Planning Commission approved Tentative Parcel Map No. 2019-01 and Conditional Use Permit No. 2019-01, which were requests by CRS Farming LLC, to subdivide a 5.96-acre site into one parcel with two remainder parcels and establish a planned commercial development by creating a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned site, located on the northeast corner of N. Mooney Boulevard and W. Riggan Avenue (APN: 078-120-034).

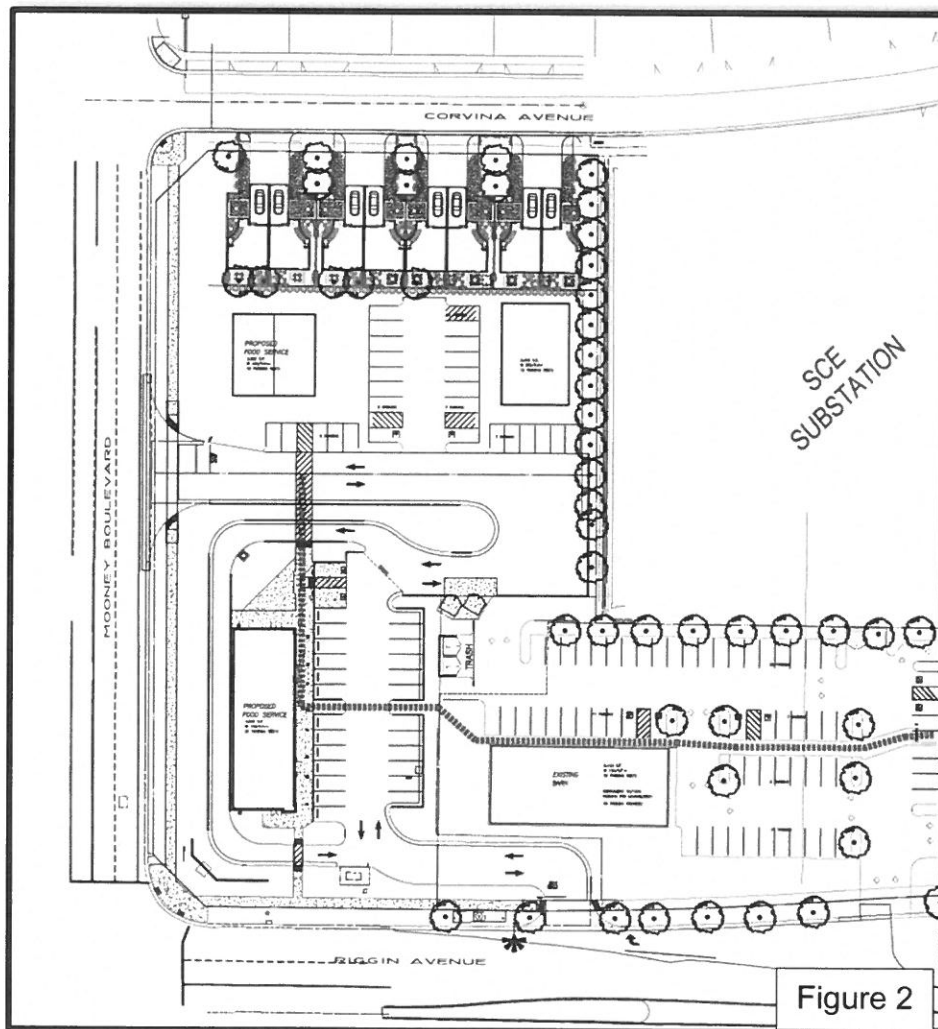
On June 8, 2020, the Planning Commission approved Tentative Parcel Map No. 2019-08 and Conditional Use Permit No. 2019-26, which were requests by CRS Framing LLC, to subdivide a 5.96-acre site into eight parcels and to establish a master planned commercial development that includes the development of a proposed fast-food restaurant pad, parcels with less than the minimum five-acre requirement, and to allow parcels without public street frontage. The overall project will be developed in phases in the C-MU (Commercial Mixed Use) and the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zones.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan, Zoning Ordinance, and the Shannon Village East Market Place master plan.

Land Use Compatibility

Residential uses are a conditional use in the C-MU zone. The requested action has been proposed by the applicant and displayed on exhibits since the inception of development for the commercial center. This is represented in Figure 2 (below), which depicts a portion of the conceptual development plan submitted with Tentative Parcel Map No. 2019-01 and Conditional Use Permit No. 2019-01. The multi-family use is compatible with adjacent land uses and is evident in its expression as a transitional land use and buffer between the single-family residential units to the north and the commercial development to the south.



The development of this site with residential units and the remaining commercial center will create additional commercial space and housing units in the northeast quadrant of the City. In addition, the development of these residential units complies with several land use objectives and policies including:

LU-O-26 *Facilitate development of new, well-planned commercial areas to meet the needs of residents of Visalia and its market area.*

LU-O-30 *Establish a development review process that provides ease, predictability, and flexibility to developers and ensures high-quality and neighborhood-compatible development.*

LU-P-63 *In higher-intensity and mixed-use areas, require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages, with ground floor retail, where appropriate and justified.*

New development can help create pedestrian environments with buildings oriented to the street, continuous walkways and sidewalks, limited blank walls, pedestrian-scaled buildings, and signage, parking screened from street view, landscaping and shading, and places for people to rest and meet.

Visalia has a long history of encouraging and approving residential uses in commercial areas, both stand-alone and mixed use. The Land Use Objectives set forth in the City's General Plan call for facilitating development of well-planned commercial areas to meet the needs of Visalia residents, promote pedestrian-oriented retail and mixed-use development, and in mixed use areas require pedestrian-oriented amenities such as small plazas, outdoor seating, public art, and active street frontages.

Staff concludes this project provides a multi-family use meeting the purpose and intent of the General Plan and Zoning Ordinance by developing residential units along a local street that serve as a buffer to single-family residential uses to the north. Furthermore, the proposed residential units incorporate architectural amenities that comply with the architectural theme established for the commercial plaza thereby unifying these residential units with the commercial center to the south.

Good Neighbor Policies and Management and Maintenance Standards

Staff is requesting the project be subject to the City's Good Neighbor Policies (GNPs) for multi-family residential development. The GNPs are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNP's prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of carports, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion. Condition No. 6, which contains the GNPs, has been included in the Conditions for Project Approval for the Planning Commission's consideration.

Parking

The parking requirement for multi-family development is 1.5 stalls per unit, for a total of 12 parking stalls required for this development. The proposal includes single car garages for each of the eight units and an additional uncovered parking space bringing the total number of parking spaces provided on-site to 12 parking spaces. The applicant has additionally indicated two additional street parking spaces, representing the sites potential to offer on-street parking at a rate of .25 spaces per unit, which is compliant with Chapter 17.34.202(b) of the Visalia Municipal Code.

Architectural Theme

The project, as shown in Exhibit "D", proposes a compatible architectural theme to materials used for the commercial building currently in the Shannon Village East commercial center to the south. Additionally, the rendering proposes two-story, side-by-side duplex buildings broken by entrance pop-outs featuring hip or gabled roof sections and corrugated metal.

The exterior finish will be primarily stucco siding with front pop-outs and side sections featuring either horizontal hardi-board cobble stone siding or board and batten hardi-board siding. The overall character and finish of the proposed architectural theme will include elements from the commercial development to the south and offer a compatible design to adjacent residential areas.

Fencing

At Site Plan Review, staff requested the applicant provide detail on a block wall for separation from uses; however, Chapter 17.36.050 of the Municipal Code details fencing and wall requirements for commercial mixed-use zones and a block wall is only required where commercial zones abut residential zones. The applicant is proposing the use of a metal mesh green fence to facilitate a "garden" green wall rather than the traditional block walls. The green wall provides for an alternative to the block wall which is architecturally consistent with the thematic theme of the residential units and the commercial center while providing an aesthetically pleasing visual buffer for the residents of the development when using the rear yard areas. In addition, this type of fencing was chosen by the applicant not only for its appearance, but also for its effectiveness for vines to grow on the fence.

Landscaping

The applicant has provided a landscape plan depicting landscape areas and tree locations (see Exhibit "C"). The plan shows installation of vegetation and three trees onsite along the north, east and west boundaries, with an additional three street trees in the right-of-way. Landscaping and irrigation plans submitted with the building plans are required to comply with MELWO standards.

Environmental Review

The requested action is considered Categorically Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-04).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - 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. The purpose and intent of the mixed-use commercial zone district is to allow for either horizontal or vertical mixed-use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted. As a conditionally permitted use, the proposal meets the requirements of the Zoning Ordinance regarding use, parking, fencing, and setbacks. This project provides a multi-family use meeting the purpose and intent of the General Plan

and Zoning Ordinance by developing residential units along a local street that serve as a buffer to single-family residential uses to the north. Furthermore, the proposed residential units incorporate architectural amenities that comply with the architectural theme established for the commercial plaza thereby unifying these residential units with the commercial center to the south.

- 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. The higher density residential use performs as a buffer to the single-family residential land use to the north, while blending the residential use and commercial design characteristics of the development to the south.
3. That the project is considered Categorical Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2021-04).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2020-182.
2. That the site be developed in substantial compliance with the site plan, floor plans, and elevations shown in Exhibits "A", "B", "C", and "D".
3. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the building plans. The landscape and irrigation plans shall comply with the MWELo standards.
4. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
5. Provide street trees per the City's Street Tree Ordinance.
6. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.

- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.

7. That all other Federal, State, Regional, and City 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 with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North 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 and Policies
- Resolution No. 2021-03
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Landscaping Plan
- Exhibit "D" – Elevations
- Exhibit "E" – Shannon Village East Market Place master plan exhibit
- Site Plan Review Comments, Item No. 2020-182
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

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.

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.
7. Additional technical studies or reports, as required by the Site Plan Review Committee.
8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

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

17.38.030 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.

17.38.070 Temporary uses or structures.

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

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

C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.

D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

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. 2021-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-03, A REQUEST BY CORVINA PARTNERS, LLC. TO CONSTRUCT FOUR DUPLEXES, TOTALING EIGHT UNITS ON A 0.5-ACRE PARCEL IN THE C-MU (COMMERCIAL MIXED-USE) ZONE, WHICH IS PART OF THE OVERALL MASTER-PLANNED SHANNON VILLAGE EAST MARKET PLACE. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF NORTH MOONEY BOULEVARD AND EAST CORVINA AVENUE (APN: 000-013-842).

WHEREAS, Conditional Use Permit No. 2021-03, is a request by Corvina Partners, LLC. to construct four duplexes, totaling eight units on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) zone, which is part of the overall master-planned Shannon Village East Market Place. The site is located at the southeast corner of North Mooney Boulevard and East Corvina Avenue (APN: 000-013-842)); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 8, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-03, 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 15332(b).

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - 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. The purpose and intent of the mixed-use commercial zone district is to allow for either horizontal or vertical mixed-use development, and permit commercial, service, office, and residential uses at both at key activity nodes and along corridors. Any combination of these uses, including a single use, is permitted. As a conditionally permitted use, the proposal meets the requirements of the Zoning Ordinance regarding use, parking, fencing, and setbacks. This project provides a multi-family use meeting the purpose and intent of the General

Plan and Zoning Ordinance by developing residential units along a local street that serve as a buffer to single family residential uses to the north. Furthermore, the proposed residential units incorporate architectural amenities that comply with the architectural theme established for the commercial plaza thereby unifying these residential units with the commercial center to the south.

- 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. The higher density residential use performs as a buffer to the single-family residential land use to the north, while blending the residential use and commercial design characteristics of the development to the south.
3. That the project is considered Categorical Exempt under Section 15332(b) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2021-04).

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

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2020-182.
2. That the site be developed in substantial compliance with the site plan, floor plans, and elevations shown in Exhibits "A", "B", "C", and "D".
3. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the building plans. The landscape and irrigation plans shall comply with the MWELo standards.
4. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
5. Provide street trees per the City's Street Tree Ordinance.
6. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in

as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.

- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

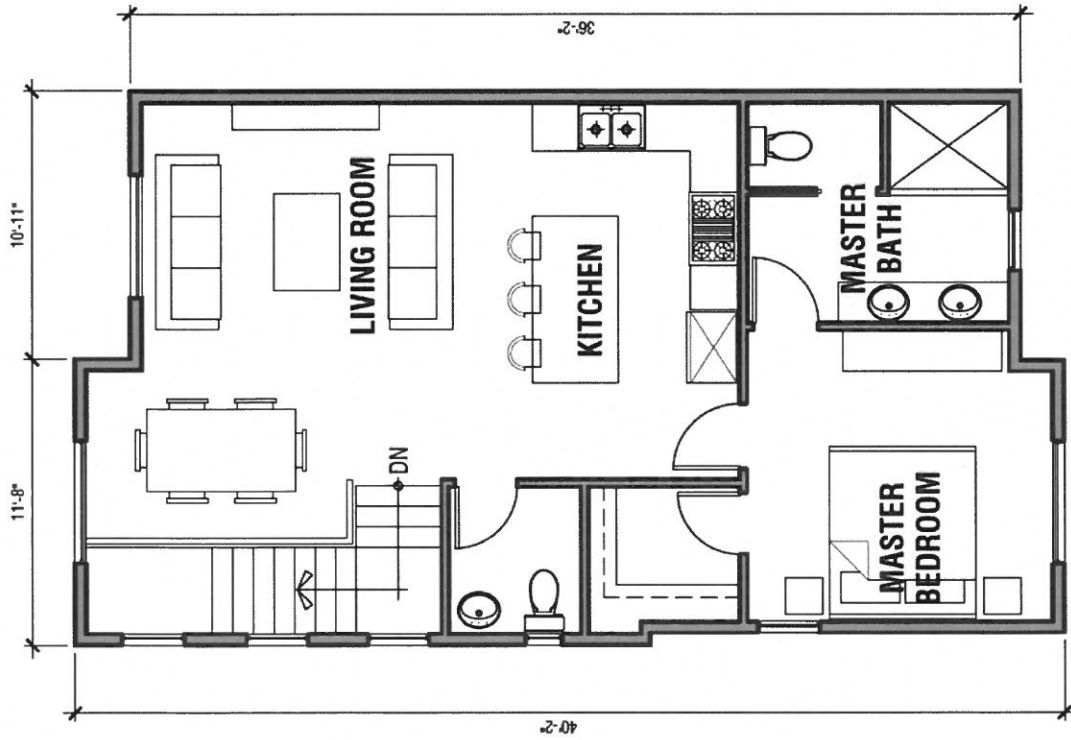
C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

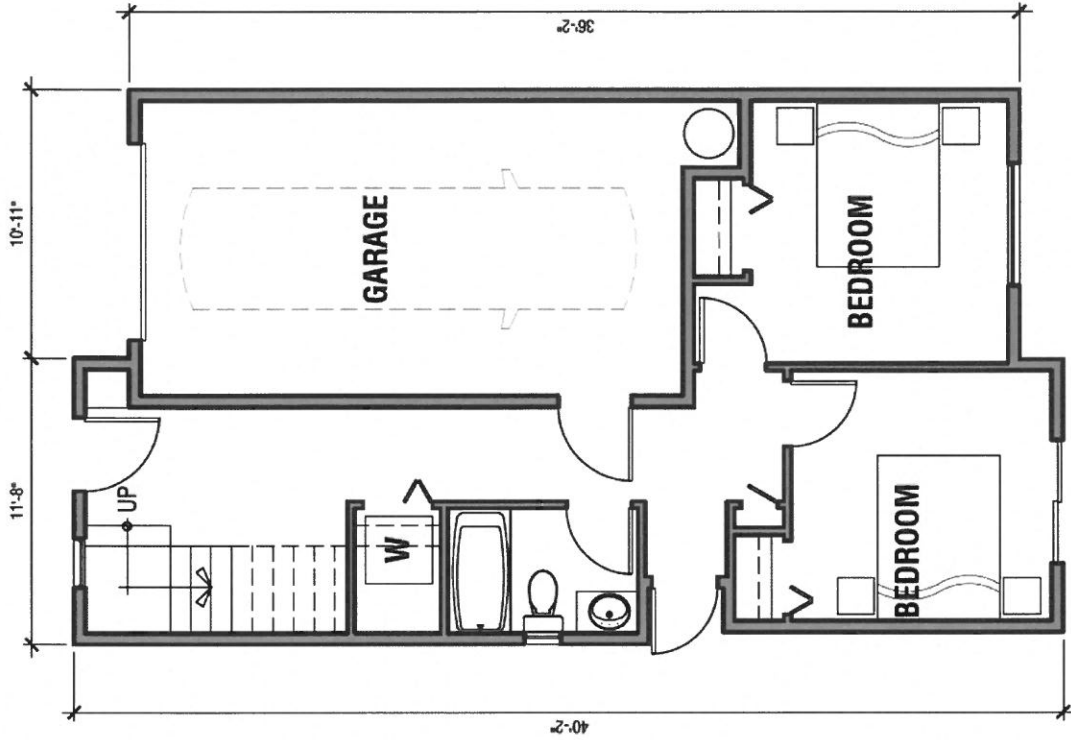
- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).

- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
7. That all other Federal, State, Regional, and City codes and ordinances be met.

Exhibit "B"



2 UPPER LEVEL
778 SQ. FT.
SCALE: 3/16" = 1'-0"

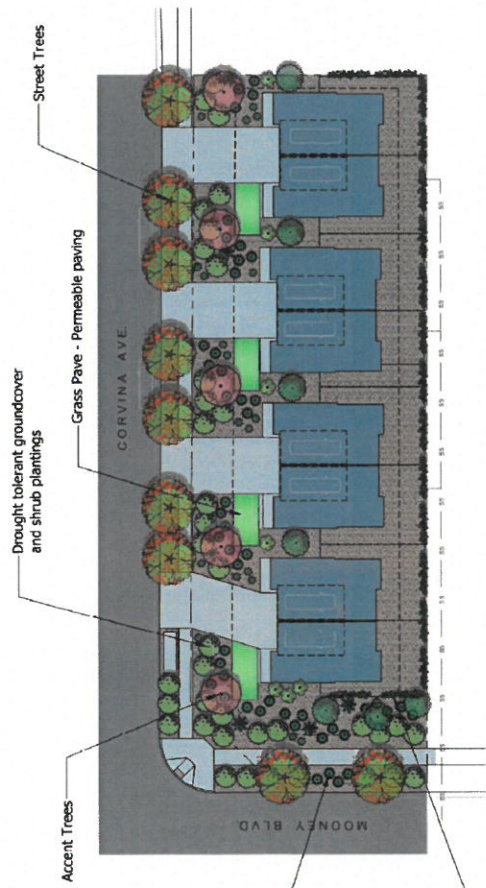


1 LOWER LEVEL
559 SQ. FT.
SCALE: 3/16" = 1'-0"

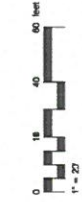
Exhibit "C"

Sample Plant Palette

- Street Trees**
 Platana Chinensis 'Keith Daney'
 Quercus engelmannii
- Accent Trees**
 Aceridium 'Sweet Museum'
 Cordyline 'Red Star'
 Colinus corymbosa 'Royal Purple'
- Shrubs and Groundcovers**
 A.jave spp.
 Aloe spp.
 A. tozozephylos spp.
 Artemisia spp.
 Baccharis 'Pigeon Point'
 Carex spp.
 Ceanothus spp.
 Dianella spp.
 Dactylis spp.
 Eriodictyon spp.
 Eriodictyon manganetiae
 Grewia spp.
 Hesperaloe parviflora
 Kniphofia spp.
 Lemmus 'Canyon Prince'
 Muhlenbergia dubia
 Oca 'Li Olla'
 Penstemon spathulatum
 Phlox spp.
 Rhamnus 'Leather Leaf'
 Rosemarinus spp.
 Salvia chamaedryoides
 Salvia apiana
 Westringia spp.
 Yucca rostrata
- Chirise Pistache**
 Mesa Oak
- Pala Verde**
 Ficus Olive
 Sycamore Tree
- Mangrove**
 Aloe
 Horzantia
 Wormwood
 Coyote Bush
 Red Fire Sage
 Red Fire Sage
 Trunk Vine
 Silver Carpet
 California Fuchsia
 Grevillea
 Red Yucca
 Red Hot Poker
 Lavender
 Wild Rye
 Pine Muhly
 Dwarf Olive
 Red Fire Grass
 Red Fire Grass
 Red Fire Grass
 Rosemary
 Rosemary
 Germander Sage
 White Sage
 Coast Rosemary
 Beaked Yucca



PROJECT DATA:	
Total Landscape Area:	7870 SF
Grass Pave Area:	697 SF
Water Source:	Call Water Meter
Water Type:	Domestic



SCHEMATIC LANDSCAPE PLAN CORVINA DUPLEXES VISALIA, CA

WOOD ARCHITECTURE
 1100 W. VISALIA AVENUE
 VISALIA, CA 93291
 Phone: 559.238.1100
 Fax: 559.238.1101
 www.woodarchitecture.com

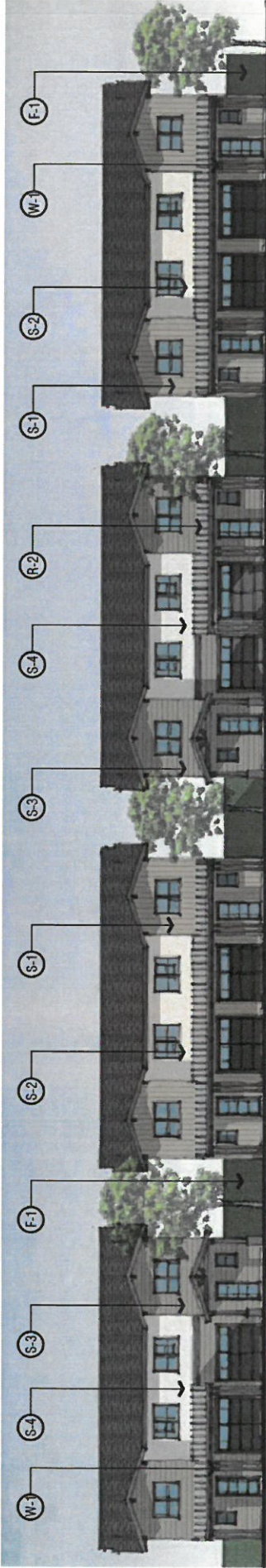
S-1

11/17/2016 11:00 AM VISALIA CORVINA DUPLEXES LANDSCAPE PLAN - VISALIA, CA - EXHIBIT "C" (1) 11/17/2016 11:00 AM

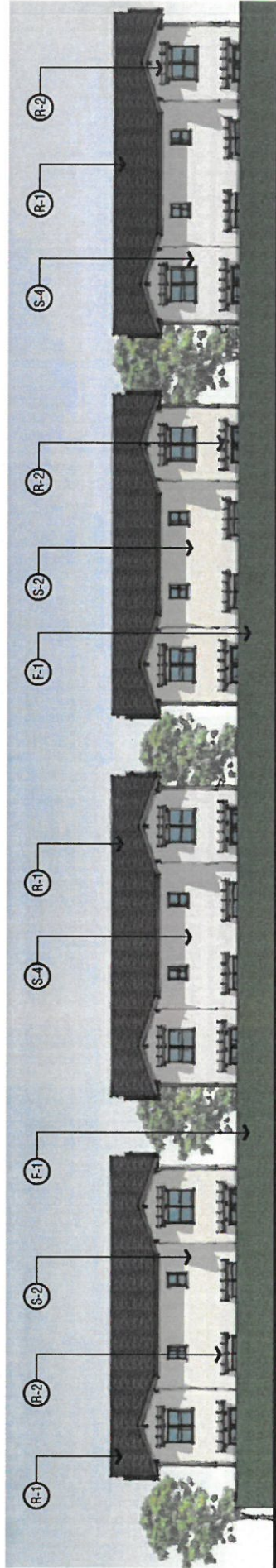
Exhibit "D-1"



Exhibit "D - 2"

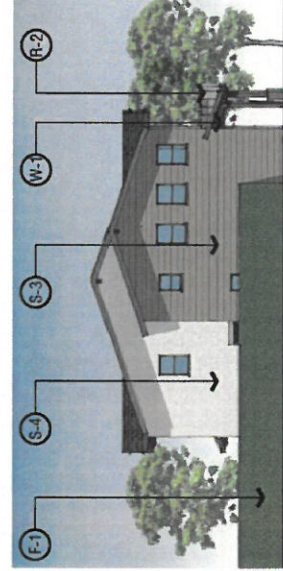


1 NORTH ELEVATION

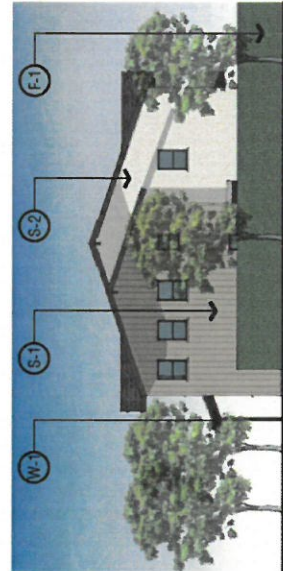


2 SOUTH ELEVATION

- MATERIAL LEGEND**
- R-1 COMP SHINGLE STORM GREY MALARKEY ROOFING
 - R-2 STANDING SEAM METAL ROOF
 - W-1 EXPOSED WOOD DETAILING
 - S-1 BOARD AND BATTEN HARD-BOARD NAVAJO BEGGH SIDING
 - S-2 LA HABRA MIRAGE STUCCO SIDING
 - S-3 HORIZONTAL HARD-BOARD COBBLE STONE SIDING
 - S-4 LA HABRA DOVE GREY STUCCO SIDING
 - F-1 METAL MESH GREEN FENCE, REFER TO LANDSCAPE PLANS
 - WINDOWS TO BE MILGARD ESPRESSO OR FOG COLOR



4 WEST ELEVATION



3 EAST ELEVATION

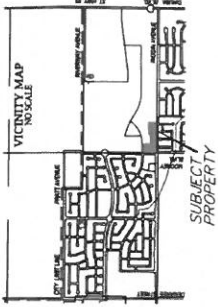
JUNE 2019

SHANNON VILLAGE EAST COMMERCIAL CENTER

(C.U.P. & PARCEL MAP)

A PORTION OF LOT 2 OF SHANNON BANCH CENTRAL SUBDIVISION, RECORDED IN TRACT MAP NO. 10000, IN THE CITY AND COUNTY OF VISALIA, CALIFORNIA, AND A PORTION OF LOT 2 OF SHANNON BANCH CENTRAL SUBDIVISION, RECORDED IN TRACT MAP NO. 10000, IN THE CITY AND COUNTY OF VISALIA, CALIFORNIA, TOGETHER, BEING THE SUBJECT PROPERTY.

PREPARED BY: 4 CREEKS, INC.
1400 N. G ST., VISALIA, CA 93278



SITE DATA:

APN: 078-12-34
 AREA: 5.96 AC. ±
 CURRENT ZONING: C-MU & RM-2
 PROPOSED ZONING: C-MU & RM-2
 EXISTING USE: OFFICE BUILDING / AG
 EXISTING USE: COMMERCIAL RETAIL
 PROPOSED USE: CITY OF VISALIA
 SEWER SERVICE: CALIFORNIA WATER
 WATER SERVICE: SERVICE COMPANY
 CITY OF VISALIA
 CITY OF VISALIA
 STORM SERVICE: CALIFORNIA
 GAS SERVICE: GAS COMPANY
 ELEC. SERVICE: SOUTHERN CALIFORNIA
 REFUSE SERVICE: EDISON COMPANY
 TELEPHONE: CITY OF VISALIA
 CITY OF VISALIA
 C-MU SETBACK: X AND X (SHADED)
 REQUIREMENTS: REAR: 25 FT
 FRONT: 15 FT
 SIDE: 0 FT
 RM-2 SETBACK: FRONT: 15 FT
 REQUIREMENTS: REAR: 15 FT
 SIDE: 10 FT

PARCEL DATA:

PARCEL 1 1.16 AC (50370 S.F.)
 PROPOSED BUILDING AREA: FOOD SERVICE
 PROPOSED USE: 27 SPACES
 PROPOSED PARKING: 28 SPACES

PARCEL 2 16,442 S.F.
 PROPOSED BUILDING AREA: 2,300 S.F.
 PROPOSED USE: FOOD SERVICE
 PROPOSED PARKING: 15 SPACES
 GUEST PARKING: 2 SPACES

PARCEL 3 21,642 S.F.
 PROPOSED UNITS: MULTIFAMILY RESIDENTIAL
 PROPOSED USE: 16 SPACES
 REO. PARKING @ 2/DU: 16 SPACES
 PROPOSED PARKING: 16 SPACES

PARCEL 4 10,689 S.F.
 PROPOSED BUILDING AREA: 2,400 S.F.
 PROPOSED USE: OFFICE
 REO. PARKING @ 1/200 S.F.: 12 SPACES
 PROPOSED PARKING: 11 SPACES

PARCEL 5 38,771 S.F.
 PROPOSED BUILDING AREA: 4,044 S.F.
 PROPOSED USE: FOOD SERVICE
 REO. PARKING @ 1/150 S.F.: 57 SPACES
 PROPOSED PARKING: 35 SPACES

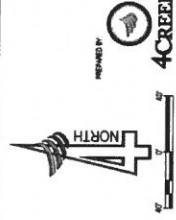
PARCEL 6 19,488 S.F.
 PROPOSED BUILDING AREA: 4,400 S.F.
 PROPOSED USE: COMMERCIAL/RETAIL
 REO. PARKING @ 1/200 S.F.: 17 SPACES
 PROPOSED PARKING: 17 SPACES (14 STD, 3 COMP.)

PARCEL 7 34,729 S.F.
 PROPOSED BUILDING AREA: 5,560 S.F.
 PROPOSED USE: OFFICE
 REO. PARKING @ 1/200 S.F.: 28 SPACES
 PROPOSED PARKING: 48

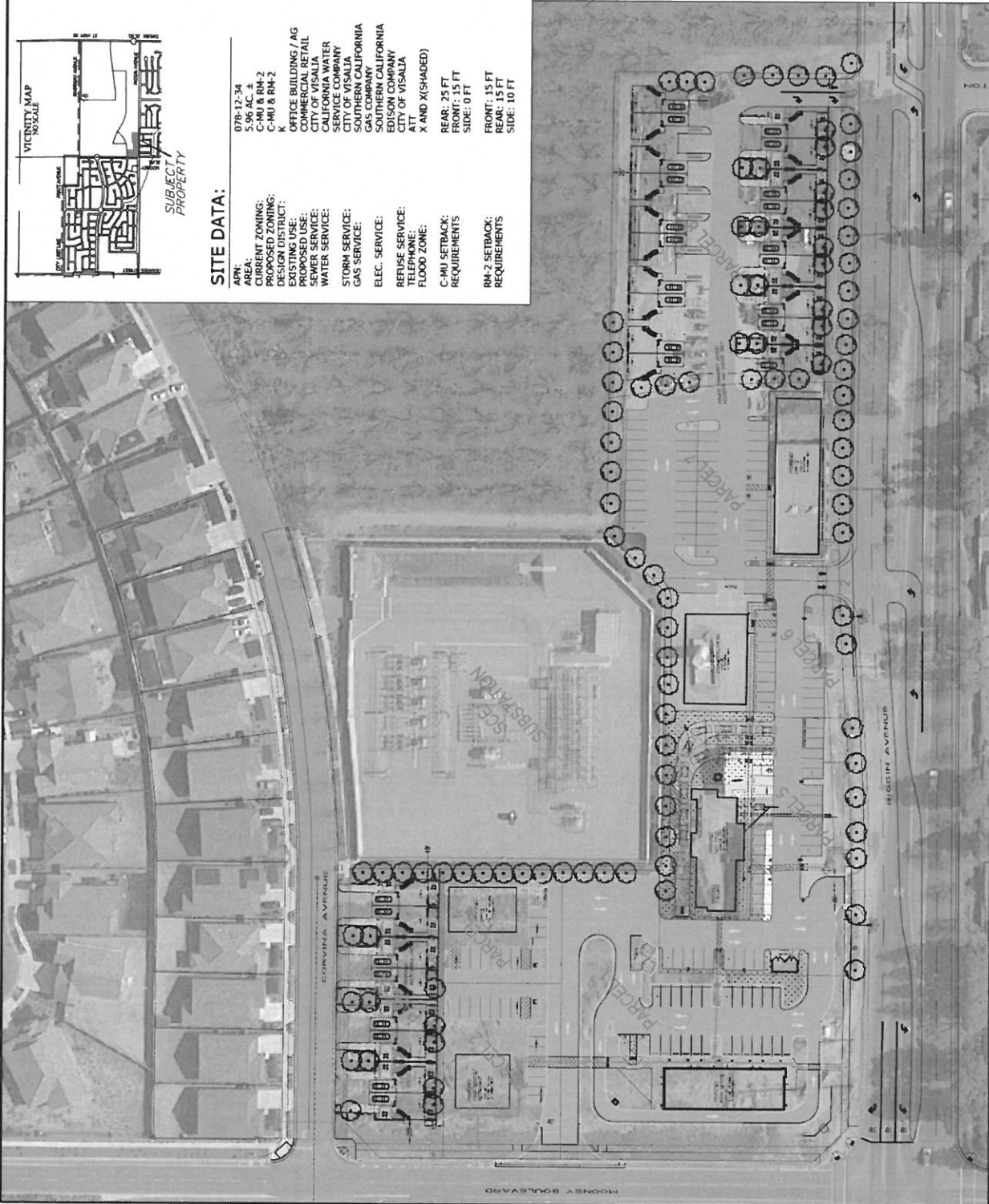
PARCEL 8 1.33 AC (57,798 S.F.)
 PROPOSED UNITS: 19
 PROPOSED USE: MULTIFAMILY RESIDENTIAL
 REO. PARKING @ 2/DU: 38 SPACES
 GUEST PARKING: 5 SPACES

TOTAL REQUIRED RESIDENTIAL PARKING: 61 SPACES
TOTAL PROPOSED RESIDENTIAL PARKING: 61 SPACES

TOTAL REQ. COMMERCIAL PARKING: 124 SPACES
TOTAL PROPOSED COMMERCIAL PARKING: 131 SPACES



204 E. SHANNON BLVD., STE. A
 VISALIA, CA 93278
 TEL: 558-2300
 FAX: 558-2301





#3

MEETING DATE: November 25, 2020

SITE PLAN NO. 20-182 Resubmit

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

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

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

- During site plan design/policy concerns were identified, schedule a meeting with
- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Planning | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation |
| | <input type="checkbox"/> Fire Dept. |

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

HISTORIC PRESERVATION

OTHER: _____

ADDITIONAL COMMENTS :

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

Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 25, 2020

ITEM NO: 3 Resubmit
SITE PLAN NO: SPR20182
PROJECT TITLE: Corvina Ave Duplexes
DESCRIPTION: Multi-Family Residential, 8 Units, 4 Duplexes, Each Unit Approx. 1352 SF (C-MU & R-M-2)
APPLICANT: Kake Wyngarden
OWNER: CRS FARMING
APN: 078120034
LOCATION: 3010 N MOONEY BLVD
 3010 N MOONEY BLVD UNI
 3010 N MOONEY BLVD UNI
 2050 W RIGGIN AVE

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

•

Leslie Blair

Leslie Blair



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

Date : 11-20-20
 Item: # 3
 Site Plan: 20-182
 Name: Agent McEwen

SITE PLAN REVIEW COMMENTS

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

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

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

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

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/>	Adrian Rubalcaba	713-4271
<input checked="" type="checkbox"/>	Lupe Garcia	713-4197

ITEM NO: 3	DATE: 11-25-20
SITE PLAN NO.:	20-182R
PROJECT TITLE:	Corvina Ave Duplexes
DESCRIPTION:	Multi-Family Residential, 8 Units, 4 Duplexes, Each Unit Approx. 1352 SF (C-MU & R-M-2)
APPLICANT:	Kake Wyngarden
PROP OWNER:	CRS Farming
LOCATION:	0310 N Mooney
APN:	078-120-034

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **City standard Multi family** Use radius return;
- Sidewalk: _____ width; parkway width at **match existing**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit; **see easement/ utility rights**
- City Encroachment Permit Required. all work in public ROW**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-182R**

Date: **11-25-20**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**9-1-20**)

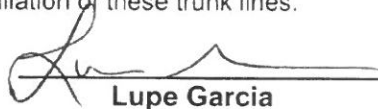
(Project type for fee rates:**Multi-Family**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	TBD
<input checked="" type="checkbox"/> Transportation Impact Fee	TBD
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	TBD
<input checked="" type="checkbox"/> Sewer Front Foot Fee	TBD
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	TBD
<input checked="" type="checkbox"/> Park Acq/Dev Fee	TBD
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	TBD
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	TBD
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	TBD
<input checked="" type="checkbox"/> Public Facility Impact Fee	TBD
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Lupe Garcia

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: November 12, 2020

SITE PLAN NO: 2020-182 - B
PROJECT: Corvina Avenue Duplexes
DESCRIPTION: MULTI-FAMILY RESIDENTIAL, 8 UNITS, 4 DUPLEXES, EACH UNIT APPROX. 1,352 SF (C-MU, R-M-2)
APPLICANT: KALE WYNGARDEN
PROP. OWNER: CRS FARMING
LOCATION: 3010 N. MOONEY BLVD AND 2050 W. RIGGIN AVENUE
APN: 078-120-034
GENERAL PLAN: Commercial Mixed Use, Residential Medium Density
ZONING: C-MU (MIXED USE COMMERCIAL), R-M-2 (MULTIFAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA PER UNIT)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Building Permit
- Additional information as needed.

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 SPECIFIC INFORMATION: November 25, 2020

1. The project is proposed for location on a part of the property which is zoned solely C-MU. The proposed use is permitted in the C-MU zone with approval of a Conditional Use Permit.
2. Parking for three-bedroom units shall be provided at a rate of 1.75 stalls per unit. As such, 14 stalls are required onsite. Additional parking stalls shall be provided to meet the requirement. Tandem parking stalls shall not be counted towards the parking requirement.
3. Garages shall be setback a minimum 22 feet from the property line.
4. Provide a landscape and irrigation plan. Landscape plans shall show a minimum 6% of the site is landscaped.
5. Landscape setbacks: 15 ft. along W. Corvina Avenue, 5 ft. to the east, and 10 ft. to the west.
6. Provide full building elevations for the structures proposed. Elevations shall indicate the types of materials to be provided. Elevations shall match the existing commercial development to the south.
7. The site plan shall indicate all building setbacks.
8. The site plan shall indicate the location, height, and material of all proposed fencing and block walls.
9. The site plan shall indicate the location of all onsite lighting. Lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
10. The site plan shall indicate the location of all proposed open space areas. Calculations for open space shall be provided.
11. Obtain a Building Permit.
12. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: November 12, 2020

13. The project is proposed for location on a part of the property which is zoned solely C-MU. The proposed use is permitted in the C-MU zone with approval of a Conditional Use Permit.

14. Parking for three-bedroom units shall be provided at a rate of 1.75 stalls per unit. As such, 14 stalls are required onsite. Additional parking stalls shall be provided to meet the requirement. Tandem parking stalls shall not be counted towards the parking requirement.
15. Garages shall be setback a minimum 22 feet from the property line.
16. Provide a landscape and irrigation plan. Landscape plans shall show a minimum 6% of the site is landscaped.
17. Landscape setbacks shall be as follows: 15 ft. along W. Corvina Avenue, 5 ft. to the east, and 10 ft. to the west.
18. Provide full building elevations for the structures proposed. Elevations shall indicate the types of materials to be provided. Elevations shall match the existing commercial development to the south.
19. The site plan shall indicate all building setbacks, in particular at the northwest corner of the project site.
20. The site plan shall indicate the location, height, and material of all proposed fencing and block walls.
21. The site plan shall indicate the location of all onsite lighting. Lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
22. The site plan shall indicate the location of all required sidewalks.
23. The site plan shall indicate the location of all proposed open space areas. Calculations for open space shall be provided.
24. Obtain a Building Permit.
25. Meet all other codes and ordinances.

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
 7. The provisions of Chapter 17.58 shall also be met, if applicable.

Parking:

1. Provide spaces based on proposed uses
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040 & 17.30.015).
5. A planter is required every other row. Said planter shall be 5-9 feet in width and shall contain trees on twenty (20) foot centers (Zoning Ordinance Section 17.30.015).
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas, calculations to be shown on construction documents (Zoning Ordinance Section 17.34.030.J).
10. Parking lot to be screened from view by a minimum three-foot high solid wall when located across the street from residential property.
11. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.
12. Provide transit facilities on site plan if required by Transit Division.
13. Provide shared parking/access agreements. Said agreements/ easements to be approved and recorded prior to issuance of building permits (Zoning Ordinance Section 17.34.050).
14. Provide off-street loading facility (Zoning Ordinance Section 17.34.070 & 17.34.080).
15. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State

water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

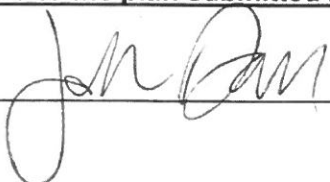
Lighting:

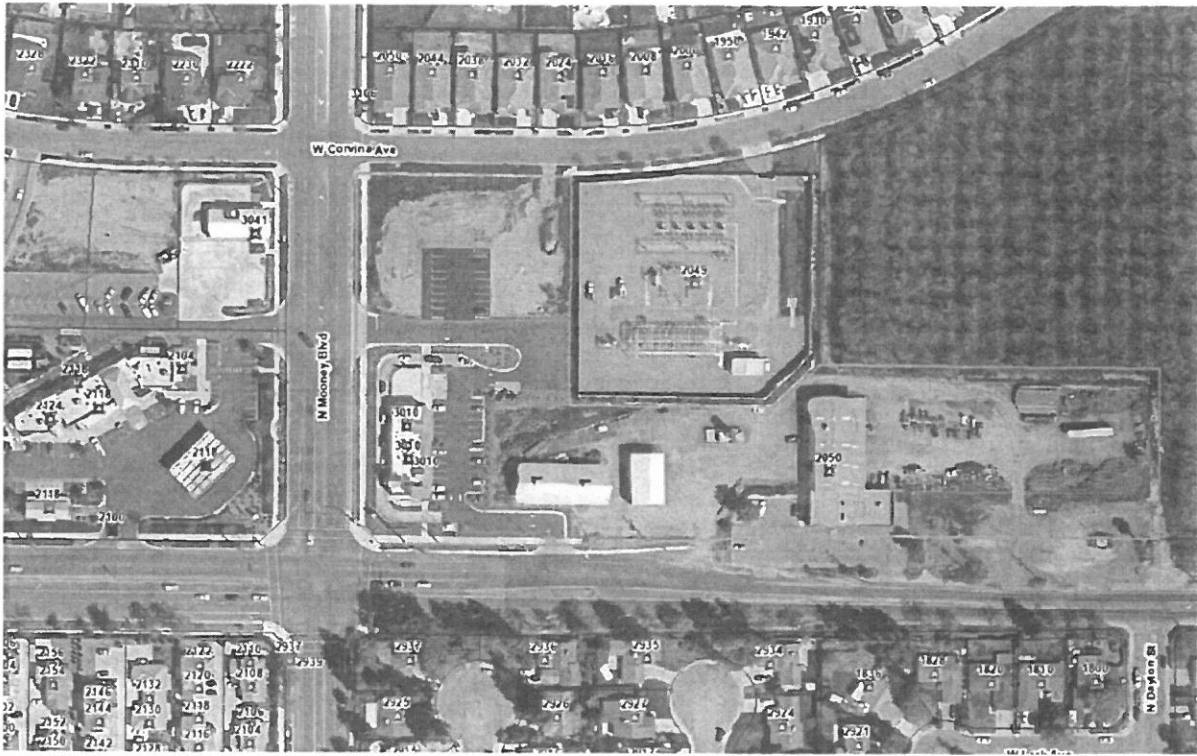
1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. **NOTE:** Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.

In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

Signature _____





City of Visalia
Building: Site Plan
Review Comments

SPR20182
CORVINA AVE DUPLEXES
078120034

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.~~ **1 HR FIRE RESISTIVE MIN. CONSTRUCTION BETWEEN UNITS.**
- 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: DUPLEX'S SHALL BE PROTECTED WITH TYPE 130 TYPE SPRINKLER SYSTEM. LANDSCAPING SHALL MEET THE MWEL0 REQUIREMENTS. CONSTRUCTED WITH PRIVATE FUNDING NO ADA REQUIRED.

VAL CARCIA 11/25/20
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 25, 2020
Item #	3
Site Plan #	20182 Resub
APN:	078-120-034

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date : 11-20-20
 Item: #3
 Site Plan: 20-182
 Name: Agent MCEwen

SITE PLAN REVIEW COMMENTS

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

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

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

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

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 25, 2020

ITEM NO: 3 **Resubmit**
SITE PLAN NO: SPR20182
PROJECT TITLE: Corvina Ave Duplexes
DESCRIPTION: Multi-Family Residential, 8 Units, 4 Duplexes, Each Unit Approx. 1352 SF (C-MU & R-M-2)
APPLICANT: Kake Wyngarden
OWNER: CRS FARMING
APN: 078120034
LOCATION: 3010 N MOONEY BLVD
 3010 N MOONEY BLVD UNI
 3010 N MOONEY BLVD UNI
 2050 W RIGGIN AVE

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

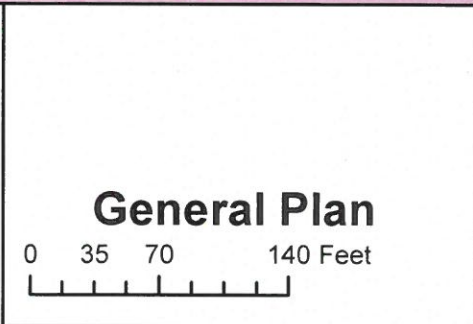
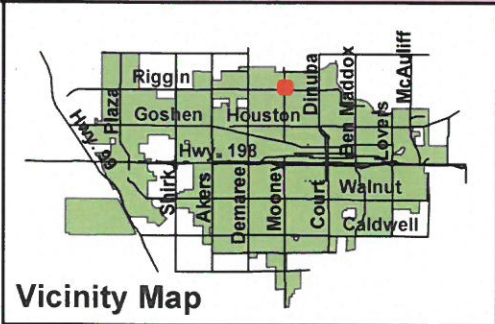
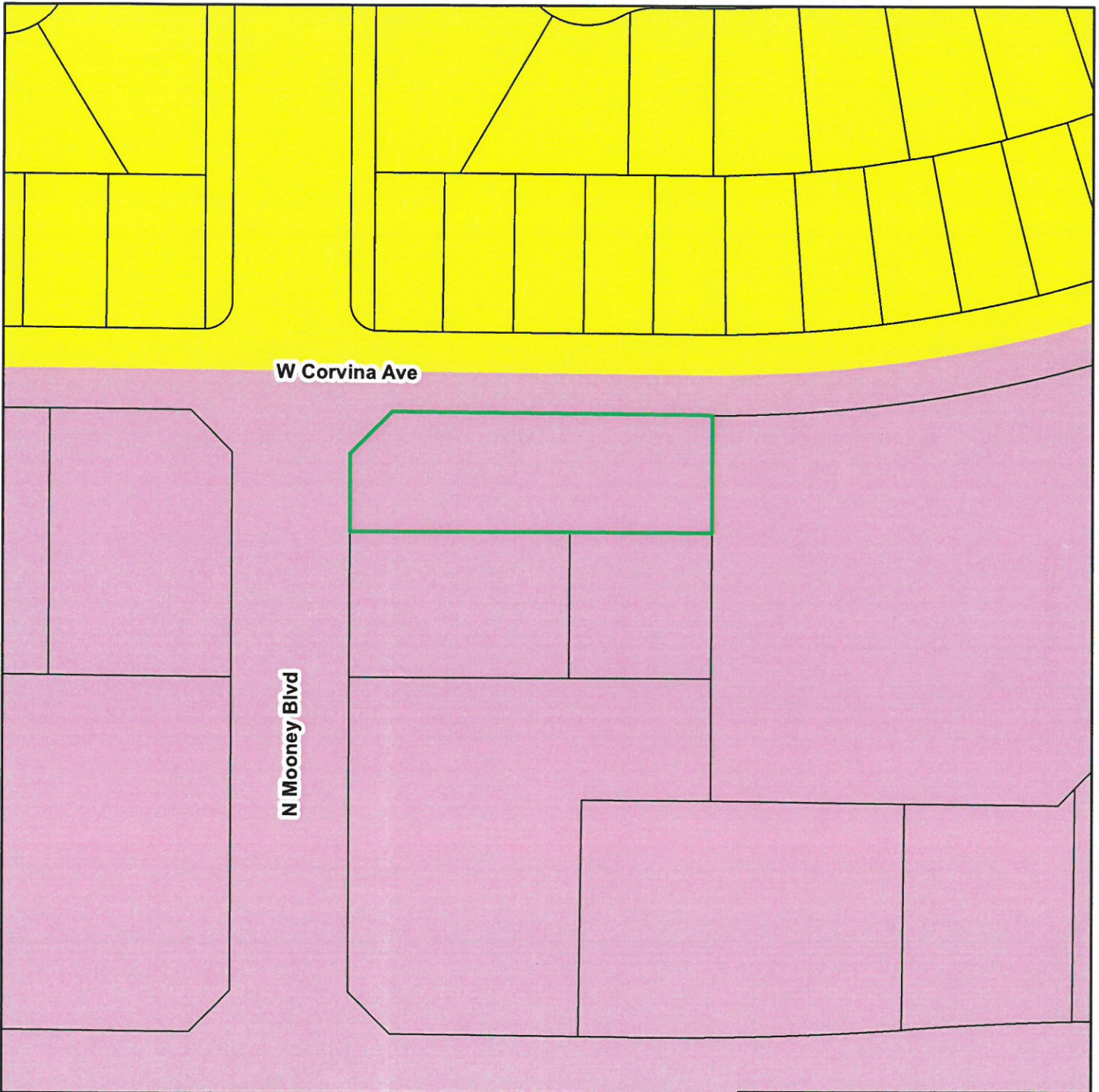
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Leslie Blair

Leslie Blair

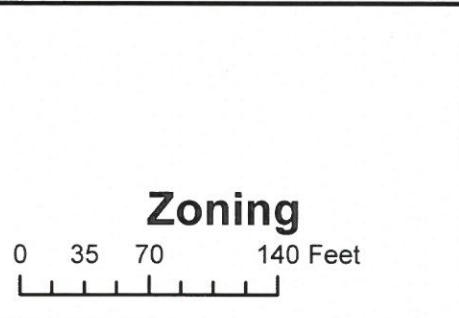
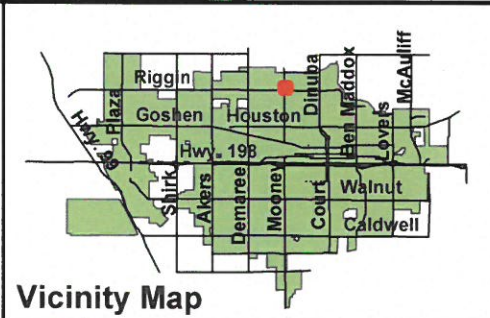
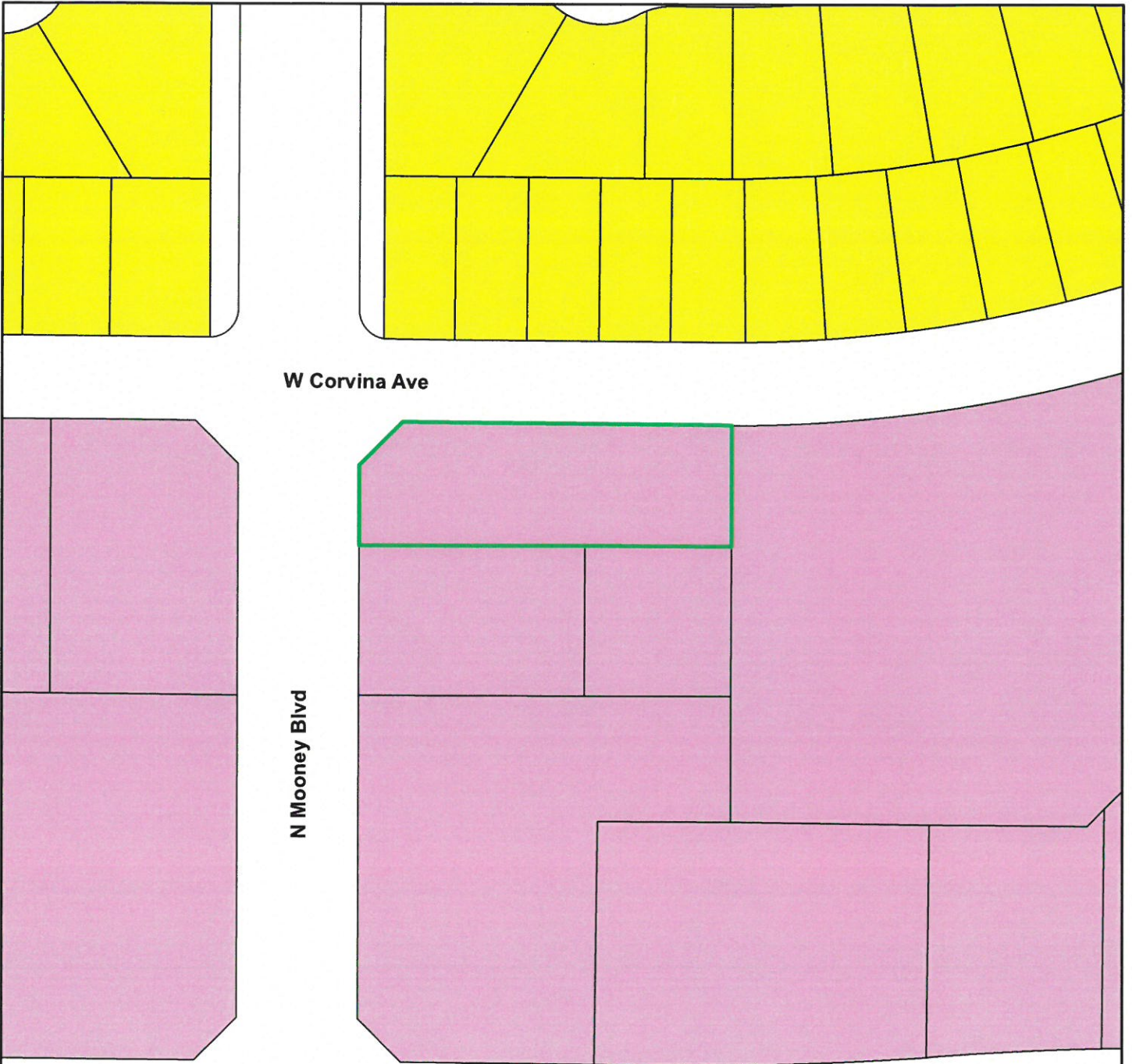
Conditional Use Permit No. 2021-03

The site is located on the Southeast Corner
of N. Mooney Blvd. and W. Corvina Ave.
(APN: 000-013-842)



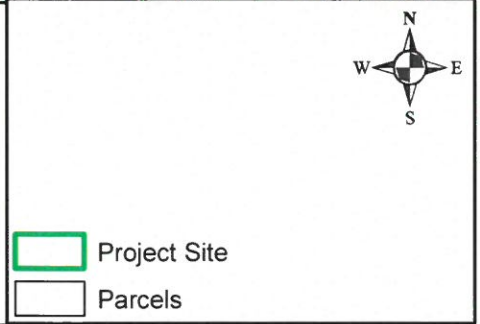
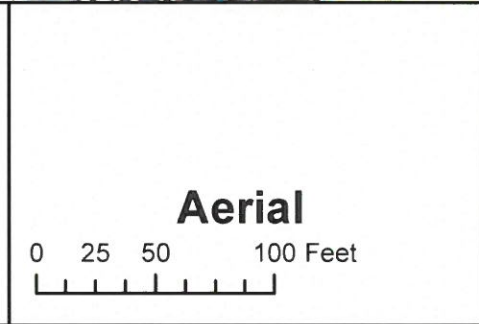
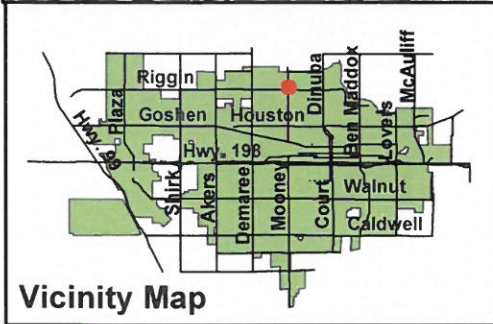
Conditional Use Permit No. 2021-03

The site is located on the Southeast Corner
of N. Mooney Blvd. and W. Corvina Ave.
(APN: 000-013-842)



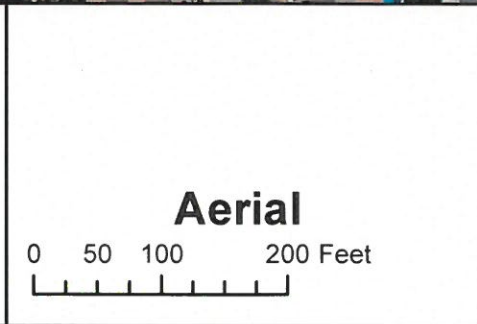
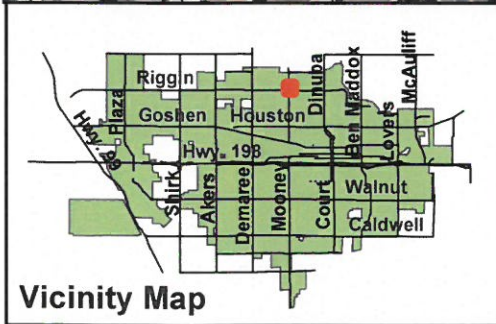
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Conditional Use Permit No. 2021-03

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Aerial

- Project Site
- Parcels

Conditional Use Permit No. 2021-03

The site is located on the Southeast Corner
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(APN: 000-013-842)

