

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**MONDAY, JANUARY 10, 2022**

**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 the Consent Calendar
6. PUBLIC HEARING – Rafael Garcia, Senior Planner  
Tentative Parcel Map No. 2021-09: A request to subdivide a 2.15-acre parcel into two lots located in the R-1-20 (Single-Family Residential, Minimum 20,000 square foot lot size) zone district. The project site is located at 2425 N. Linwood Street (APN: 077-190-016). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-57.

7. PUBLIC HEARING – Brandon Smith, Principal Planner  
Conditional Use Permit No. 2021-35: A request by Eryn Jordan to allow a wine tasting room in an existing 1,450 square foot commercial building location in the Downtown Mixed Use Zone District. The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-55.
  
8. PUBLIC HEARING – Josh Dan, Associate Planner
  - a. Tentative Subdivision Map No. 5582: A request by Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone. The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.
  - b. Conditional Use Permit No. 2021-24: Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels without public street access and on a site less than two acres in size in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone. The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.
  
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
  - a. Next Planning Commission Meeting is Monday, January 24, 2022.

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

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

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

#### **APPEAL PROCEDURE**

#### **THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JANUARY 20, 2022 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](http://www.visalia.city) or from the City Clerk.

#### **THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 24, 2022**





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** January 10, 2021

**PROJECT PLANNER:** Rafael Garcia, Senior Planner  
Phone No. (559) 713-4031  
E-Mail: [rafael.garcia@visalia.city](mailto:rafael.garcia@visalia.city)

**SUBJECT: Tentative Parcel Map No. 2021-09:** A request to subdivide a 2.15-acre parcel into two lots located in the R-1-20 (Single-Family Residential, Minimum 20,000 square foot lot size) zone district. The project site is located at 2425 N. Linwood Street (APN: 077-190-016).

## STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2021-69 for Tentative Parcel Map No. 2021-09. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the City's General Plan, Zoning Ordinance and Subdivision Ordinance.

## RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2021-09 based on the findings and conditions in Resolution No. 2021-69.

## PROJECT DESCRIPTION

Tentative Parcel Map No. 2021-09 is a request to subdivide a 2.15-acre parcel into two residential lots, (see Exhibit A). The site is currently developed with one single-family home as well as an accessory structure fronting N. Linwood Street. The existing home will be located on proposed Parcel 1 of the tentative parcel map. Parcel 1 will have a lot area of 0.46 acres, whereas proposed Parcel 2 will have a lot area of 1.69 acres which are both greater than the minimum 20,000 sq. ft. lot area of R-1-20 zoned site. The project site along N. Linwood Street is currently not improved with curb, gutter, or sidewalk. The future development of Parcel 2 with a new single-family residence will require a new residential drive approach and as well as new public improvements along Linwood.

## BACKGROUND INFORMATION

General Plan:	Residential Very-Low Density
Zoning:	R-1-20 Single-family Residential
Surrounding Zoning and Land Use:	North: R-1-20 / Single-family residential South: R-1-20 / Single-family residential East: R-1-5 / Single-family residential West: N/A: County Island
Environmental Review:	Categorical Exemption No. 2021-57
Site Plan:	Site Plan Review No. 21-201

## PROJECT EVALUATION

### **Consistency with General Plan, Zoning and Subdivision Ordinances**

Staff supports the proposed tentative parcel map based on the project's consistency with the intent of the Land Use Element of the General Plan and the Zoning Ordinance.

One such policy, Policy 4.1.4 of the Land Use Element, encourages the City to allow flexible design standards on infill lots while Policy 4.2.3 promotes the distribution of low and moderate income housing throughout the community on smaller lots. Staff supports the project because the project meets the overall intent of these policies.

Dividing the site into smaller single-family residential parcels is consistent with the City policy to provide a wide range of housing types. The division of the site to provide an additional residential lot maximizes the potential use of the land by providing additional single-family residential parcels to the City's housing inventory. The proposed subdivision and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood.

### **Setbacks and Development Standards**

The project is located within the R-1-20 zoning district requires the following:

<b>Setbacks</b>	<b>Required</b>
Front Yard:	35-feet
Side Yard:	10-feet
Rear Yard:	25-feet minimum
Lot Size:	20,000 square foot minimum

As previously stated, the site is developed with an existing home. The existing home will remain on Parcel 1 and will continue to comply with the R-1-20 setbacks. Any future development on Parcel 2 will comply with the R-1-20 development standards. Staff recommends the Planning Commission approve the tentative parcel map, as depicted as part of Exhibit "A".

### **Improvements to Right-of-Ways**

As previously indicated, no public improvements exist along the property frontage on Linwood Street. However, any future development as part of Parcel 2 will require that public improvements along the public right of way be provided. These improvements are standards requirements for any residential lot developed in the City of Visalia.

### **Access and Circulation**

The site is located on the east side of N. Linwood Street approximately 870 feet north of W. Ferguson Avenue. Both streets are classified as collector streets. North Linwood Street is the only means of access for each of the sites. Pursuant to the circulation element, collector streets are intended to provide direct access to parcels and connect local and arterial streets.



## **Subdivision Map Act Findings**

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

Staff has reviewed the seven findings for a cause of denial and finds that all of the findings can be made for the proposed project. The seven findings and staff’s analysis are below. The findings in response to this Government Code section are included in the recommended findings for the denial of the tentative subdivision map.

<b><u>GC Section 66474 Finding</u></b>	<b><u>Analysis</u></b>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as part of Finding No. 1 of the Tentative Subdivision Map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as part of Finding No. 2 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the residential development type described on the proposed map. This is included as part of Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed residential use at the proposed density and development. This is included as part of Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This is included as as part of Finding No. 5
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed map and project improvements have not been found to cause serious public health problems. This is included as part of Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as part of Finding No. 3 of the Tentative Subdivision Map.

## **Environmental Review**

The project is categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2021-57).

### **RECOMMENDED FINDINGS**

#### **Tentative Parcel Map No. 2021-09**

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.
3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Very Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance
5. That the proposed design and improvement of the proposed tentative parcel map has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-57)

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **Tentative Parcel Map No. 2021-09**

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-201.
2. That Tentative Parcel Map No. 2021-09 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for Parcels 1 and 2 shall comply with the R-1-20 (Single-Family Residential 20,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.



5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2021-09, prior to the recording of the final map for this project.

### **APPEAL INFORMATION**

According to the City of Visalia Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten calendar days following the date of a decision by the Planning Commission on a tentative subdivision map or tentative parcel map application. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. 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.

#### **Attachments:**

- Related Plans and Policies
- Resolution No. 2021-69
- Exhibit "A" –Tentative Parcel Map No. 2021-09
- Operational Statement
- Site Plan Review Comments No. 2021-201
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

**Zoning:** The following Zoning Ordinance policies apply to the proposed project:

**Section 17.12.010 Purpose and intent.**

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7270)

In the R-1 single-family residential zone, the minimum site area shall be as follows:

<b>ZONE</b>	<b>Permitted or Conditional Use</b>
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

<b>ZONE</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
R-1-6	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7274)



**NOTICE OF EXEMPTION**

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

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

Tentative Parcel Map No. 2021-09

**PROJECT TITLE**

The site is located on the east side of North Linwood Street in the City of Visalia. (APN 077-190-016)

**PROJECT LOCATION – SPECIFIC**

Visalia

Tulare

**PROJECT LOCATION – CITY**

**COUNTY**

Tentative Parcel Map to subdivide a 2.15 acre parcel into two (2) parcels.

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia

**NAME OF PUBLIC AGENCY APPROVING PROJECT**

Hialys Sousa, 2539 W. Sweet Avenue, Visalia, CA 93291

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Hialys Sousa, 2539 W. Sweet Avenue, Visalia, CA 93291

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15315**
- Statutory Exemptions- State code number:

The creation of four or fewer parcels in an urban area.

**REASON FOR PROJECT EXEMPTION**

Rafael Garcia, Senior Planner

(559)713-4031

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

**Brandon Smith**  
**ENVIRONMENTAL COORDINATOR**

RESOLUTION NO. 2021-69

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2021-09, A REQUEST TO SUBDIVIDE A 2.15 ACRE PARCEL INTO TWO (2) LOTS LOCATED IN THE R-1-20 (SINGLE-FAMILY RESIDENTIAL, 20,000 SQ. FT. MINIMUM SITE AREA) ZONE DISTRICT. THE SITE IS LOCATED 2425 N. LINWOOD STREET (APN 077-190-016)

**WHEREAS**, Tentative Parcel Map No. 2021-09, is a request to subdivide a 2.15-acre sq. ft. parcel into two lots located in the R-1-20 (Single-Family Residential, Minimum 20,000 square foot lot size) zoning district. The project site is located at 2425 N. Linwood Street (APN: 077-190-016); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on January 10, 2021; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2021-09, as conditioned, in accordance with Section 16.28.070 of the Visalia Municipal Code based on the evidence contained in the staff report and testimony presented at the public hearing; and,

**WHEREAS**, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-57).

**NOW, THEREFORE, BE IT RESOLVED**, that Categorical Exemption No. 2021-57 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.
3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not



conflict with any existing or proposed easements located on or adjacent to the subject property.

4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Very Low Density General Plan Land Use Designation. The proposed location and layout of the Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance
5. That the proposed design and improvement of the proposed tentative parcel map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categoricaly Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-57)

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.12.010 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2021-201.
2. That Tentative Parcel Map No. 2021-09 be prepared in substantial compliance with Exhibit "A".
3. That the setbacks for Parcels 1 and 2 shall comply with the R-1-20 (Single-Family Residential 20,000 sq. ft. min. site area) standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Tentative Parcel Map No. 2021-09, prior to the recording of the final map for this project.



**Hialys Sousa**

2539 W Sweet Ave, Visalia, CA, 93291

559-802-0348 - Hsousa@kw.com



12/16/2021

Dear City of Visalia

My name is Hialys Sousa and I own the property located at 2524 N Linwood St Visalia CA 93291 which I submitted plans in attempt to split the parcel so I can then build a home.

I have current plans to build a 4,500 sqft house that will comply with the set backs on the said new parcel.

I intend to build a home that will comply with the neighborhood, It will be a traditional single story custom home.

I'm going to be managing the project my self and using subs on the job.

Should you have any questions or anything that needs clarification, please don't hesitate to contact me on the phone number/E-mail on letter head.

Thank you!

Sincerely,

---

Hialys Sousa





December 16, 2021

**Site Plan Review No. 21-201:**

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **November 10, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, which appears to read "Paul Bernal". The signature is written in a cursive style.

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

**Attachment(s):**

- Site Plan Review Comments



# SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: November 3, 2021

SITE PLAN NO: 2021-201 - B  
PROJECT: 2524 N. Linwood St.  
DESCRIPTION: SPLIT PARCEL AND BUILD A NEW HOME.  
APPLICANT: HIALYS SOUSA  
PROP. OWNER: PATEL ANILKUMAR K  
LOCATION: 2524 N. LINWOOD ST.  
APN: 077-190-016  
GENERAL PLAN: Residential Very Low Density  
ZONING: R-1-20 (SINGLE FAMILY RESIDENTIAL, 20,000 SQ. FT. MINIMUM SITE AREA)

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Tentative Parcel Map (TPM)
- Building Permit

**PROJECT SPECIFIC INFORMATION:** November 10, 2021

1. Creation of the parcel would require the applicant to apply for a Tentative Parcel Map (TPM).
2. Obtain a Building Permit for removal of the shed.
3. Other information as needed.

**PROJECT SPECIFIC INFORMATION:** November 3, 2021

4. The property is zoned R-1-20 (Single-family Residential with a 20,000 sq. ft. minimum site area).
  - a. The proposed new parcel does not meet the minimum size requirement of the zone.
5. Creation of the parcel would require the applicant to apply for a Tentative Parcel Map (TPM).
6. Obtain a Building Permit for removal of the shed.
7. Other information as needed.

## Notes:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.

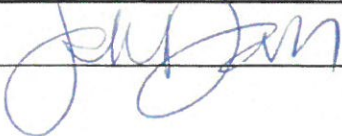
## Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.12 Single Family Residential Zone

17.36 Fences Walls and Hedges

**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 \_\_\_\_\_



**SUBDIVISION & PARCEL MAP  
REQUIREMENTS  
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271  
 Diego Corvera 713-4209

ITEM NO: 2 DATE: NOVEMBER 10, 2021

SITE PLAN NO.: 21-201 RESUBMITTAL  
PROJECT TITLE: 2524 N LINWOOD ST  
DESCRIPTION: SPLIT PARCEL AND BUILD A NEW HOME  
APPLICANT: HIALYS SOUSA  
PROP. OWNER: PATEL ANILKUMAR K  
LOCATION: 2524 N LINWOOD ST  
APN: 077-190-016

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work;  Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership.  by map  by deed  
**LINWOOD RIGHT-OF-WAY DEDICATED WITH PREVIOUS MAP**
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required.  CalTrans comments required prior to tentative parcel map approval. CalTrans 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.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy.  Access required on ditch bank, 12' minimum.  Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **EXTENSION REQUIRED TO SERVE NEW PARCELS**
- 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

- 6. City owns and maintains new street lights. Parcel development will be required to install street lighting in accordance with City's current collector street light design standards. A service pedestal may need to be installed to energize the new lighting. Electrical plan required.*
- 7. Install drive approaches to City standards. Ensure distances between approaches and from adjacent parcel boundaries are in compliance with City standards.*
- 8. Additional information and notes will be stated on tentative map pertaining to required to be installed with development.*
- 9. Required backflow apparatus to be installed on private property and not in public right-of-way.*



City of Visalia  
Building: Site Plan  
Review Comments

SPR 21201  
PARCEL SPLIT  
077190016

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 ALL NEW IMPROVEMENTS** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential
- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YAL GARCIA 11/10/21  
Signature



# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 10, 2021

ITEM NO: 2      Resubmit  
SITE PLAN NO: SPR21201  
PROJECT TITLE: 2524 N. Linwood St.  
DESCRIPTION: Split parcel and build a new home.  
APPLICANT: Hialys Sousa  
OWNER: PATEL ANILKUMAR K  
APN: 077190016  
LOCATION: 2524 N LINWOOD ST

**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.

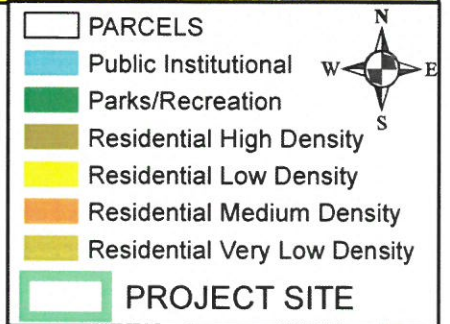
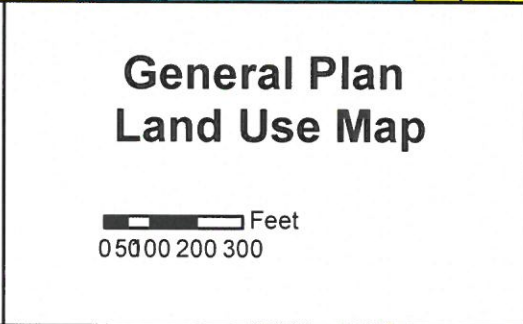
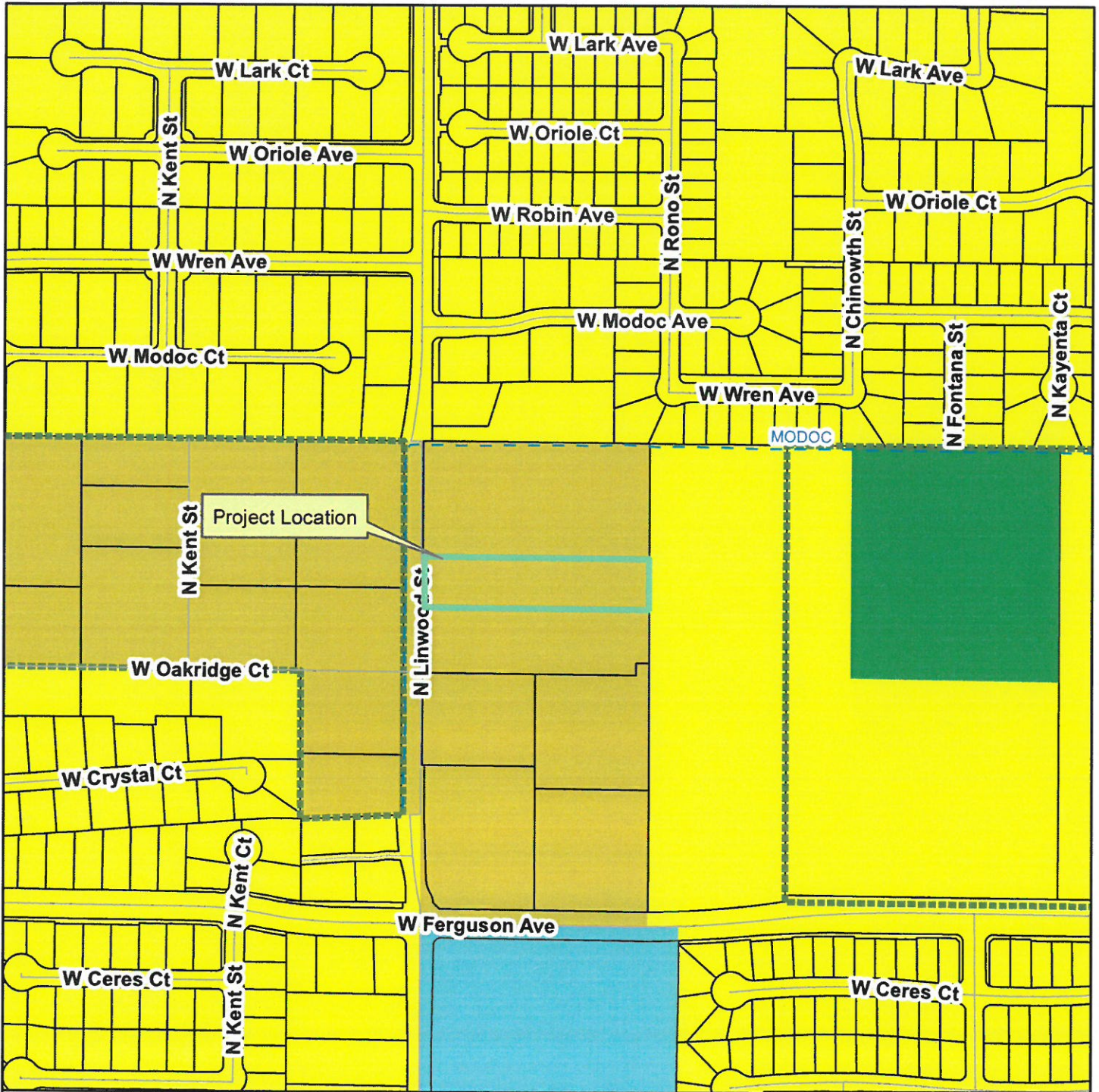
**Additional Comments:**

*Leslie Blair*

\_\_\_\_\_  
Leslie Blair

# Tentative Parcel Map No. 2021-09

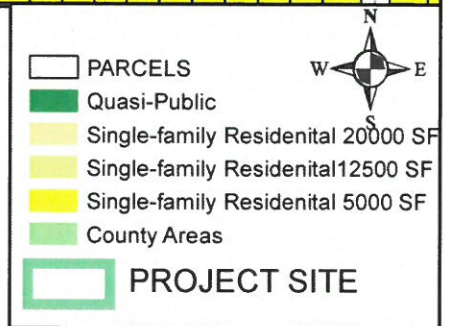
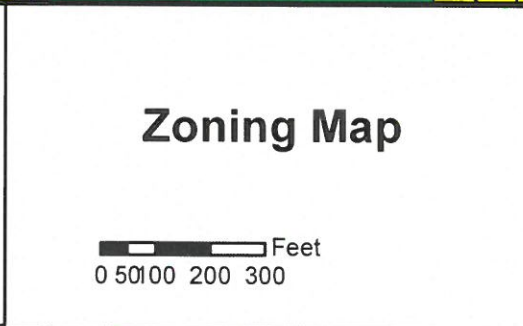
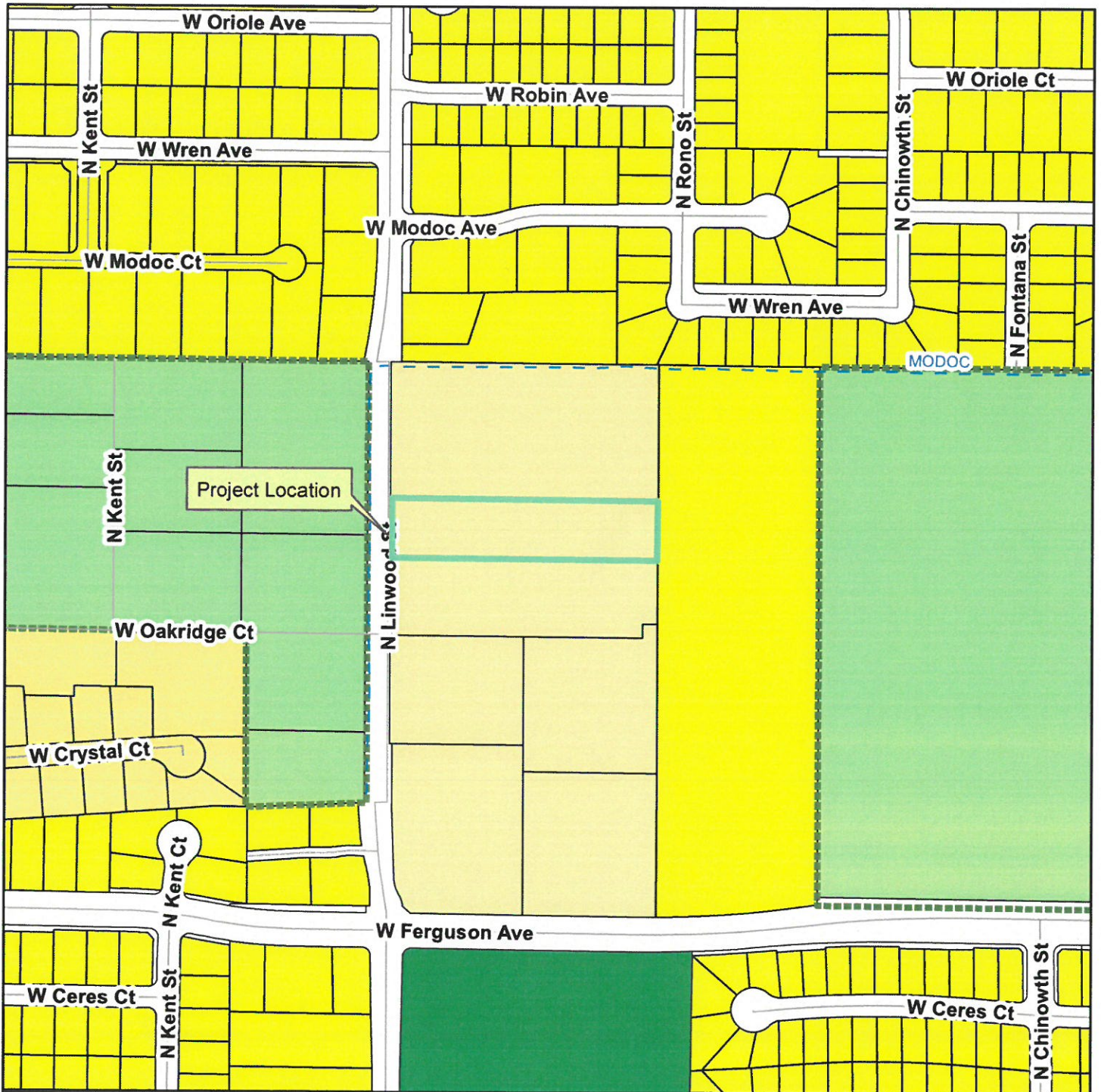
The project site is located at 2425 N. Linwood Street (APN: 077-190-016)





# Tentative Parcel Map No. 2021-09

The project site is located at 2425 N. Linwood Street (APN: 077-190-016)









# Tentative Parcel Map No. 2021-09

The project site is located at 2425 N. Linwood Street (APN: 077-190-016)

