

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, JUNE 28, 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.
  - a. Finding of Consistency No. 2021-001: A request by Russ Marlow to modify Conditional Use Permit No. 2020-10 site plan and elevation exhibits as approved by the Planning Commission. The project site is located on the north side of East Tulare Avenue between South Lovers Lane and South Vista Street (APNs: 101-013-022).
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
  - Conditional Use Permit No. 2021-05: A request by Bill Cummings to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone. The project site is located at 707 West Murray Avenue, on the southwest corner of North Johnson Street and West Murray Avenue (APN: 093-177-007). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-09.

7. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-20: A request to amend Conditional Use Permit No. 2018-30 by expanding the project site by three parcels totaling 1.93-acres, which will facilitate a 58,696 square-foot mixed use building that includes 26,407 square-foot medical office, 24,509 square-foot outpatient surgery center, and a 7,780 square-foot residence. This will replace the 56,000 square-foot mixed use building previously approved with Conditional Use Permit No. 2018-30. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-30.
  
8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
  - a. Planning Commission Interviews June 30, 2021.
  - b. City Hall Offices Closed July 5<sup>th</sup> and no Council meeting July 6<sup>th</sup>.
  - c. Next Planning Commission Meeting is Monday, July 12, 2021.

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 Ave. Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 8, 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](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 12, 2021**

# City of Visalia



**To:** Planning Commission

**From:** Cristobal Carrillo, Associate Planner (713-4443)

**Date:** June 28, 2021

**Re:** Finding of Consistency No. 2021-001: A request by Russ Marlow to modify Conditional Use Permit No. 2020-10 site plan and elevation exhibits as approved by the Planning Commission. The project site is located on the north side of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022).

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## **RECOMMENDATION**

Staff recommends that the Planning Commission make a Finding of Consistency modifying the existing site plan, floor plan, and elevations (Exhibit's "E", "F", "G") for Conditional Use Permit No. 2020-10. Staff concludes that the proposed modifications, as depicted on the attached Exhibit's "B", "C", and "D", remain consistent with the scope of the original CUP project approval and improve overall compatibility with the single-family residential area to the north. All other Conditions of Project Approval as adopted per Resolution No. 2020-24, shall be complied with as part of the project.

## **DISCUSSION**

Conditional Use Permit (CUP) No. 2020-10 was approved by the Planning Commission on July 27, 2020, establishing a 32-unit multi-family complex, located on a 2.78-acre elongated parcel within the O-PA (Professional/Administrative Office) zone. Per the original design approved by the Planning Commission (see Exhibit's "E", "F", "G") the development consisted of the following:

- 16 two-story duplexes for a total of 32 units aligned along Tulare Avenue,
- 1,350 square feet units containing three bedrooms, and two-car garage,
- 400 square feet of private open space between each duplex building, providing 20 feet of separation from each duplex,
- 76 parking stalls, including a 12-stall guest parking area.

Per the Finding of Consistency letter request included in Exhibit "A", the applicant states that after the public hearing for CUP No. 2020-10, he met with members of the public that expressed opposition to the proposal, citing concerns with the two-story design and number of units planned. The applicant states that discussions with neighboring property owners and occupants spurred a decision to alter the design of the multi-family complex to alleviate their concerns.

The renderings provided by the applicant in Exhibit's "B", "C", and "D" depict the modifications to their approved project as follows:

1. A reduction in the number of units from 32 to 25 (12 duplexes and one standalone unit). This brings the proposed housing density of the site to 9 units per acre, which is within the density range of the Residential Low Density land use designation (2 to 10

units per acre) [Please note, there is no density requirement for developing residential units in the O-PA zone],

2. Redesign of the units from two-story to single-story,
3. A reduction to the unit square footage and number of bedrooms located within each unit from 1,350 square feet with three bedrooms, to 955 square feet with two-bedrooms.
4. Replacement of two-car garages with single-car garages for each unit onsite.
5. An increase in the amount of private open space for each unit from 400 square feet to 640 square feet.

Staff concludes that although there is reduction to the number of parking stalls provided onsite, the loss of onsite parking spaces is mitigated through the reduction in the number of bedrooms per unit, which reduces overall parking demand to 38 stalls. However, to ensure that adequate parking is still maintained, the applicant has incorporated the use of tandem parking stalls located in the driveway areas in front of the garage. The allowance of tandem parking stalls provides for an additional 25 parking stalls onsite bringing the total number of stalls to 62.

The reduction to the number of units brings the project within the Low-Density Residential range, similar to the areas north of the project site while still helping to achieve General Plan Housing Element objectives to develop vacant irregular sites with housing. While the original two-story proposal already included elements to screen views of residential areas to the north, the reduction of the building heights from two-story to single-story further addresses privacy concerns.

Staff finds that the proposed modifications to the approved CUP remain consistent with the scope of the original project and improve overall compatibility with the single-family residential area to the north. All other aspects of the project are unchanged and will be developed as depicted in Exhibit's "E", "F", "G".

Approval of the Finding of Consistency will not require any change to the approved Resolution for the CUP (See Exhibit "H").

## **ATTACHMENTS**

- Exhibit "A" – Letter of Request
- Exhibit "B" – Proposed Site Plan
- Exhibit "C" – Proposed Floor Plan
- Exhibit "D" – Proposed Elevations
- Exhibit "E" – Conditional Use Permit No. 2020-10 Approved Site Plan
- Exhibit "F" – Conditional Use Permit No. 2020-10 Approved Floor Plan
- Exhibit "G" – Conditional Use Permit No. 2020-10 Approved Elevations
- Exhibit "H" – Resolution Approving Conditional Use Permit No. 2020-10
- Exhibit "I" – Aerial Photo



City of Visalia - Community Development Dept., Planning Division  
Cristobal Carrillo, Associate Planner  
315 East Acequia Avenue  
Visalia, CA 93291

The reason for the change in the CUP is because of backlash from the neighborhood in which this project is located. Matt Graham met with the neighbors the night of the Planning Commission Meeting and discussed changes that could be made to the project to appease their concerns.

1. The biggest problem they had with the project was the Two-Story version of the plan, even though there were no windows looking into the yards they were strongly against it.
2. The density, they felt that it was going to turn into low-income housing with the number of units we had propose.

After the discussions we had with the neighbors it was decided that we would change to single story unit with only two bedrooms, the original plans had three bedrooms on the second floor. The units would be closer together 10'-0" as opposed to 20'-0" with the two story, but there would be less units (25 Total single-story units verses 32 two story units).

The Exteriors will stay the same with a Modern Low slope Metal Roof not built up, stucco finish using the same colors as proposed on the original plans. The garages have changed from a small two car, with a 16'-0" garage door to a single car with a 9'-0" door. The garages remain a rear facing with access to the private drive along the north property line. The plan will now have a kitchen and one bedroom that will be rear facing to the backyard and with views of the private drive to help security. On the two-story plans there were no windows facing the private drive to keep an eye on this area.

The backyards are now to the rear and larger, 640 square feet (Single Story) verses 400 square feet (Two Story). The rear facing also provides a better views and access to the rear yard with windows at the bedroom and the kitchen door facing the yard. The Two Story had a side yard that had access through a door at the small dining room and did not provide any views onto the back yard. The fencing will remain the same with a CMU block wall along the North property line with the changes discussed in the CUP process (the wall will now be 7'-0" high). The fencing around the units will remain a 6'-0" vinyl pick fence with 42" gates to the front and to the driveways. At the street view the 4'-6" wrought iron rail fence and the gates to match will remain. The only change being the number of gates accessing the sidewalk.

All lighting will remain the same with shielded LED lights along the private drive and LED sconce lighting at the doors and parking area. There will now be LED sconce lighting at the Garage doors, these will be facing the street but again will be shield and will light up the landscaping and will not provide light pollution to the street.

See below for a chart showing all the items discussed about and a comparison between the two projects.

Item	Two Story	Single Story
Number of Bedrooms	Three	Two
Square Footage (Conditioned)	1350 Sq. Ft.	955 Sq. Ft.
Exterior Wall Materials	Stucco	Stucco
Height of Structures	25'-0"	14'-6"
Window Material and Color	Vinyl White	Vinyl White
Roof Slope	4:12	1 1/2:12
Roof Material	Composition	Metal
Back Yard/Side Yard Square Footage	640 Sq. Ft.	400 Sq. Ft.
Back Yard/Side Yard Total Square Footage	6758 Sq. Ft.	13473 Sq. Ft.
Back Yard/Side Yard Percentage	6%	11%
Common Landscaping Total Square Footage	38193 Sq. Ft.	28897 Sq. Ft.
Common Landscaping Percentage	24%	32%
Fence Materials		
North Private Drive Property Line	7'-0" CMU Block	7'-0" CMU Block
Backyards/Side Yards	White Vinyl	White Vinyl
West/East Property Lines at Sidewalks	6'-0" CMU Block	6'-0" CMU Block
South Property Line at Sidewalk	Wrought Iron Railing	Wrought Iron Railing
Trash Bin Locations	Back Yard	Driveway with and Enclosure
A/C compressor Location	Backyard	Next to Driveway
Distance Between Structures	10'-0" with a Fence	20'-0" with a Fence

I have also attached the Site Plans, Floor Plans and Exterior Elevations for each.

**Russ Marlow**

**Applicant**

Exhibit "B"

**MATT GRAHAM**  
A NEW REALTY COMPANY  
PROPOSED SITE PLAN AND  
CONTRACT COVERS LANE AND EAST TULARE

**SERRA**  
LAND SERVICES

PLANNING & DESIGN  
1000 N. 20TH ST. SUITE 200  
SANTA ANA, CA 92705  
TEL: 714.271.8888  
WWW.SERRALANDSERVICES.COM

SHEET	01
OF	01
DATE	11/11/20
JOB NO.	1900
DRAWN BY	RAM
CHECKED BY	

**3K SITE PLAN KEY NOTES**

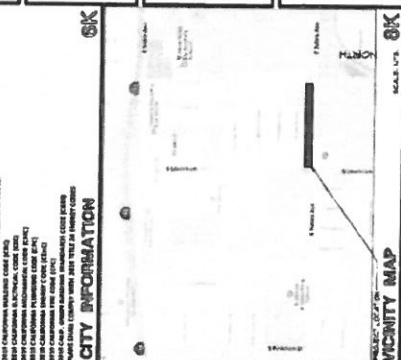
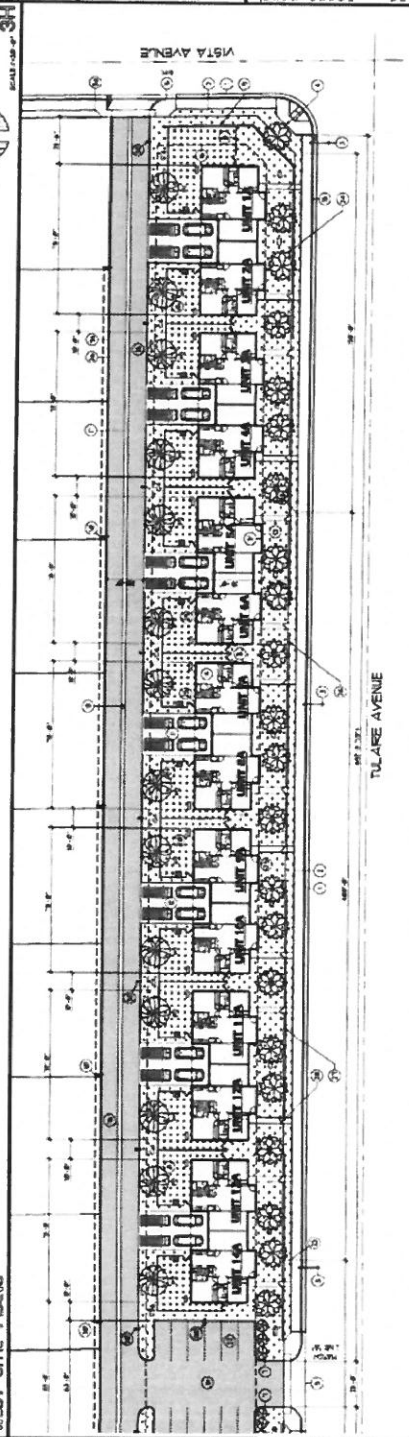
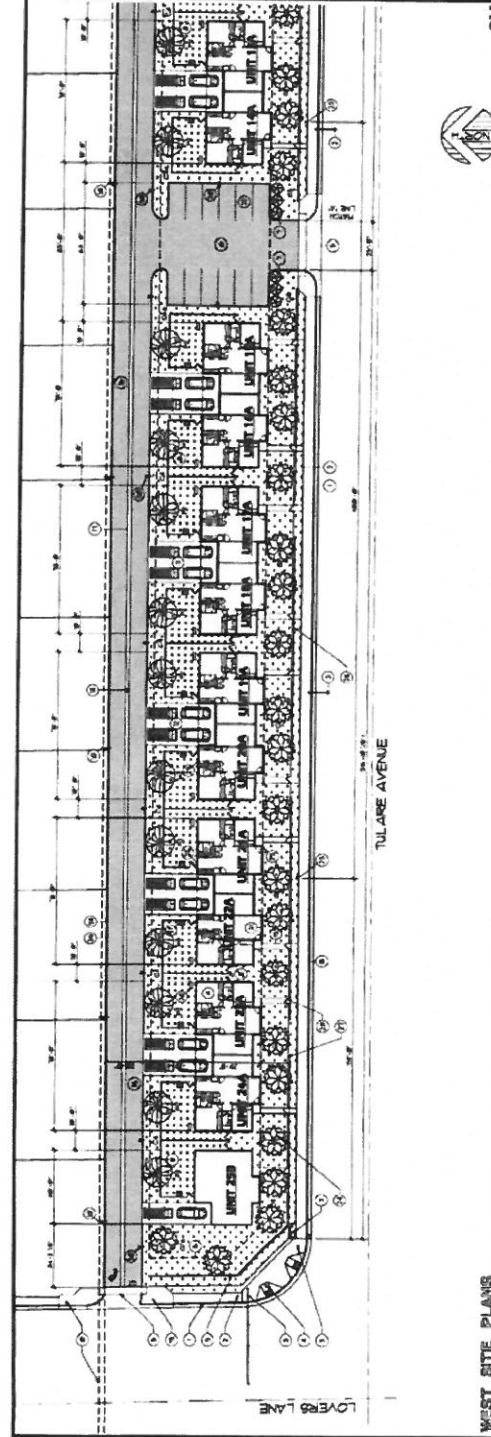
**PROJECT INFORMATION**  
PROJECT NAME: WEST SIDE CONCRETE APARTMENTS (CONTRACT COVERS LANE AND EAST TULARE)  
PROJECT ADDRESS: 1000 N. 20TH ST. SUITE 200, SANTA ANA, CA 92705  
DATE: 11/11/2020  
DRAWN BY: RAM  
CHECKED BY: [blank]  
SCALE: AS SHOWN

**4K PROJECT INFORMATION**  
PROJECT NAME: WEST SIDE CONCRETE APARTMENTS (CONTRACT COVERS LANE AND EAST TULARE)  
PROJECT ADDRESS: 1000 N. 20TH ST. SUITE 200, SANTA ANA, CA 92705  
DATE: 11/11/2020  
DRAWN BY: RAM  
CHECKED BY: [blank]  
SCALE: AS SHOWN

**6K CITY INFORMATION**  
CITY OF VALLA  
1000 N. 20TH ST. SUITE 200  
SANTA ANA, CA 92705  
TEL: 714.271.8888  
WWW.SERRALANDSERVICES.COM

**3H WEST SIDE SITE PLANS**  
SCALE: 1/8" = 1'-0"  
TULARE AVENUE  
LOVERB LANE

**4H EAST SIDE SITE PLANS**  
SCALE: 1/8" = 1'-0"  
TULARE AVENUE  
VISTA AVENUE



**PRELIMINARY**  
DRAWINGS SUBMITTED FOR  
DESIGN REVIEW ONLY  
11-11-20  
CONTRACT COVERS LANE AND EAST TULARE

**UTILITIES INFORMATION**  
SCALE: 1/8" = 1'-0"  
OVERALL SITE PLAN

**LANDSCAPING INFORMATION**

Planting Area	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area	Planting Area
C1	12	127	1024	12	127	1024	12
C2	12	127	1024	12	127	1024	12
C3	12	127	1024	12	127	1024	12
C4	12	127	1024	12	127	1024	12
C5	12	127	1024	12	127	1024	12
C6	12	127	1024	12	127	1024	12
C7	12	127	1024	12	127	1024	12
C8	12	127	1024	12	127	1024	12
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C15	12	127	1024	12	127	1024	12
C16	12	127	1024	12	127	1024	12
C17	12	127	1024	12	127	1024	12
C18	12	127	1024	12	127	1024	12
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Single Story









Exhibit "F"

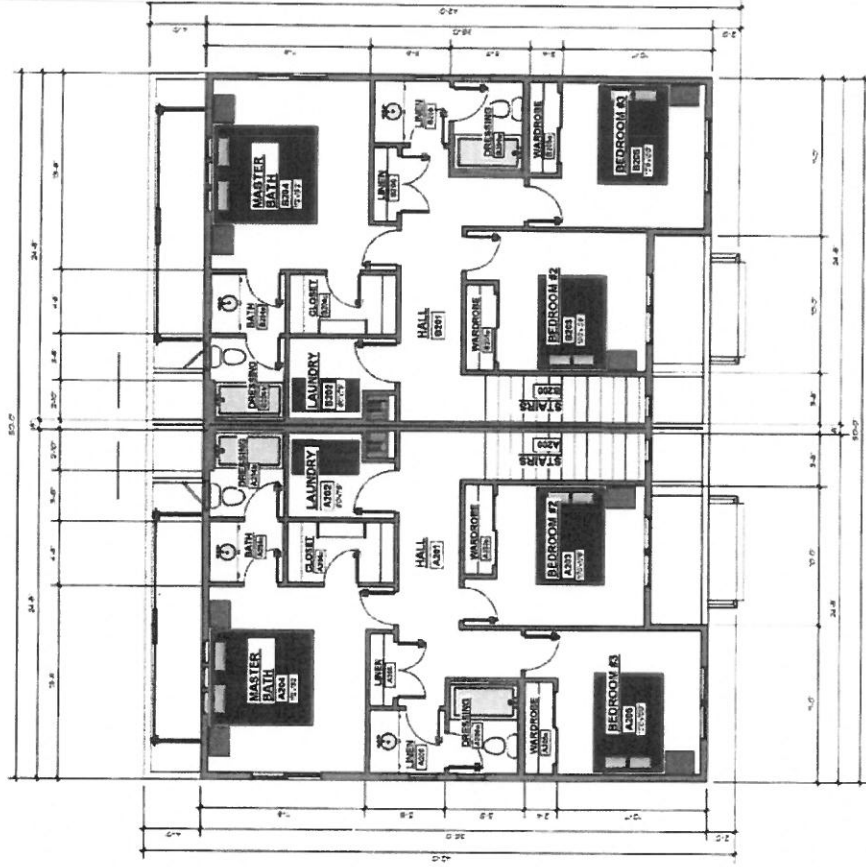
Lovers Lane and Tulare Duplex Complex

Owner: Matt Graham  
 Document Date: June 14, 2019  
 Document Phase: Schematic Documents  
 No. 1847 - 1848  
 A. 20190709-0000-0000-0000

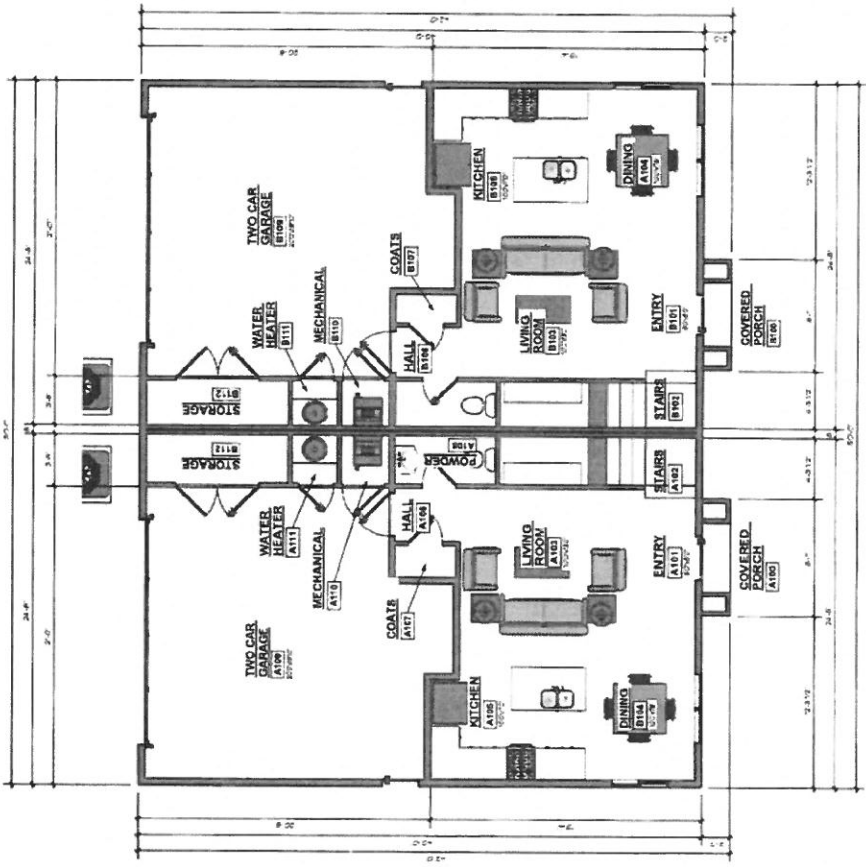
First and Second Floor Plans

A1.1

Two Story



2 Second Floor Plan  
 A1.1



1 First and Second Floor Plans  
 A1.1

CONDITIONED FLOOR AREAS  
 1st and 2nd Floor  
 1st and 2nd Floor  
 1st and 2nd Floor  
 1st and 2nd Floor

Small text at the bottom of the page, likely a disclaimer or copyright notice.

# Exhibit "G"

Owner: Matt Graham  
 Document Date: April 28, 2020  
 Document Phase: Conditional Use Permit  
 City of Walnut  
 10000  
 10000

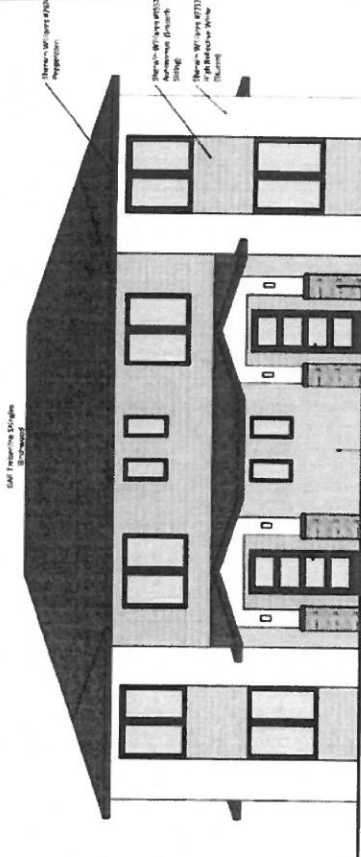
## Lovers Lane and Tulare Duplex Complex

Owner: Matt Graham  
 Document Date: April 28, 2020  
 Document Phase: Conditional Use Permit  
 City of Walnut  
 10000  
 10000

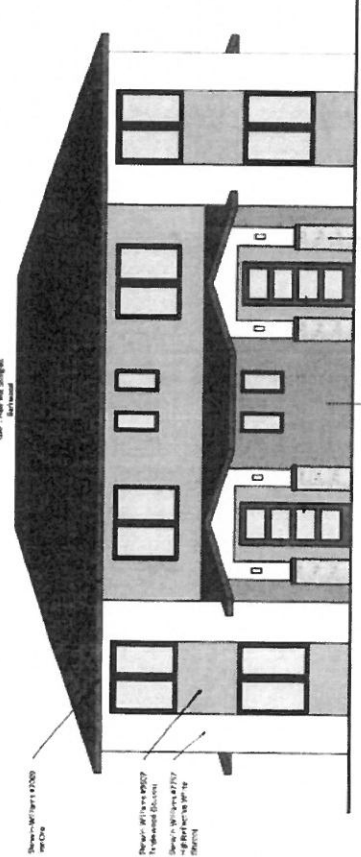
A2.1

**PRELIMINARY**  
 DRAWING SUBMITTED FOR  
 DESIGN REVIEW ONLY  
 City of Walnut CUP Process

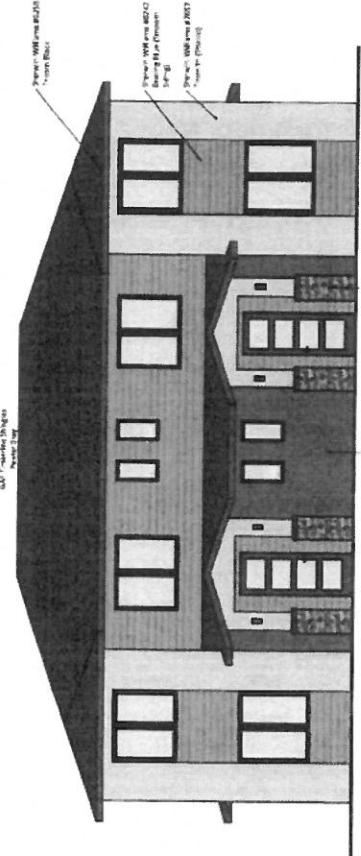
Two Story



2 Front Elevation (Color Palette #2)  
 A2.1 1/4" = 1'-0"



1 Front Elevation (Color Palette #1)  
 A2.1 1/4" = 1'-0"



3 Front Elevation (Color Palette #3)  
 A2.1 1/4" = 1'-0"

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RESOLUTION NO. 2020-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-10: A REQUEST BY MATT GRAHAM TO ESTABLISH A 32-UNIT MULTI-FAMILY COMPLEX ON A 2.78 ACRE PROPERTY WITHIN THE O-PA (PROFESSIONAL/ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF E. TULARE AVENUE, IN BETWEEN S. LOVERS LANE AND S. VISTA STREET (APNS: 101-013-022).

**WHEREAS**, Conditional Use Permit No. 2020-10 is a request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located on the north side of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 27, 2020; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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.

**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 proposal repurposes a vacant, irregular site for multi-family use, providing additional housing opportunities at a time when residential development is in demand. The development of a variety of housing types is consistent with the objectives and policies of the Housing Element. The development of the site, using the multi-family development standards as prescribed per the Residential Medium Density General Plan land use designation range (density range 10 to 15 dwelling units per acre), is consistent with General Plan and Housing Element policies.

- 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 requested action is Categorical Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-22).

**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 and be consistent with the conditions of the Site Plan No. 2019-074.
2. That the site be developed in substantial compliance with the approved site plan in Exhibit "A", floor plan in Exhibit "B", elevations in Exhibit "C", landscape plan in Exhibit "D", and with noise reduction improvements as shown in Exhibit "E".
3. That substantial changes to the site plan, floor plan, elevations, landscaping, or noise reduction improvements plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That a seven-foot tall CMU block wall shall be installed along the northern boundary of the project site, and six foot tall CMU walls shall be installed along the east and west property boundaries, both as indicated in on Exhibit "A". The height of the northern boundary block wall shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.
5. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 32 units on the subject site.
6. Setbacks for the multi-family development shall be as follows:
  - Front Yard (Tulare Avenue) – 15 feet
  - Side Yard (Lovers Lane, Vista Street) – 10 feet
  - Rear Yard (Northern boundary) – 25 feet
7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
8. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
9. All onsite lighting shall be deflected away from abutting residential sites so as to cause no glare.
10. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of City staff that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines, as required by the Visalia Municipal Code.

11. That the owner/operator(s) of all multiple family residential units shall be subject to the following Good Neighbor Policies and Management and Maintenance Standards 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.

12. Provide street trees per the City's Street Tree Ordinance.

13. That all applicable federal, state, regional, and city policies and ordinances be met.

Commissioner Beatie offered the motion to this resolution. Commissioner Peck seconded the motion and it carried by the following vote:

AYES: Commissioners Beatie, Peck, Hansen, Gomez

NOES:

ABSTAINED:

ABSENT: Commissioner Peariso

STATE OF CALIFORNIA)  
COUNTY OF TULARE ) ss  
CITY OF VISALIA )

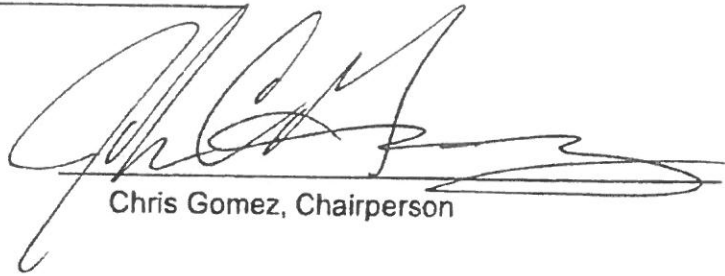
ATTEST: Paul Bernal, City Planner

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2020-24, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on July 27, 2020.



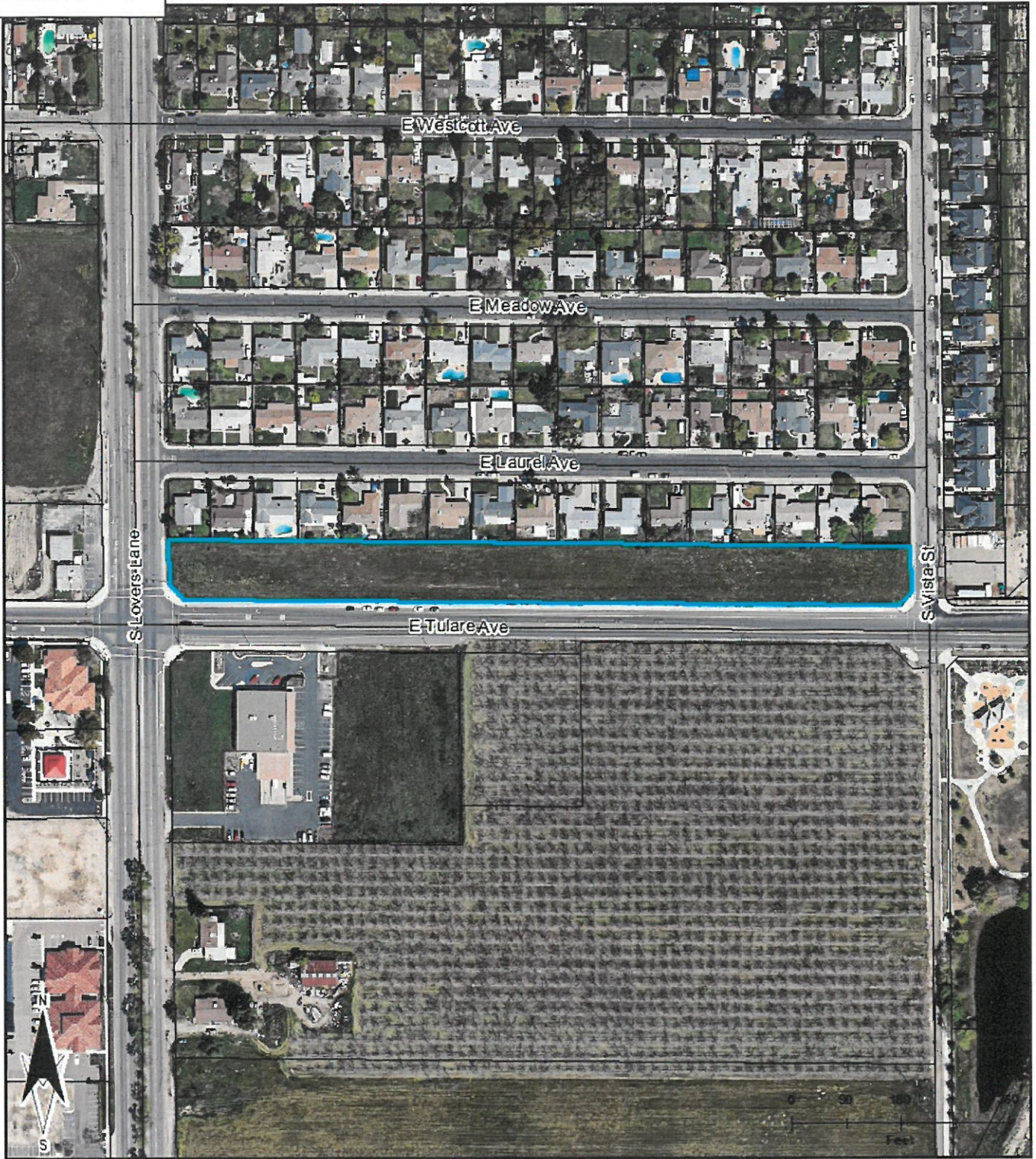


Paul Bernal, City Planner








Chris Gomez, Chairperson

**EXHIBIT "I"**



**Finding of  
Consistency  
No. 2021-01**  
Aerial Map

**Legend**

-  City Limits
-  Streets
-  Railroad
-  Waterways
-  Parcels