

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 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, 2022

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

SUBJECT: 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.

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.

Location: 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).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Subdivision Map No. 5582 and Conditional Use Permit No. 2021-24 based upon the findings and conditions in Resolutions Nos. 2021-40 and 2021-41. Staff's recommendation is based on the conclusion that the requests are consistent with the General Plan and the Subdivision and Zoning Ordinances.

RECOMMENDED MOTION

I move to approved Tentative Subdivision Map No. 5582, based on the findings and conditions in Resolution No. 2021-41.

I move to approve Conditional Use Permit No. 2021-24, based on the findings and conditions in Resolution No. 2020-40.

PROJECT DESCRIPTION

Tentative Subdivision Map No. 5582 is a request to subdivide two parcels measuring 0.93 acres into six parcels, as shown in Exhibit "A". The existing parcels are vacant but are proposed to each have a duplex residential structure constructed in the future. The objective of the map is to allow for each duplex to be contained within its own parcel. The proposed parcels will vary in size, from 5,305 sq. ft. to 8,468 sq. ft., as shown on the site plan in Exhibit "A". A trash enclosure will be shared by all six duplexes subject to the recordation of a shared facilities agreement as discussed in greater detail under the "Access / Circulation / Shared Use" section below. A shared drive aisle will also be provided through the middle of the project site and 10 onsite parking spaces are located throughout the site to be shared by the entire development.

Conditional Use Permit No. 2021-24 is a request to facilitate the subdivision which is establishing lots without public street frontage, and to allow for the division of a parcel less than two acres in size in the R-M-2 Zone. Parcels will have access to Santa Fe Avenue via an approximately 20-foot-wide onsite drive aisle which will bisect the development (see Exhibit "A").

BACKGROUND INFORMATION

General Plan Land Use Designation:	Residential Medium Density
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit)
Surrounding Land Use and Zoning:	North: R-M-2 / Single-family home South: R-1-5 / Evans ditch / Single-family homes East: R-M-2 / Single-family homes West: IL (Light Industrial), QP (Quasi-Public) / The Olive Plant warehouse, City of Visalia Santa Fe trail.
Environmental Review:	Categorical Exemption No. 2021-63
Special Districts:	None
Site Plan Review No:	2021-031

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

RELATED PROJECTS

There are no related projects to this site.

PROJECT EVALUATION

Planned Unit Development

Section 17.16.050 of the Visalia Municipal Code (VMC) requires the approval of a CUP for the division of a lot less than two acres in size within the R-M-2 Zone and the creation of a parcel without frontage on a public street requires a Planned Unit Development (PUD) which is reviewed and approved through the Conditional Use Permit (CUP) process. This PUD/CUP process allows deviation from normal zoning standards including access, lot size, and related yard requirements. The proposed division of land together with the PUD is consistent with the development pattern and residential density of areas within the surrounding neighborhood. The proposed lot sizes would maintain the medium residential density of the surrounding areas.

The building envelopes for all six parcels are incorporated into the site plan in Exhibit "A", showing the building orientations proposed for each lot. The building envelopes reflect R-M-2 zoning standards by maintaining typical lot orientation and minimum yard setbacks. The Site Plan Review Committee reviewed the proposed subdivision map on September 29, 2021 and determined that the proposed project meets City development standards.

Section 17.16.050 of the Visalia Municipal Code (VMC) requires the approval of a CUP for the division of a lot less than two acres in size within the R-M-2 Zone. VMC Section 17.16.060 also requires that the minimum site area per dwelling unit in the R-M-2 Zone be 3,000 square feet per dwelling unit. All but two (Lots 2 & 3) of the proposed parcels meets the minimum 6,000 square foot site area requirement through the standards outlined in VMC Section 17.16.060. Staff supports the overall subdivision, including Lot 2 and 3 being less than 6,000 square feet,

because the development is consistent with VMC standards for PUD's. Additionally, the six duplexes shall function as a unified development with shared amenities/facilities.

Access / Circulation / Shared Use

The vehicular access to the site is proposed through one access point from Santa Fe Street which bisects the site and provides each parcel with vehicular access to Santa Fe Street. Staff recommends Condition of Approval No. 5 on the Tentative Subdivision Map and Conditional Use Permit be adopted which requires recordation of an agreement that addresses the property owners' shared maintenance of the easement area for access and shared parking. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The agreement shall also address shared use of facilities on site, such as trash enclosures, open space areas, and guest parking.

Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the parcel map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative 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 proposed parcel map, which is designated for multifamily residential land uses at the density proposed. This is included as recommended 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 density of ongoing development under multifamily residential land use designations and the R-M-2 zone. All parcels will contain one duplex, for a total of 12 residential dwelling units. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or	The proposed design and improvement of the

<p>the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.</p>	<p>parcel map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.</p>
<p>(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.</p>	<p>The proposed design of the parcel map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.</p>
<p>(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.</p>	<p>The proposed design of the parcel map does not conflict with any existing easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.</p>

Environmental Review

The requested action is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2021-63).

RECOMMENDED FINDINGS

Tentative Subdivision Map No. 5582

1. That the proposed location and layout of the tentative subdivision map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative subdivision map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Multi-Family Residential land use designations and the R-M-2 zoning designation.
4. That the site is physically suitable for the proposed density of ongoing development under the Multi-Family residential land use classification and the R-M-2 zoning designation.
5. That the proposed tentative subdivision map, design of the tentative map or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-63). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Conditional Use Permit No. 2021-24

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-63). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Subdivision Map No. 5582

1. That the final subdivision map be prepared in substantial compliance with Exhibit "A".
2. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2021-031.
3. That Tentative Subdivision Map No. 5582 shall be approved, and that requirements of the map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2021-24 shall be null and void unless Tentative Subdivision Map No. 5582 is approved.
5. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all other federal and state laws and city codes and ordinances be complied with.

Conditional Use Permit No. 2021-24

1. That the planned development be developed in substantial compliance with Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-031.
3. That Tentative Subdivision Map No. 5582 requirements which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2021-24 shall be null and void unless Tentative Subdivision Map No. 5582 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2021-24 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "B".
8. That all applicable federal, state, regional, and city policies and ordinances be met.
9. 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.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2020-70 – Tentative Parcel Map No. 2020-10
- Resolution No. 2020-71 – Conditional Use Permit No. 2020-33
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Site Plan
- Exhibit "C" – Elevations and Floor Plans
- Categorical Exemption No. 2021-63
- Site Plan Review No. 2021-031 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

Subdivision Ordinance **Chapter 16.28: Parcel Maps**

16.28.020 Advisory agency.

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

16.28.060 Hearing and notice.

- A. The city Planning Commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision.

16.28.070 Consideration of tentative parcel maps.

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

16.28.080 Appeals.

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

16.28.110 Right-of-way dedications.

- A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the Planning Commission.
- B. The Planning Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act.

Chapter 17.26: Planned Development

17.26.010 Purpose and intent.

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

17.26.040 Development standards.

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

- A. Site Area.
 - 1. The minimum site area for a planned residential development shall be one acre of gross site area.
 - 2. The minimum site area for a planned unit development with residential uses shall be ten acres.
 - 3. The minimum site area for a planned unit development without residential uses shall be five acres.
 - 4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
 - 5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
- B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a

density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

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

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

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

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

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates.

Chapter 17.30: Development Standards

17.30.015 Development standards.

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

Zoning Ordinance

Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

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

to impose reasonable conditions upon the granting of such permits.

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2021-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-24, A REQUEST BY 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).

WHEREAS, 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).; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 10, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-24, 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 15315.

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 finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-63). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

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

1. That the planned development be developed in substantial compliance with Exhibit "A".
2. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2021-031.
3. That Tentative Subdivision Map No. 5582 requirements which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2021-24 shall be null and void unless Tentative Subdivision Map No. 5582 is approved.
5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all of the conditions and responsibilities of Conditional Use Permit No. 2021-24 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "B".
8. That all applicable federal, state, regional, and city policies and ordinances be met.
9. 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.

RESOLUTION NO. 2021-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING 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 SQUAREFOOT 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 & 097-241-042)

WHEREAS, 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).; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on January 10, 2022; and

WHEREAS, WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-63).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2020-42 was prepared finding the project exempt under CEQA Section 15315 and 15332 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 location and layout of the tentative subdivision map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative subdivision map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. That the site is physically suitable for the proposed tentative parcel map and for the specific land uses allowed under the Multi-Family Residential land use designations and the R-M-2 zoning designation.

4. That the site is physically suitable for the proposed density of ongoing development under the Multi-Family residential land use classification and the R-M-2 zoning designation.
5. That the proposed tentative subdivision map, design of the tentative map or the type of improvements will not conflict with easements for access through or use of property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-63). Furthermore, the design of the tentative map or the proposed improvements is not likely to neither cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby 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 final subdivision map be prepared in substantial compliance with Exhibit "A".
2. That the project be developed in substantial compliance and be consistent with the comments of Site Plan Review No. 2021-031.
3. That Tentative Subdivision Map No. 5582 shall be approved, and that requirements of the map which relate to this conditional use permit shall be fulfilled.
4. That Conditional Use Permit No. 2021-24 shall be null and void unless Tentative Subdivision Map No. 5582 is approved.
5. That an agreement addressing the sharing of vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map.
6. That all other federal and state laws and city codes and ordinances be complied with.

EXHIBIT "A"

TENTATIVE SUBDIVISION MAP

IN THE COUNTY OF TULARE
 REPUBLICAN DIVISION OF THE 55067-7353 OF 70 OF THE
 ANTI-TRUST ACT TO CORRECT THE RECORD TO PAGE 13 OF
 SUPPLEMENTAL TO THE RECORD TO PAGE 13 OF THE
 RECORD TO PAGE 13 OF THE RECORD TO PAGE 13 OF THE
 SECTION 32, TOWNSHIP 18 SOUTH, RANGE 26 EAST, MOUNTAIN
 DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF
 TULARE, STATE OF CALIFORNIA

BASIS OF BEARINGS

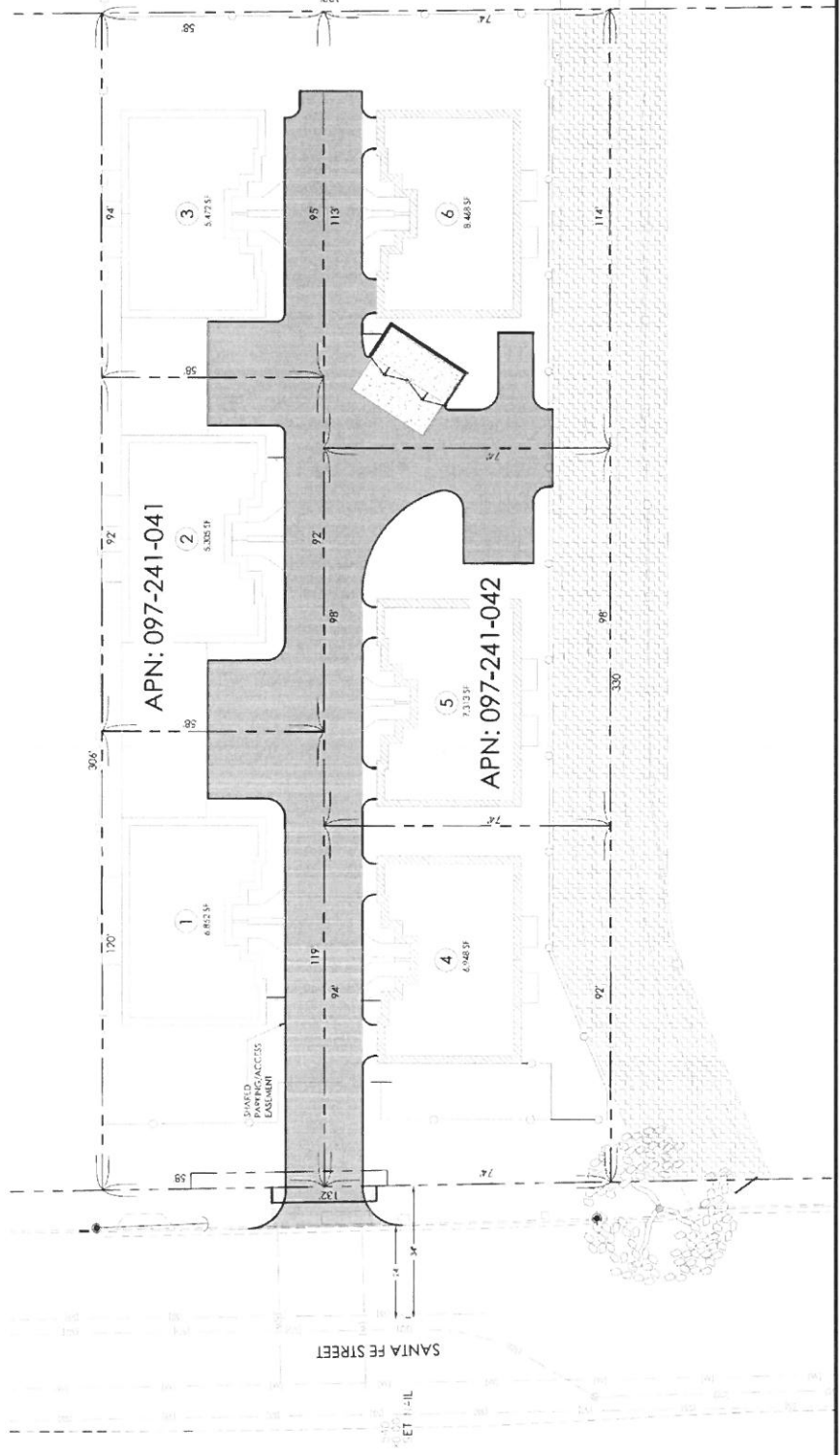
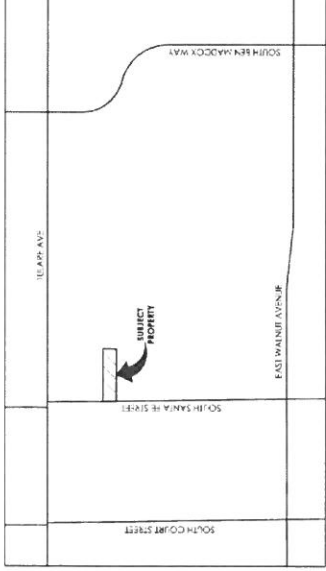
THE BASIS OF BEARINGS BEING THE
 CENTERLINE OF TULARE AS L.S. ABSTRACT PER
 RECORD SURVEY 1328 (ALN AS WEST)

OWNER

STEREALAND COMPANY
 17900 W. 12TH AVENUE #10
 TORRANCE, CA 90503-1200
 TEL: (562) 402-8000

AGENT

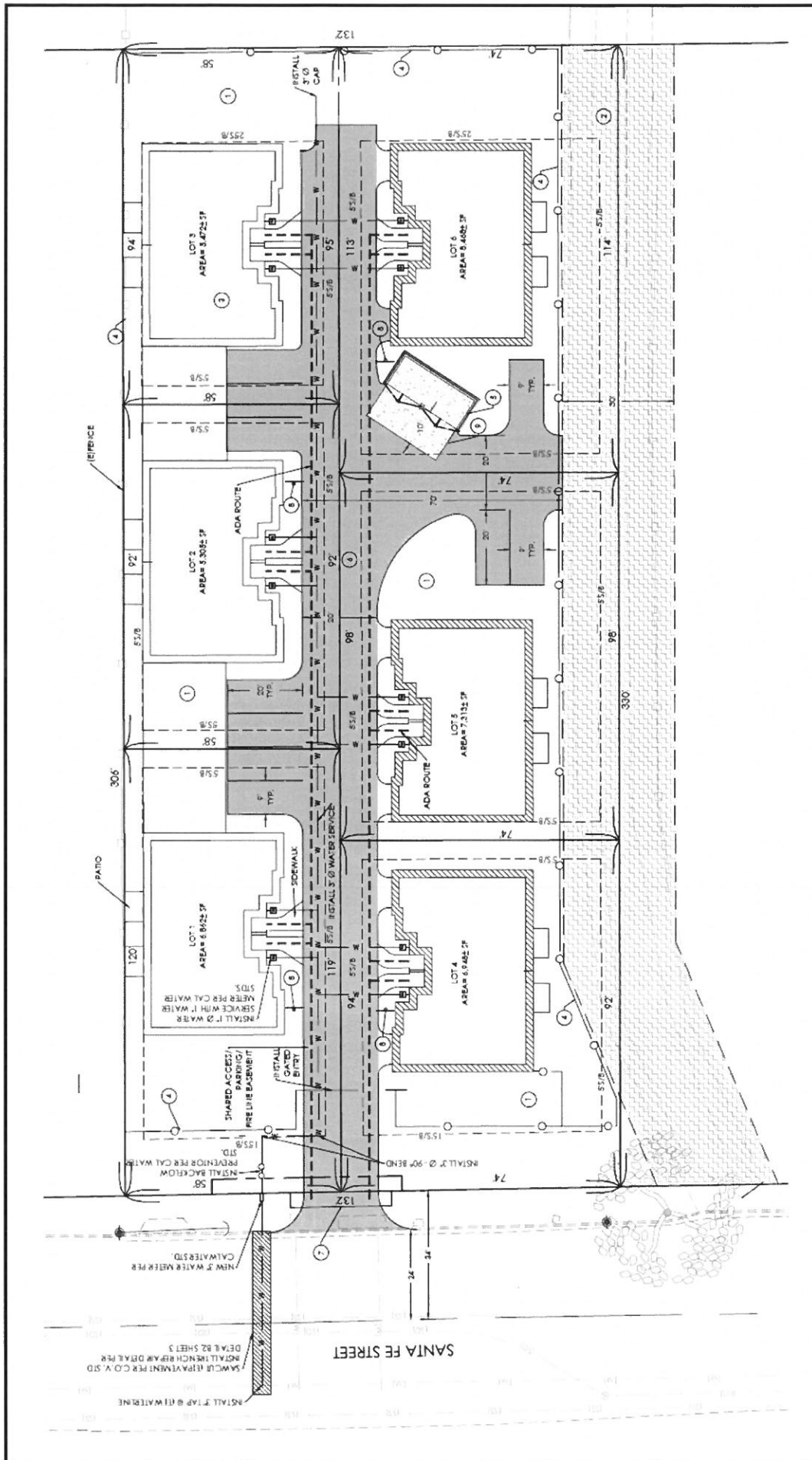
AW ENGINEERING
 ALLAN WILLIAMS
 777 N. 25th WADSWORTH WAY
 VISALIA, CA 93277
 AW@AWENGINEERING.COM
 PHONE: (559) 713-2688



AW ENGINEERING
 ALLAN WILLIAMS
 777 N. 25th WADSWORTH WAY
 VISALIA, CA 93277
 TEL: (559) 713-2688

JOB: 2024046 JULY, 2021 SHEET 1 OF 3

EXHIBIT "B"



SANTA FE STREET

INSTALL TAP @ RI WATER NE
 SANCUI REPAIRMENT PER C.O.V. STD
 INSTALL TRENCH BRK DRAL PER
 DETAIL R2 SHEET 3

NEW 3" WATER METER PER

CAL WATER STD

INSTALL BACKFLOW

PREVENTOR PER CAL WATER

155/8

STDS.

INSTALL 2" WATER

SERVICE WITH T.W.

METER PER CAL WATER

STDS.

SEWER

5/8

5/8

5/8

5/8

20' TYP.

5/8

ADA ROUTE

5/8

ADA ROUTE

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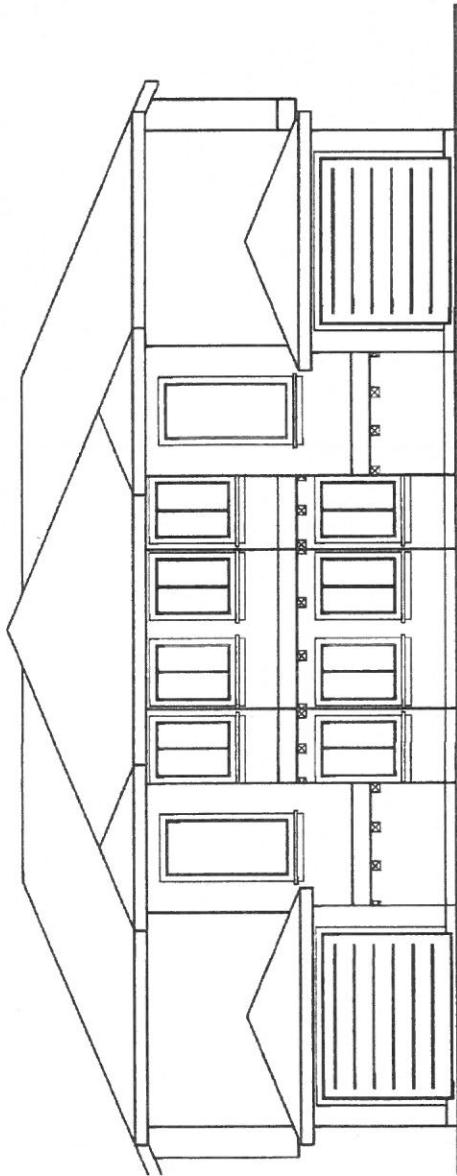
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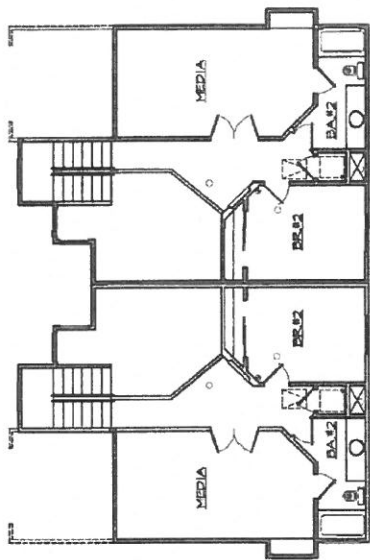
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EXHIBIT "C"



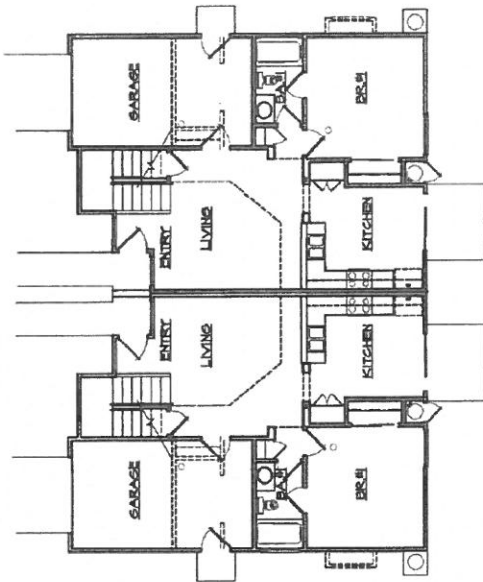
FRONT ELEVATION

Scale: 1/4"=1'-0"



SECOND FLOOR PLAN

Scale: 1/8"=1'-0"
600 SQ. FT.



FIRST FLOOR PLAN

Scale: 1/8"=1'-0"
126 SQ. FT.

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 Subdivision Map No. 5582 and Conditional Use Permit No. 2021-24

PROJECT TITLE

S. Santa Fe Street (APN: 097-241-041 & 097-241-042)

PROJECT LOCATION

Visalia, CA

Tulare

PROJECT LOCATION - CITY

COUNTY

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.

Conditional Use Permit No. 2021-42: 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.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Josh Dan, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4003, josh.dan@visalia.city

NAME AND CONTACT INFORMATION OF LEAD AGENCY APPROVING PROJECT

Allen Williams Engineering, 724 N. Ben Maddox Way., Visalia, CA, Phone: (559) 967-8089

NAME AND CONTACT INFORMATION OF APPLICANT CARRYING OUT PROJECT

Allen Williams Engineering, 724 N. Ben Maddox Way., Visalia, CA, Phone: (559) 967-8089

NAME AND CONTACT INFORMATION OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

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

REASON FOR PROJECT EXEMPTION

Josh Dan, Associate Planner

(559) 713-4003

CONTACT PERSON

AREA CODE/PHONE

DATE

Brandon Smith, Senior Planner
ENVIRONMENTAL COORDINATOR



October 27, 2021

Site Plan Review No. 21-031:

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 **September 29, 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, appearing to read "Paul Bernal", is written over a light blue horizontal line.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 29, 2021
SITE PLAN NO. 2021-031 - B
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

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation 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

CUP, TSM

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Diego Corvera 713-4209

ITEM NO: 2 DATE: SEPTEMBER 29, 2021

SITE PLAN NO.: 21-031 RESUBMITTAL
PROJECT TITLE: SANTA FE DUPLEX
DESCRIPTION: NEW MULTI-FAMILY 16 UNIT / 8 DUPLEX (RM2)
APPLICANT: KEVIN NICKELL
PROP. OWNER: REITZ LAND COMPANY LLC
LOCATION: S SANTA FE, BETWEEN TULARE AND
PARADISE
APN: 097-241-041, 042

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

SANTA FE

- 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. **HOA, CCR, OR EQUIVALENT**
 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. **EVANS** 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. **PROVIDE ADDITIONAL DITCH LOCATION AND EASEMENT INFORMATION**

- 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.
 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.

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - 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.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed subdivision to be processed as a Tentative Subdivision Map.***
- 2. Ensure placement of footings for new block wall along ditch do not encroach into ditch easement or required maintenance road.***
- 3. Map to conform to approved development plan. Provide all necessary common utility, access, and parking easements and other HOA or CCR for the common maintenance thereof.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-031 RESUBMITTAL**

Date: **9/29/2021**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:**8/21/2021**)

(Project type for fee rates:**TSM**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	FEES TO BE COLLECTED WITH SITE DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City 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 planned 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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

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

Date: September 29, 2021

SITE PLAN NO: 2021-031 - B
PROJECT TITLE: Santa Fe Duplex
DESCRIPTION: New Multi-Family 16 Unit / 8 Duplex (R-M-2)
APPLICANT: Kevin Nickell
PROP. OWNER: Reitz Land Company LLC, Esteem Land Company LLC
LOCATION TITLE: South Santa Fe between E. Tulare Avenue & E. Paradise Avenue
APN TITLE: 097-241-041, 042
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per unit)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

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

Project Requirements

- Conditional Use Permit
- Tentative Subdivision Map
- Shared Parking & Access Agreement
- Building Permit
- Additional information as needed.

Reference Site Plan Review No. 2020-186.

PROJECT SPECIFIC INFORMATION: September 29, 2021

1. Maintain a distance of five feet between the trash enclosure and the building on Lot 6.
2. The applicant shall consult with the Tulare Irrigation District regarding setbacks from the ditch. All comments shall be incorporated into the development.
3. Details on the fencing proposed shall be provided.
4. See previous comments.

PROJECT SPECIFIC INFORMATION: March 10, 2021

1. A Conditional Use Permit (CUP) shall be required to divide a site under two acres within the R-M-2 Zone. A CUP is also necessary to create parcels without direct frontage on a public street.
2. A Tentative Subdivision Map shall be required to create the lots, as per the requirement of the Engineering Division.
3. A shared parking and access agreement shall be filed for the shared use of access aisles, parking stalls, trash enclosures, and any other shared facilities onsite.
4. That applicant shall confirm that the side yard setbacks between Lots 1 and 2 of APN: 097-241-042 are a minimum of five feet.
5. The submittal shall confirm that the development will be operated as a unified complex.
6. The site plan shall show the location of all existing and proposed fencing.
7. The site plan shall clearly and accurately identify the Evans Ditch/easement on the site plan. Structures shall not be located on the ditch easement. Revisions to Site Plan Review No. 2020-186 may be required due to the location of the ditch easement as shown on this submittal.
8. The applicant shall correct the typos on the site plan as follows: correcting the zoning to R-M-3, and removing the east/west Court Street identifier on the vicinity map.
9. The trash enclosure shall be rotated further north per the requirements of the Solid Waste Division.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone.

Minimum Setbacks:	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 80 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

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

Signature





SPR 21031
SANTA FE DUPLEX
09721042
09721041

City of Visalia
Building: Site Plan
Review Comments

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

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

VAL GARCIA 9/28/21
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	September 30, 2021
Item #	2
Site Plan #	21031
APN:	097241042 & 41

- 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.

Corbin Reed
Fire Marshal



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

Date: 9/28/21
 Item: 2 Resubmit
 Site Plan: 21-031
 Name: NATE HENRY

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- 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:
EXTERIOR LIGHTING
- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:
LOW SHRUBS, GROUND COVERING, AVOID GRASS LANDSCAPING
- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 29, 2021

ITEM NO: 2 Resubmit
SITE PLAN NO: SPR21031
PROJECT TITLE: Santa Fe Duplex
DESCRIPTION: New Multi-Family 16 Unit / 8 Duplex (R-M-2)
APPLICANT: Kevin Nickell
OWNER: REITZ LAND COMPANY LLC
 ESTEEM LAND COMPANY LLC
APN: 097241042
 097241041
LOCATION: S. Santa Fe, Between E. Tulare and Paradise

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



#3

MEETING DATE: July 29, 2020

SITE PLAN NO. 20-112

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 prior to resubmittal plans for Site Plan Review. | |
| <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:
- | | |
|--|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> _____ | |
| <input type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER: _____ |

- ADDITIONAL COMMENTS :**

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

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 3	DATE: JULY 29, 2020
SITE PLAN NO.:	20-112
PROJECT TITLE:	CARVALHO CONSTRUCTION INC
DESCRIPTION:	MULTI-FAMILY COMPLEX RM2
APPLICANT:	KEVIN NICKELL
PROP OWNER:	REITZ BRYAN & WENDY FRANEY FLOOR COVERING INC
LOCATION:	SANTA FE
APN:	097-241-041, 042

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **IN-KIND WITH DEMO OF EXISTING DRIVE APPROACHES**
- Drive approach size: **26' MIN** Use radius return; **REFER TO CITY MULTI-FAM STANDARDS**
- Sidewalk: **6'** width; **4'** parkway width at **SANTA FE FRONTAGE**
- 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; **EASEMENTS FOR SIDEWALK ENCROACHMENT**
- City Encroachment Permit Required. **FOR ALL WORK WITHING THE PUBLIC RIGHT-OF-WAY**
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. **PROJECT TO DRAIN TOWARDS THE STREET**
- 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:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company **EVANS DITCH** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed multi-family layout will require an onsite refuse enclosure and turnaround for Solid Waste and Fire Emergency services. Refer to City turnaround standards and further comments from Fire & Solid Waste Depts. Revise accordingly.**
- 2. Additional dimensions to be added to the site plan layout to indicate proper parking lot areas, drive lanes, and setback distances.**
- 3. Project to install public improvements along Santa Fe frontage - to include 6' sidewalk, 4' landscaped parkway, and drive approach. Site plan to show demolition of any existing items that will conflict with required installation of public improvements.**
- 4. There is a large palm tree at the north face of the ditch culver that will need to be removed to align sidewalk. New sidewalk will need to transition from 4' parkway to adjacent to curb at culvert.**
- 5. There are existing overhead utilities that will be required to be undergrounded with site development. The north power pole with street light can remain - coordinate with respective utility companies. If north power pole is deemed necessary to underground by utility company then a City standard street light will be required to be installed. Refer to City street light standards and design requirements.**
- 6. There is an existing 6" sewer main that can serve the parcels. City records indicate a lateral exists for the north parcel. The main does extend to approx. midpoint of the south parcel. Project shall connect to City sewer and analyze the capacity needs for design requirements - a lift station may be required.**

7. New development will incur impact fees per unit and acreage of site development. Refer to page 4 for applicable fees.

8. Site plan needs to show a clear proposed cross section of the ditch and improvements (fencing) along the embankment. Provide easement boundary line. Additional improvements may be necessary to provide access to north embankment (access road) - to be determined by City Engineer and ditch owner entity.

9. Building permits are required, standard plan check and inspection fees will apply.

10. Is a lot merger desired? Site plan to address parcel line and any necessary common easements, etc. that will need to be granted should parcel line remain.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **20-112**
 Date: **7/29/2020**

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: **7/1/2020**)
 (Project type for fee rates: **MULTI-FAM**)

Existing uses may qualify for credits on Development Impact Fees. **2 SFD + RURAL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,320/AC X 1
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,233/UNIT X 12 - (\$6,027 X 2 = \$12,054) = \$38,742
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$457/UNIT X 12 = \$5,484 TREATMENT PLANT FEE: \$802/UNIT X 12 = \$9,624
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$44/LF X 85 (SANTA FE) = \$3,740
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$5,809/AC - (\$1,660CR) = \$4,149/AC X 1
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,290/UNIT X 12 - (\$3,738/UNIT X 2 = \$7,476)CR = \$32,004
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,265/AC - (\$1,217CR) = \$3,048/AC X 1
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$1,771/AC X 1
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$1,936/AC X 1
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$518/UNIT X 12 - (\$587/UNIT X 2 = \$1,174)CR = \$5,042
<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.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

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

Date: July 29, 2020

SITE PLAN NO: 2020-112
PROJECT TITLE: Carvalho Construction Inc.
DESCRIPTION: Multifamily Complex – R-M-2
APPLICANT: Kevin Nickell
PROP. OWNER: Bryan & Wendy Reitz, Franey Floor Covering Inc.
LOCATION TITLE: N/A
APN TITLE: 097-241-041, 042
GENERAL PLAN: Medium Density Residential
EXISTING ZONING: R-M-2 (Multi-Family Residential 3,000 sq. ft. min. site area per unit)

Rule 9510 – This project may be subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit
- Additional information as needed.

PROJECT SPECIFIC INFORMATION: July 29, 2020

1. The number of units proposed onsite (12) is permitted within the R-M-2 Zone, with Site Plan Review approval and issuance of a Building Permit. However additional information is required before approval can be given by the Site Plan Review Committee.
2. The applicant shall submit a revised site plan providing additional information on the proposal, to include dimensions, setbacks, landscaping, onsite lighting, covered and uncovered parking areas, open space areas, and proposed fencing.
3. 1.5 parking stalls per unit shall be required, unless three bedroom units are proposed, in which case 1.75 stalls per unit shall be required.
4. The site plan shall verify that a minimum 5% of the project site is devoted to open, common, usable space and/or recreational facilities for use by tenants.
5. The applicant shall submit floor plans for the units.
6. The applicant shall provide building elevations.
7. The applicant shall provide a preliminary landscape plan. The plan shall provide calculations showing that a minimum 6% of the parking lot is landscaped.
8. The proposal shall comply with the Good Neighbor Policies of the City of Visalia.
9. The proposal shall provide trash enclosures onsite.
10. The proposal shall provide a turnaround area for emergency service vehicles.
11. The proposal shall indicate whether the project sites will be merged.
12. The applicant shall obtain a Building Permit.

DEVELOPMENT STANDARDS - R-M-2 [17.16]

Maximum Building Height: 35 feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone.

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*

➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	25 Feet	25 Feet

Minimum Site Area: 3,000 square feet per unit

- Common open space
- Screen 2nd story windows when adjacent to an R-1 Site, Single-Family Residential
- Conditional Use Permit for 80 or more units
- Alley exception for rear setback to parking structure, open space still needed
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.
- See Zoning Ordinance Section 17.16 for complete standards and requirements.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020 (1.5 spaces per unit, plus .25 spaces per unit for guest parking if required by Planning Commission.
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
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.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. 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.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

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)

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

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.
5. 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.

The Model Good Neighbor Policies are adopted by Resolution 2006-60 to read as follows:

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

A. Operational Management Plan Required

Before issuance of a building permit for a multi-family project in the R-M zone that is subject to review and approval by the Site Plan Review Committee or the Planning Commission, an operational management plan (Plan) shall be established for the long-term maintenance and management of the project. The Plan shall include but not be limited to the following:

- a. The maintenance of landscaping for the associated properties;
- b. The maintenance of private drives and open space parking;
- c. The maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages;
- d. Enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and
- e. Enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission.

B. Plan Shall Be Recorded

Before issuance of a building permit for the project, applicant shall prepare a statement in a form approved by the Planning Director, referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department. The statement shall be recorded with the Tulare County Recorder.

C. Maintenance and Operations

1. 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.
2. 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.
3. 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.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. 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.
9. 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.
10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

D. Landscape Care and Maintenance

1. Automatic irrigation systems shall be maintained.
2. 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.
3. 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.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

E. 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.

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

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional

standards may be applied within the apartment/residential complex.

3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.

All tenants shall read and receive a copy of the Tenant Agreement.

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

APR 20112
MULTIFAMILY COMPLEX
097241041
097241042

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 EACH BUILDING** *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 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 \$0.61 per square foot. Residential \$4.16 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE 13D TYPE FIRE SPRINKLER PROTECTION AT EACH UNIT. ALL NEW LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS.**

VAL GARCIA 7/29/20
Signature



Site Plan Comments

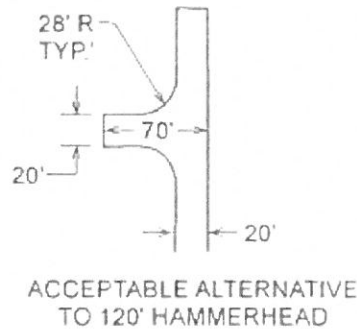
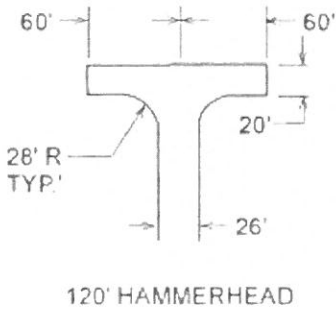
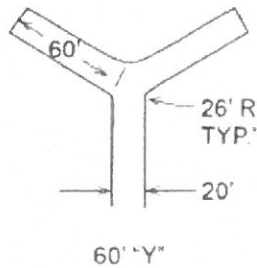
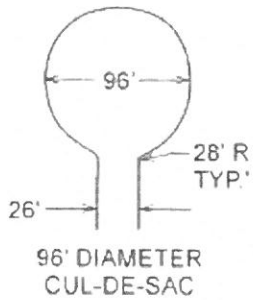
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date July 28, 2020
Item # 3
Site Plan # 20112
APN: 097241041

- 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.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- Zero lot line, multi-family or mobile home park developments shall be provided with **fire hydrants** every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2019 CFC §507, App B and C
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)

- More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)

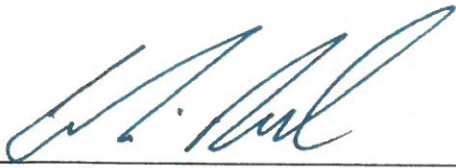
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2019 CFC Table D103.4



- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2019 CFC 503.3/ D103.6



- **Special comments:**



Corbin Reed
Fire Marshal

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500
COMMERCIAL BIN SERVICE

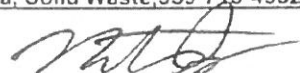
20112

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Customer to identify placement of R-3 or R-4 city standard bin enclosure. Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad. Be sure to have enclosure gates open 180 degrees and clear all curbing. All gates must be equipped with chain bolts to secure them from closing.

Jason Serpa, Solid Waste Manager, 559-713-453;
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532

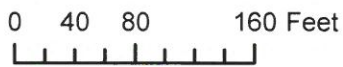


Tentative Subdivision Map No. 5582
Conditional Use Permit No. 2021-24

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).



General Plan

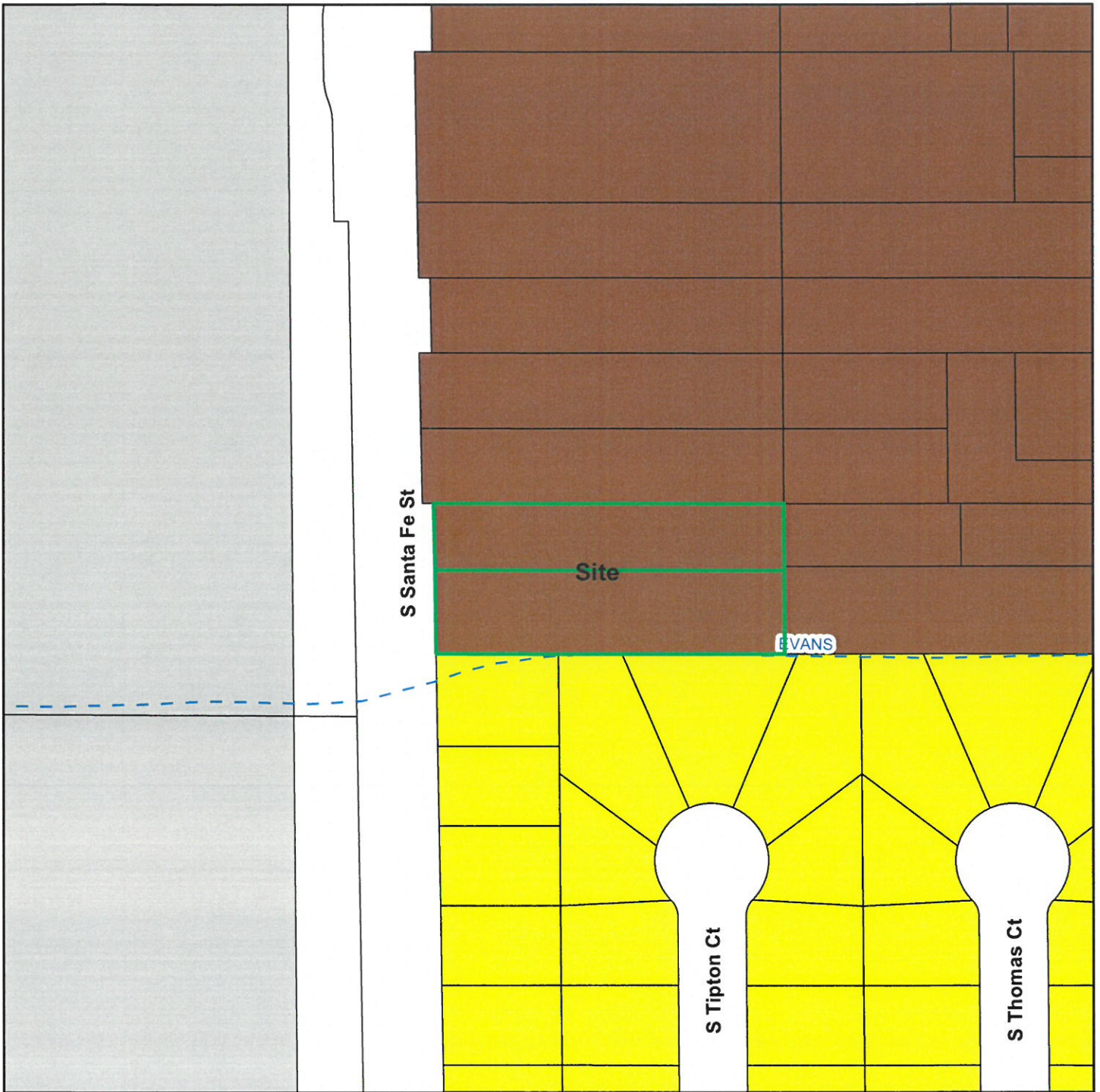


-  Light Industrial
-  Residential Low Density
-  Residential Medium Density
-  Parcels
-  Project Site



Tentative Subdivision Map No. 5582 Conditional Use Permit No. 2021-24

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approximately 500-feet north of East Paradise Avenue
(Address: not assigned) (APNs: 097-241-041 & -042).



Zoning



- I-L - Light Industrial
- R-1-5 - 5,000 SF Min Site Area
- R-M-2 - 3,000 SF Min Site Area
- Parcels
- Project Site

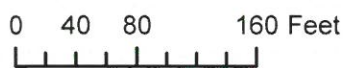


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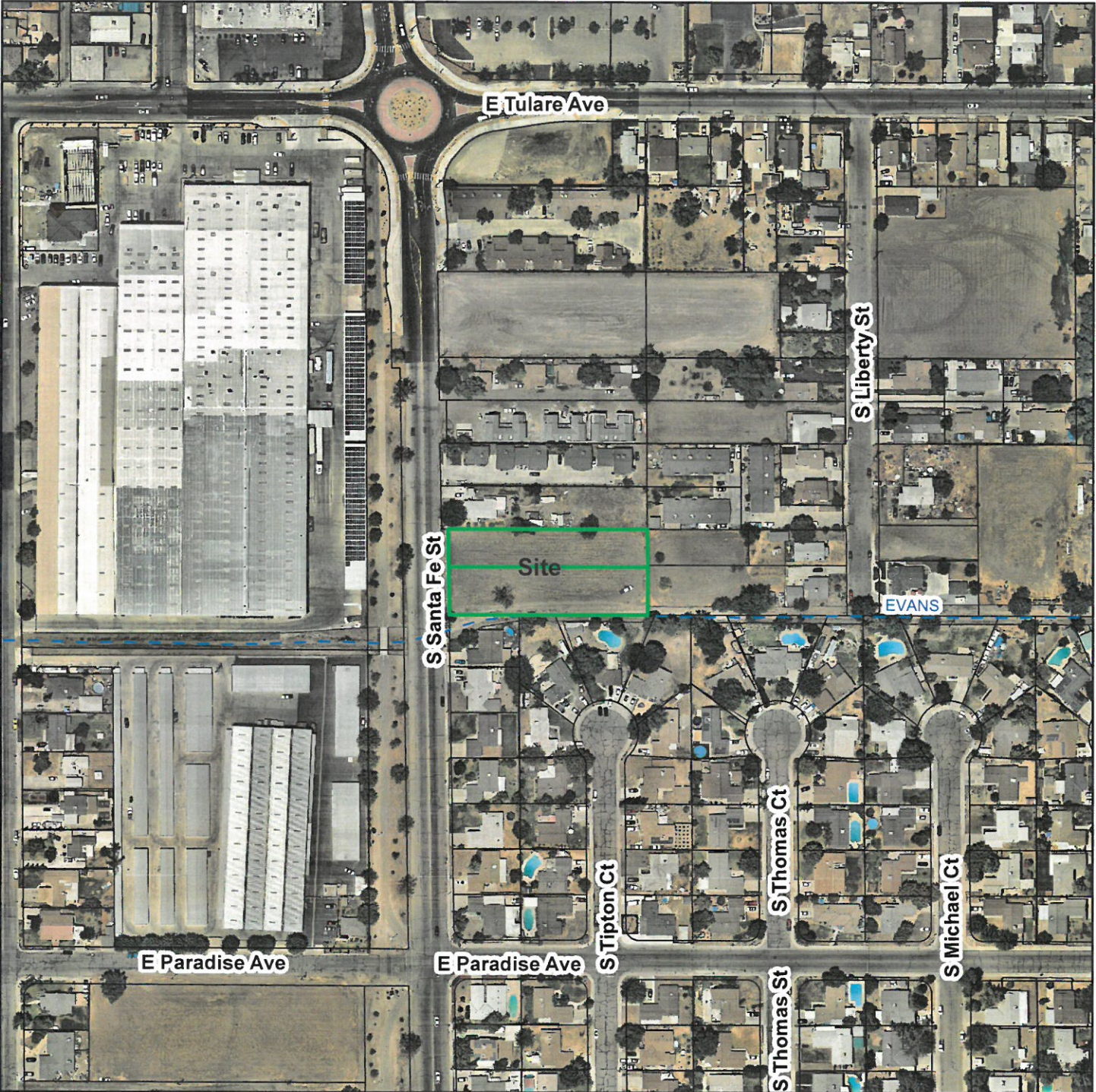
Aerial



-  Parcels
-  Project Site

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Aerial

0 75 150 300 Feet



-  Parcels
-  Project Site

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