

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, APRIL 11, 2022

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. 2021 Administrative Adjustment Annual Report.
6. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-37: A request by Christian Church Homes to develop a 70-unit affordable senior housing multi-family development on a vacant 2.06-acre site in the C-MU (Mixed Use Commercial) zone. The project site is located on the east side of North Highland Street approximately 500 feet north of West Ferguson Avenue (APN: 090-060-058). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-01.

7. REGULAR ITEM – Cristobal Carrillo, Associate Planner
Update on the Historic Preservation Ordinance Chapter 17.56 and Local Register of Historic Structures.
8. REGULAR ITEM – Paul Bernal, Community Development Director
Planning Division Fee Amendments: Consideration of amendments to the Planning Division fees for the 2022-2023 fiscal year as contained in City of Visalia Fee Resolution No. 2022-11.
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. The next Planning Commission meeting is April 25, 2022.
 - b. On April 4th Council adopted 2nd Reading of Ordinance No. 2022-04 for ZTA No. 2021-10.
 - c. On April 4th Council introduced Ordinance No. 2022-06 for ZTA No. 2021-09.
 - d. Update on the Joint City Council / Planning Commission meeting.

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, APRIL 21, 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, APRIL 25, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: April 11, 2022

PROJECT PLANNER: Rafael Garcia, Senior Planner
Phone No.: (559) 713-4031
E-mail: rafael.garcia@visalia.city

SUBJECT: Conditional Use Permit No. 2021-37: A request by Christian Church Homes to develop a 70-unit affordable senior housing multi-family development on a vacant 2.06-acre site in the C-MU (Mixed Use Commercial) zone. The project site is located on the east side of North Highland Street approximately 500 feet north of West Ferguson Avenue (APN: 090-060-058).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-37, as conditioned, based upon the findings and conditions in Resolution No. 2022-01. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan, Housing Element and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-37 based on the findings and conditions in Resolution No. 2022-01.

PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 70-unit multi-family affordable senior housing development in the C-MU zone. The development will be located on the east side of North Highland Avenue approximately 500 feet north of Ferguson Avenue. The project is proposed on an undeveloped 2.06-acre lot that is surrounded by a variety of uses.

The multi-family development consists of a three-story residential building with stacked dwelling units and exterior stairs between the three building segments. The residential units will include 69 one-bedroom units and one two-bedroom manager's unit, with the 69 one-bedroom units to be restricted to very low-income households (earning between 30% to 50% of Average Median Income or AMI). The building will be divided into three buildings connected by the roof and exterior stairs in between each of the buildings. The centrally located amenity building will include a community room as well as a classroom/flex space and two offices as well as other amenities at the first-floor level. The site will also provide numerous exterior improvements such as a garden, outdoor seating area with trellis, fire pit, dog run for pets and landscaping.

The development will include a total of 49 uncovered parking spaces along the east side of the site. The VMC requires one parking space per unit for senior housing developments. A total of 70 parking stalls are required, based on the total number of units proposed as part of the development. However, the project is entitled to reduced parking as per Government Code Section 65915(p)(3) which precludes the city from imposing vehicular parking standards onto development projects that offer affordable housing units to lower income households that consist solely of rental units. The proposed project is entitled to this reduced parking provision through the state's density bonus provisions, however, the project is not proposing any units beyond what is allowed by the VMC. As part of this requirement, the development will be conditioned (Condition No. 3) to provide affordable rental housing for seniors who are 62 years of age or older.

The multi-family development will be improved with a seven-foot-high CMU block wall along the north, south and east boundaries. The development will also have a six-foot tall metal fence along its westerly frontage; however, the fence will be set back 15 feet as measured from the front property line along Highland Street. The parking along the east side of the development will be accessed from an internal driveway located along the north side of the property. Vehicular access will be provided from Highland Street located along the west side of the property. The main driveway located along the north side of the project site will be gated with a six-foot metal automatic gate that will be required as part of the project. The project will be required to complete public right of way improvements on Highland Street, which will include new pavement in order to widen Highland Street, curb and gutter, sidewalk, and parkway along the project frontage.

BACKGROUND INFORMATION

| | |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Plan Land Use: | Commercial Mixed Use |
| Zoning: | C-MU (Commercial Mixed Use) |
| Zoning and Land Use: | North: QP (Quasi Public) – County Building South: C-MU (Commercial Mixed Use) – Vacant Land East: C-MU (Commercial Mixed Use) – Commercial Drive Thru Restaurant and Mini-Mart with Service Station West: R-M-2 (Residential Multifamily)- Multifamily Apartments |
| Environmental Review: | Categorical Exemption No. 2022-01 |
| Special Districts: | N/A |
| Site Plan Review: | SPR 2021-154 |

SIMILAR PROJECTS

Conditional Use Permit No. 2008-14 was approved by the Planning Commission on April 28, 2008, allowing for the development of a 43-unit multi-family affordable housing development for seniors on 2.6 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) zone. The project site is located at 1120 East Tulare Avenue.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit based on project consistency with the General Plan, Housing Element, and the Zoning Ordinance.

General Plan Consistency and Land Use Compatibility

Senior citizen residential developments, like any new residential development project, are required to secure a conditional use permit in the Commercial Mixed Use (C-MU) zoning district. As part of the findings as part of the Conditional Use Permit, the project is required to be consistent with the City's General Plan. The proposed project is consistent with multiple General Plan land use objectives and policies (LU-O-21, LU-O-23, LU-O-24, LU-P-66), restated here along with analysis by staff:

LU-O-21: Preserve and enhance the character of residential neighborhoods while facilitating infill development.

The project site is an undeveloped lot surrounded by a county building to the north, undeveloped parcel to the south, commercial businesses (i.e., drive-thru restaurant and

mini-mart) to the east and single-story apartment units to the west. Allowing the multifamily housing project on the undeveloped site will enhance the character of the neighborhood, in that, it is currently undeveloped with incomplete right of way improvements. The approval of the request will allow for the development of multi-family senior housing development which is allowed within the C-MU zoning district with approval of a Conditional Use Permit. It will also allow for the completion of right of way improvements along the east side of Highland Street along the project site frontage. With respect to retaining the character of residential neighborhoods, there are no developed residential neighborhoods immediately adjacent to the lot. Staff considers the character of the three-story complex to be compatible with the single-story residential development to the west based on a considerable distance between the two developments nearest structures.

LU-O-23: Provide a range of housing types and prices within new neighborhoods to meet the needs of all segments of the community.

The development of the multi-family senior housing development will allow for the development of 69 one-bedroom units and one two-bedroom unit that will be available to seniors 62 years of age and older. All units, with the exception of the manager's unit, will be affordable housing units and will be made available to "very low income" households (earning between 30% to 50% of AMI). Approval of the project will allow for the development of affordable senior rental units which will provide additional housing units for a very specific segment of the community.

LU-O-24: Enable multifamily developments that are accessible to major transportation and transit routes.

The development project will have unobstructed access, within one-half mile, to a fixed bus route service that operates at least eight times per day as required by Government Code Section 65915. The development will be located within one-half mile of a bus stop associated with bus route 7 (i.e., 7A and 7B), located on Dinuba Boulevard.

LU-P-66: Update the Zoning Ordinance to reflect the Commercial Mixed Use Diagram, to allow for either horizontal or vertical mixed use development and a range of commercial, service, office, and residential uses.

The approval of the proposed development project will allow a high-density apartment building at the residential density of 34 dwelling units per acre consistent with the density requirements allowed within the C-MU zoning district.

Housing Element

The City's Housing Element supports efforts to establish higher-density, well-designed multi-family development. The quality of life in a community is closely tied to the quality of its neighborhoods in both established and developing areas. The importance of housing and neighborhood quality is illustrated in numerous planning efforts where multi-family housing has been developed near single-family and other developments. By encouraging "quality" multi-family developments that create a sense of place and include safe, well-maintained communities, structures with a high degree of architectural appearance, and on-site amenities for residents, the city will continue to encourage development of a wide range of housing that fits the needs of the community.

The project site is not included in the Housing Element's Sites Inventory for lower income sites since the site is zoned for Commercial Mixed Use, though the development of the site with 69 deed restricted affordable units will greatly support the City's efforts to provide units in the Very Low Income level.

Good Neighbor Policies and Management and Maintenance Standards

The project will be subject to the City's Good Neighbor Policies (GNPs) for multi-family residential development. The GNPs are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNPs prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of carports, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project; staff recommends that management and maintenance conditions be included as a part of the conditional use permit (Condition No. 9 of the Conditions of Project Approval). Among the recommended conditions is 24-hour availability for Visalia Police Department to maintenance and/or management staff. Maintenance and management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

Street Frontage Improvements

Right-of-way improvements shall comply with the city standards. The project will be required to complete public right-of-way improvements on Highland Street which will include new pavement in order to widen Highland Street, curb and gutter, sidewalk, and parkway along the project frontage. These frontage improvements are required as a condition of the development, which are defined in the site plan review comments (Condition No. 1 of the Conditions of Project Approval).

Setbacks

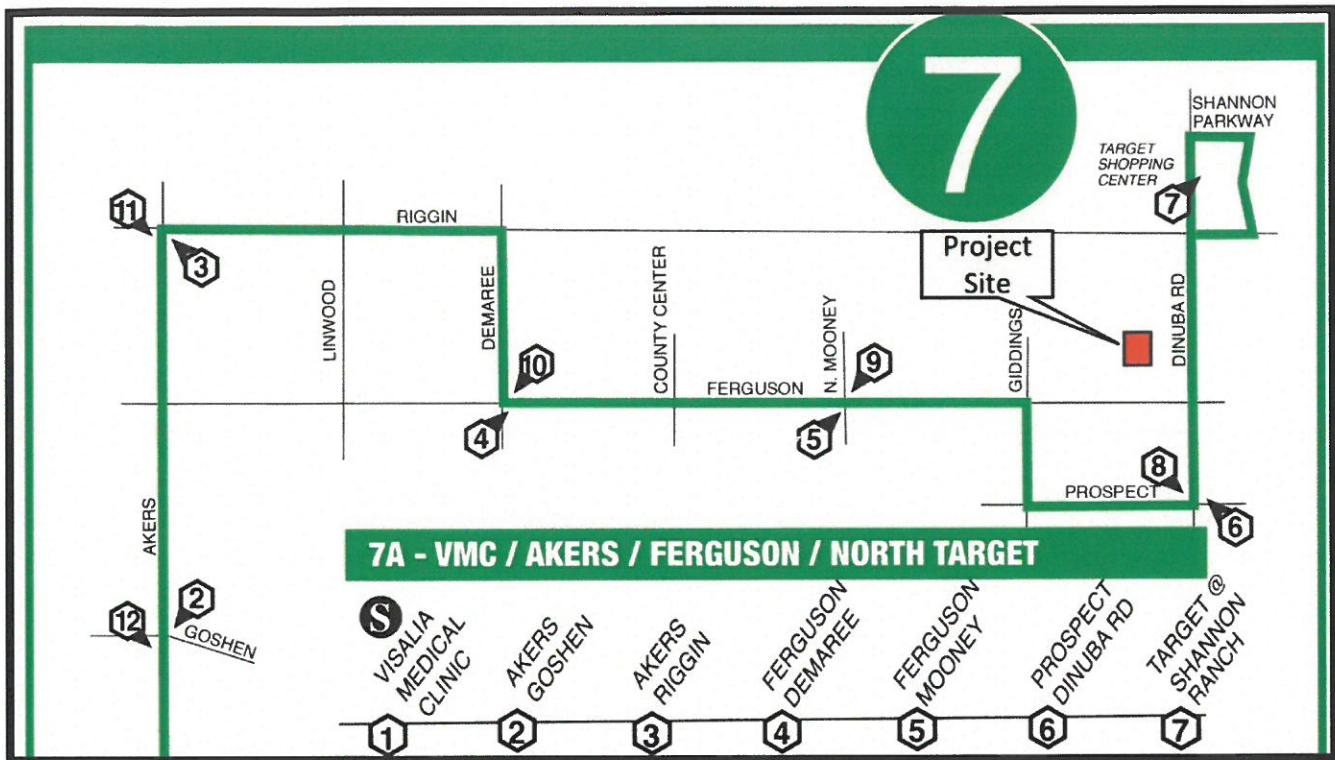
The development consists of a three-story residential building with stacked dwelling units and a variety of exterior improvements. The building will be made up of three buildings which will be connected by a roof and exterior stairs in between each of the buildings. The proposed site plan clearly illustrates that setbacks around the perimeter of the site meet or exceed the minimum requirements for the C-MU zoning district:

| | <u>Required:</u> | <u>Proposed:</u> |
|-------------------------|------------------|------------------|
| Front (Highland Street) | 15 feet | 15.5 feet |
| Side (North and South) | 0 feet | 36 – 47 feet |
| Rear | 0 feet | 89 – 97 feet |

The project meets the required setbacks along the street frontage as well as all other sides.

Parking

Senior housing developments are required to provide parking at a rate of one parking space per dwelling unit as per VMC Section 17.34.020A.2.a. However, the proposed development is not required to provide any parking as per Government Code Section 65915(p)(3) which precludes the city from imposing vehicular parking standards onto affordable housing developments that consist solely of rental units for seniors 62 years of age or older and are located within one-half mile of a fixed bus route service that operates at least eight times per day. The development will include a total of 49 uncovered parking spaces along the east side of the site which equates to 0.70 parking stalls per unit. Furthermore, the site is located within one-half mile of bus Route 7 (see Attachment for illustration and timetable of route). The nearest bus stop is located in front of the Visalia Health Care Center on southbound Dinuba Boulevard. The bus route also offers service a minimum of 10 times per day even on weekends.



Building Elevations

The three-story building will have a modern contemporary architectural design with modern materials and finishes. It will also include a flat roof with textured stucco, contemporary siding, and a wide variety of metal panels and perforated metal treatments to compliment the contemporary design throughout. The building height will be approximately 36'-9" with an elevator overrun that will be 41'-9", all of which will be within the height limit of 50 feet. Floor plans have been included as part of part of the architectural plan set.

Block Walls and Wrought Iron Fences

The multi-family development will be improved with a seven-foot-high CMU block wall along the north, south and east boundaries. The development will also have a six-foot tall metal fence along its frontage along the west, however, the fence will be setback 15 feet as measured from the front property line along Highland Street.

Open Space and Recreation

The project includes a community building that will offer a wide variety of amenities and provide additional open space spread throughout the development. The VMC requires that a minimum of five percent of the site (equal to 4,489 square feet) be improved with open space areas throughout. The project proposal is providing a total of 16.37 percent (14,700 square feet) of open space which exceeds the minimum requirement. Staff has included a condition requiring these amenities be installed as a part of the development and maintained in good working/accessible order (Condition No. 5 of the Conditions of Project Approval).

Environmental Review

The requested action is considered Categorically Exempt under Section 15332 (Infill Development) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-01). The exemption is appropriate as the project

will not produce significant effects to noise, air, traffic, or water quality; is consistent with the applicable general plan and zoning designations; is located on a property totaling 89,643 square feet in area with no significant habitat of note; and maintains sufficient access to required utilities and public services.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for infill development projects. (Categorical Exemption No. 2022-01).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project shall developed consistent with the comments and conditions of the Site Plan Review No. 2021-154.
2. That the project, including but not limited to the number of units, shall be developed in substantial compliance with the architectural plans provided as part of Exhibit "A".
3. That the development project shall consist solely of deed-restricted affordable rental units, exclusive of a manager's unit or units, with housing affordable to lower income households as provided in Section 50052.5 of the Health and Safety Code, for seniors 62 years of age or older.
4. That all right-of-way improvements shall be developed and installed in compliance with the Engineering Division's requirements.
5. That the community building, park area, and open space provided as part of Exhibit "A" shall be installed as a part of the development and maintained in good working/accessible order.
6. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.
7. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
8. That the proposed street trees shall be consistent with the City's Street Tree Ordinance.
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.

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

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Architectural Plan Set
- Operational Statement
- Government Code Section 65915
- Visalia Transit Route 7
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Chapter 17.19

C-MU Commercial Mixed Use Zone

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

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

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

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.

17.38.020 Application procedures.

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

17.38.030 Lapse of conditional use permit.

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

17.38.040 Revocation.

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

17.38.050 New application.

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

17.38.060 Conditional use permit to run with the land.

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

17.38.065 Abandonment of conditional use permit.

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

17.38.070 Temporary uses or structures.

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

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

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.

6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.

7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

9. Fruit/Vegetable stands shall be subject to site plan review.

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

D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such

decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

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

17.38.080 Public hearing--Notice.

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

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

17.38.090 Investigation and report.

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

17.38.100 Public hearing--Procedure.

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

17.38.110 Action by planning commission.

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

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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

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

17.38.120 Appeal to city council.

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

17.38.130 Effective date of conditional use permit.

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

RESOLUTION NO. 2022-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-37, A REQUEST BY CHRISTIAN CHURCH HOMES TO DEVELOP A 70-UNIT MULTI-FAMILY SENIOR HOUSING DEVELOPMENT ON A 2.06 ACRE SITE IN THE C-MU (COMMERCIAL MIXED USE) ZONE. THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF NORTH HIGHLAND STREET APPROXIMATELY 500 FEET NORTH OF W. FERGUSON AVENUE (APN: 090-060-058).

WHEREAS, Conditional Use Permit No. 2021-37, is a request by Christian Church Homes to develop a 70-unit multi-family senior housing development on a 2.06-acre site in the C-MU (Commercial Mixed Use) zone. The project site is located on the east side of North Highland Street approximately 500 feet north of West Ferguson Avenue (APN: 090-060-058); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published public hearing notice, held a public hearing on April 11, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds that Conditional Use Permit No. 2021-37, as conditioned, to be in accordance with Section 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 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, as conditioned, 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 CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use 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 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for infill development projects. (Categorical Exemption No. 2022-01).

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

1. That the project shall developed consistent with the comments and conditions of the Site Plan Review No. 2021-154.
2. That the project, including but not limited to the number of units, shall be developed in substantial compliance with the architectural plans provided as part of Exhibit "A".
3. That the development project shall consist solely of deed-restricted affordable rental units, exclusive of a manager's unit or units, with housing affordable to lower income households as provided in Section 50052.5 of the Health and Safety Code, for seniors 62 years of age or older.
4. That all right-of-way improvement shall be developed and installed in compliance with the Engineering Division's requirements.
5. That the community building, park area, and open space provided as part of Exhibit "A" shall be installed as a part of the development and maintained in good working/accessible order.
6. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
7. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
8. That the proposed street trees shall be consistent with the City's Street Tree Ordinance.
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.

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

| CCH Visalia Affordable Senior Housing | |
|---------------------------------------|-----------|
| Affordable Units | AMI |
| Very Low Income 30-50% | 69 |
| Unrestricted* | 1 |
| Total | 70 |

*Manager's Unit



Project Description:
Residential buildings consisting of stacked dwelling units with exterior stairs between units and 3 story in height. Landscaped courts connect the units across the site. The centrally-located lobby, amenities, and office core links the two residential wings and fronts the parking lot.

Site Zoning Information

Zone: Mixed Use Commercial (C-MU)
Use: Residential- allowed with a CUP
Site Area: 2,061 acres (89,777sf)
Site Area Minus Easements and Setbacks: 1,700 acres (74,061 sf)

Density: Not specified for C-MU in zoning code. Table 2-3 of the General Plan Land Use Element- 35 DU/Gross Acre, FAR- min 0.4, max 2.

DU allowed: 72 DU (2,061 * 35 = 72,135)
DU provided: 70 DU

FAR: 34.0 DU/Acre

Floor area: 61,200 sf
DU area: 50.4 avg/9sf
Amenity: 1,950 sf
Office: 960 sf

Height Limit: REQ. 50'
PROV (Conventional) ±36'-6" (12' 1st FL, 10' Typ FL, Parapet)
PROV (Modular) ±41'-6" to top of stair roof access)
±36'-9" (11' Typ FL, Parapet)
±41'-9" to top of stair roof access)

Setbacks: REQ PROV

Landscape Setbacks:
Front 15' 15'
Rear 0' 0'
Side 0' 0'

Parking Required: 0.5 per unit- (Section (b)(1)(3)(B) California Government Code § 65915)
Required: 35 spaces (for 70 DU)
Total Parking Provided: 49 W/PAVING AVE
Residential spaces: 48 (includes EV Capable)
Manager's space: 1
Parking Ratio: 0.70

Open Space: 5% of site shall not include setbacks adjacent to streets or enclosed spaces
Required: 89,777SF * 5% = 4,489SF
Provided: 14,700SF = 16.37%

Landscape Area: 10% of Parking Area. (877,300 SF) (DU) ON ST
Required: 16,603SF * 10% = 1,660SF
Provided: 8,782SF = 52.89%

CUP SUBMITTAL
Visalia Affordable Senior Housing - Christian Church Homes (CCH)
2400 Block of North Highland Street, Visalia, CA

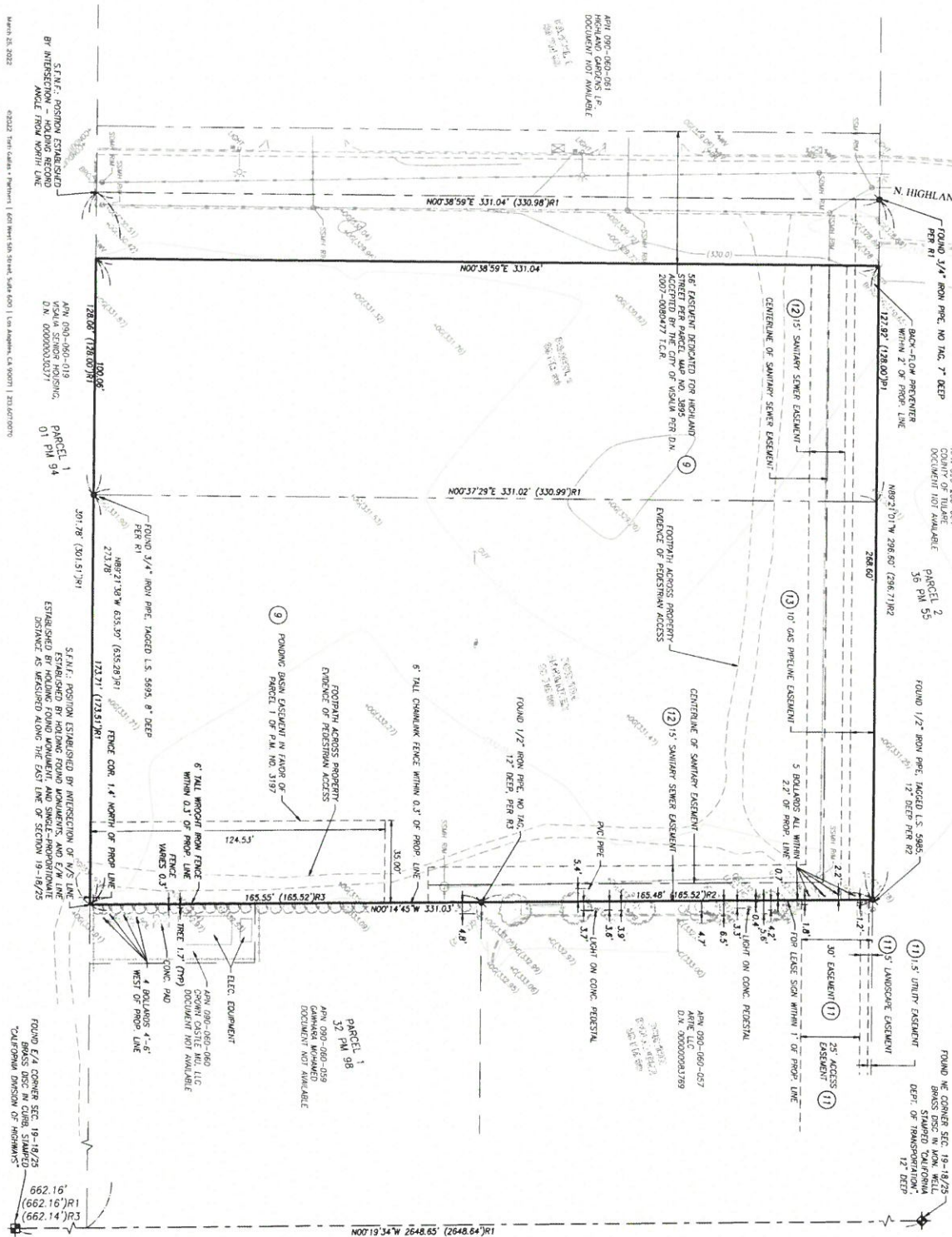
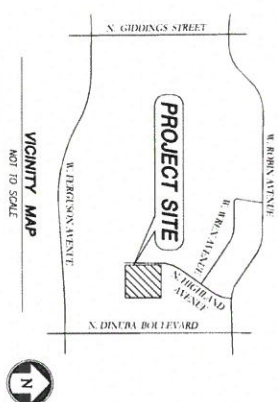


MARCH 25, 2022



LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER
NO. PMV-1020002334-LK DATED 10/09/2020

THE LAND REFERRED TO HEREIN BEING SURVEYED IN THE CITY OF VISALIA, CALIFORNIA OR THE STATE OF CALIFORNIA HAS BEEN DESCRIBED AS FOLLOWS:
 ALL OF PARCEL 2 AND THAT PORTION OF THE REMAINDER OF PARCEL 2 AND PARCEL 1 OF THE NORTHWEST QUARTER SECTION 19, T4S, R1E, S4E, VISALIA COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE S 89°10'07" EAST 295.71 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 AND THE REMAINDER OF PARCEL 2, THENCE SOUTH 163.53 FEET TO THE NORTHWEST CORNER OF PARCEL 1, THENCE SOUTH 165.52 FEET ALONG THE WEST LINE OF PARCEL 1 TO SAID P.M. 3197 TO THE SOUTH LINE THEREOF, THENCE NORTH 89°09'48" WEST 301.51 FEET ALONG THE SOUTH LINE OF SAID REMAINDER OF PARCEL 2, THENCE NORTH 0°00'00" WEST 301.50 FEET ALONG THE WEST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING.
 APR. 090-060-008



- NOTES**
- THIS IS AN AERIAL PHOTO SURVEY. THE UNDEVELOPED UTILITIES, IF ANY, ARE NOT SHOWN. THE UTILITIES SHOWN ARE THE UTILITIES SHOWN ON THE DRAWING.
 - THE SITE HAS DIRECT PUBLIC ACCESS FROM HIGHLAND STREET.
 - THE SURVEY DOES NOT DEFINE BOUNDARIES OF THE SITE OR ANY ADJACENT PARCELS OR INTERESTS.
 - THE SURVEY DOES NOT CONSTITUTE AN OPINION ON ANY RIGHT OF POSSESSION OR INTEREST THEREIN.
 - THE PROPERTY PRESENTED HEREIN AS THE SURVEYED SUBJECT PARCEL CONSISTS OF ONE (1) PARCEL.
 - RECORDS RESEARCH FOR THIS SURVEY IS LIMITED TO THE RECORDED PRELIMINARY TITLE RECORDS IN THE PUBLIC RECORDS OFFICE AND/OR THE STATE OF CALIFORNIA. NO ADDITIONAL RESEARCH PERTAINING TO EASEMENTS WAS CONDUCTED.
 - HEREIN THERE ARE NO BALDING OBSERVED WHEN CONDUCTING THE FIELD WORK.
 - FIELD WORK WAS COMPLETED ON FEBRUARY 22-21, 2021.
 - RESEARCH OF RECORDS BY THOMPSON, AND OTHERS, REVEALS AS SHOWN ON THIS DRAWING.
 - GROSS AREA: 2,951 SQUARE FEET.
 - TOTAL ZONE (KIND):
 - ZONING: URBAN ZONE (COMMERCIAL).
 - THE SURVEY WAS CONDUCTED BY VISALIA SURVEYING, CORP. STATION AND BUILDING RESURVEYING ARE AS FOLLOWS:
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- TOPOGRAPHIC LEGEND**
- EXISTING POWER POLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SEWER
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STORM DRAIN INLET
 - EXISTING IRRIGATION
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING GUY WIRE
 - EXISTING BACK-FLOW PREVENTER
 - EXISTING UTILITY WALL
 - EXISTING STREET LIGHT
 - EXISTING BARBECUE
 - EXISTING BRILLIANT
 - EXISTING SHED
 - EXISTING TREE
 - EXISTING CONCRETE
 - EXISTING CURB AND GUTTER
 - EXISTING EDGE OF PARKMENT
 - EXISTING 6" CHAINLINK FENCE
 - EXISTING 6" WROUGHT IRON
- LEGEND**
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 - FOUND AND ACCEPTED SECTION QUARTER CORNER AS NOTED
 - FOUND AND ACCEPTED PROPERTY CORNER AS NOTED
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 - P.M. PARCEL NUMBER PER OFFICIAL RECORDS OF TULARE COUNTY
 - R.C. RECORD BEARING AND DISTANCE
 - T.C.R. TULARE COUNTY RECORDS
 - N.T.S. NOT TO SCALE
 - S.F.N.F. SEARCHED FOR NOTHING FOUND
 - SUBJECT PROPERTY BOUNDARY
 - SECTION LINES
 - EXISTING RIGHT OF WAY
 - EXISTING EASEMENT LINES
 - ADJACENT/SURROUNDING PARCEL LINES

2400 BLOCK OF NORTH HIGHLAND STREET, VISALIA, CA



APRIL 23, 2022
 423222 17th Street, Visalia, CA 93291 | 509.584.1111 | 509.584.1112 | 509.584.1113
 VISALIA SCENER HOLDINGS, D.B. # 00000020277
 PARCEL 1, 94
 PARCEL 2, 55
 PARCEL 98

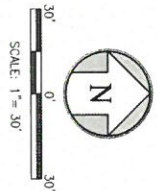
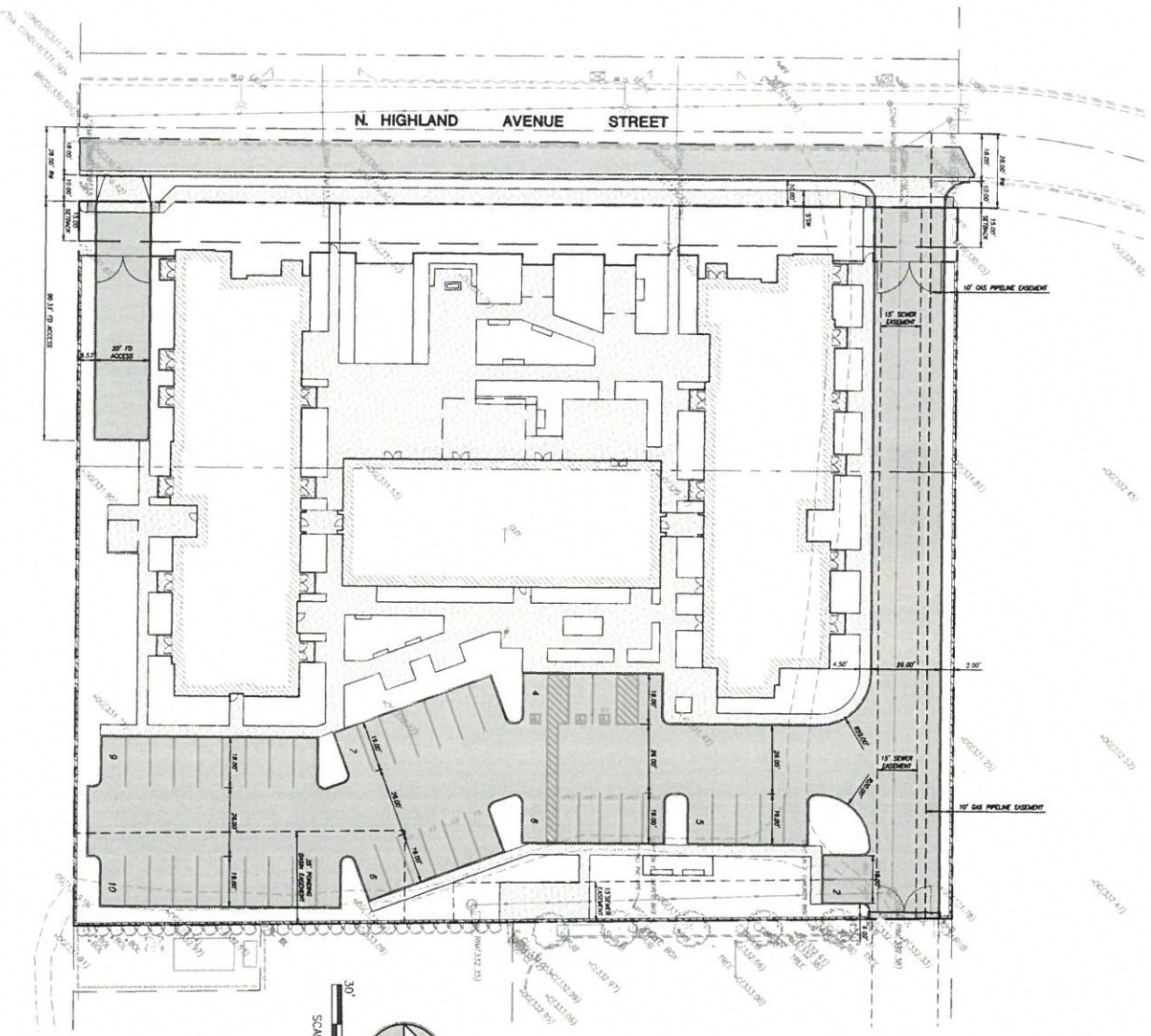


TOPOGRAPHIC LEGEND

- THE SIZE OF THE SYMBOLS SHOWN HEREON REPRESENTING TOPOGRAPHIC FEATURES DO NOT REPRESENT A DIRECT SCALE TO THE SIZE OF THE FEATURE ON THE GROUND.
- ⊕ EXISTING POWER POLE
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 - ⊕ EXISTING 6" WINDLOUGH RON

LEGEND

- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ⊕ FOUND AND ACCEPTED SECTION CORNER AS NOTED
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 - XX PW YV BOOK XX OF PARCEL MAPS, PAGE YY, T.C.R.
 - () RECORD BEARING AND DISTANCE
 - T.C.R. TULARE COUNTY RECORDS
 - N.T.S. NOT TO SCALE
 - S.F.N.F. SEARCHED FOR, NOTHING FOUND
 - SUBJECT PROPERTY BOUNDARY
 - SECTION LINES
 - EXISTING RIGHT OF WAY
 - ADJACENT/CONVERGING PARCEL LINES



LEGEND

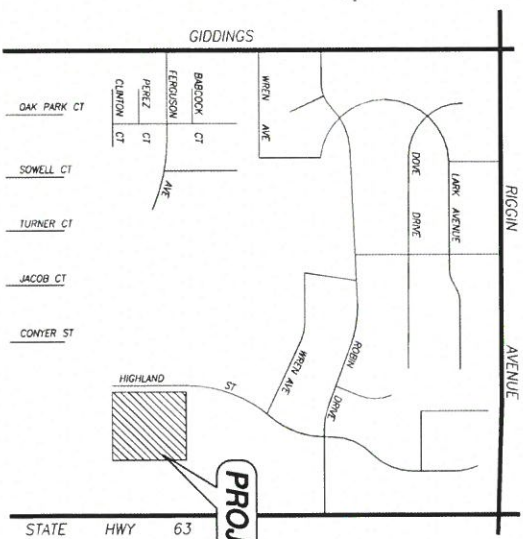
- PROPERTY BOUNDARY**
- BRCKD BARRICADE
 - C CONCRETE
 - CBOT CEMENT BOX
 - CON CONCRETE, AS DESCRIBED
 - CR CROWN OF ROAD
 - ELCWM ELECTRIC PANEL
 - EP END OF PAVEMENT
 - FI FIRE HYDRANT
 - FL FLOW LINE
 - GCP GROUND CONTROL POINT
 - P ROW PIPE
 - LP STREET LIGHT
 - LPB LP OR CURB
 - MCN MANHOLE
 - OC ORIGINAL GROUND
 - P PAVEMENT
 - PCB EDISON CEMENT BOX
 - PCHD CHASE
 - SCBXS STORM DRAIN MAN HOLE
 - SDM STORM DRAIN MAN HOLE
 - SSWM SURFACE WATER WAY W/CE
 - SSWM SURFACE WATER WAY W/CE
 - TC TOP OF CURB
 - WI WATER LINE, UNDERGROUND
 - WV WATER VALVE
 - WV WATER VALVE WITH RED LD
 - WV WATER VALVE
- PROPOSED AC PAVING**
- PROPOSED CONCRETE**
- LANDSCAPE AREA**

SITE INFORMATION

APN: 090-060-036.
 AREA: 2.06 ACRES.
 ZONING: C-MU (MIXED USE COMMERCIAL)
 SANITARY SEWER: CITY OF VISALIA.
 WATER: CALIFORNIA WATER SERVICE COMPANY.
 EXISTING USE: VACANT.

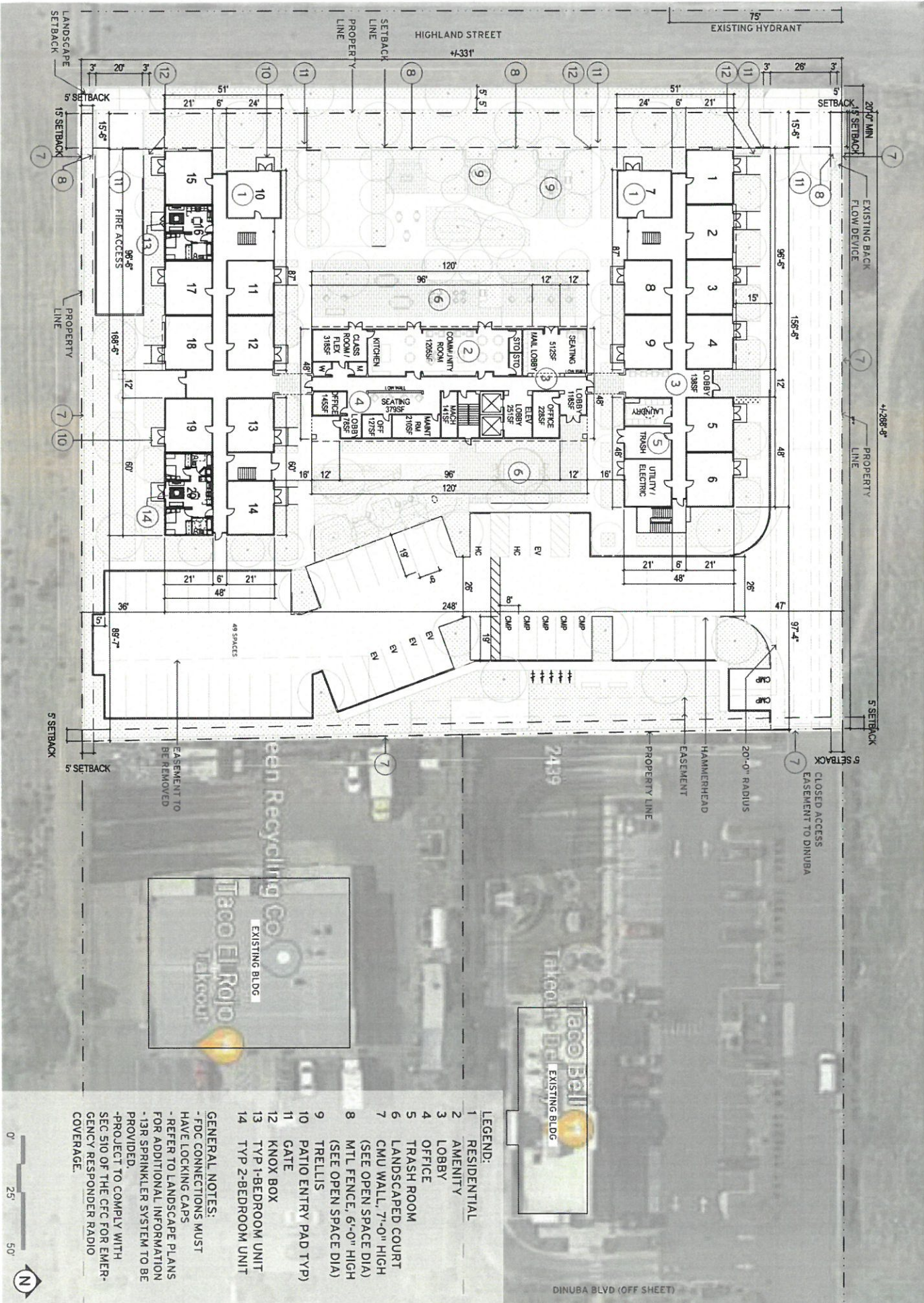
PROPOSED

- SENIOR HOUSING APARTMENTS WITH 70 UNITS.
- PARKING STALLS:**
- 35 STANDARD STALLS (9'x19')
 - 2 VAN/ACCESSIBLE STALLS (9'x19')
 - 1 ELECTRIC/ACCESSIBLE STALL (9'x19')
 - 7 COMPACT STALLS (8'x18')
 - 4 ELECTRIC VEHICLES (9'x19')
 - 49 TOTAL STALLS
- LANDSCAPE AREA: 21,700 SQUARE FEET.
 SANITARY SEWER: CITY OF VISALIA.
 WATER: CITY OF VISALIA.
 STORM DRAIN: SURFACE DRAIN TO CITY OF VISALIA STORM DRAIN SYSTEM.



AREA MAP

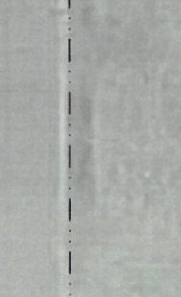
NO SCALE

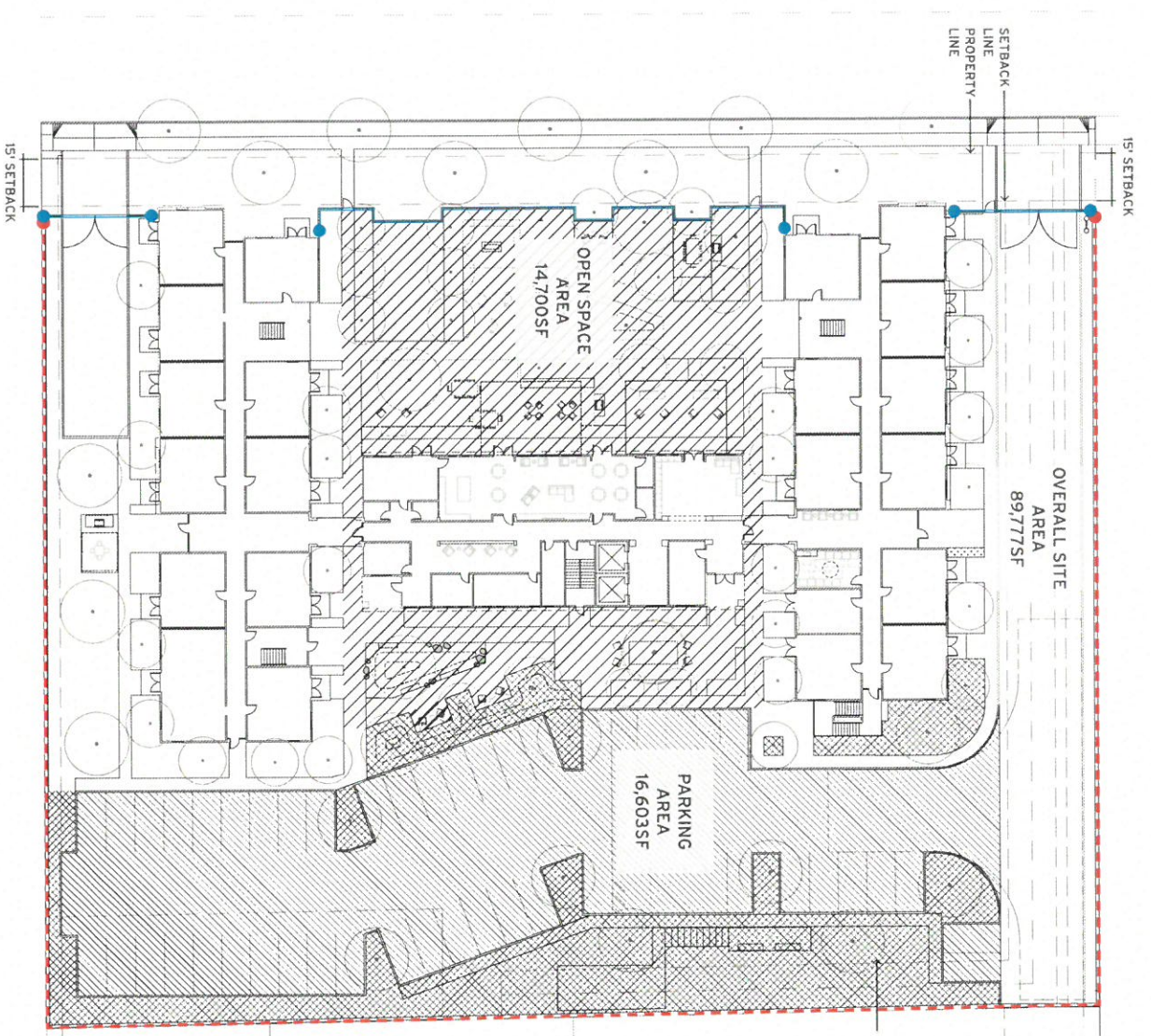


- LEGEND:**
- 1 RESIDENTIAL
 - 2 AMENITY
 - 3 LOBBY
 - 4 OFFICE
 - 5 TRASH ROOM
 - 6 LANDSCAPED COURT
 - 7 CMU WALL, 7'-0" HIGH (SEE OPEN SPACE DIA)
 - 8 MTL FENCE, 6'-0" HIGH (SEE OPEN SPACE DIA)
 - 9 TRELLIS
 - 10 PATIO ENTRY PAD (TYP)
 - 11 GATE
 - 12 KNOX BOX
 - 13 TYP 1-BEDROOM UNIT
 - 14 TYP 2-BEDROOM UNIT

GENERAL NOTES:



- FDC CONNECTIONS MUST HAVE LOCKING CAPS
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 13R SPRINKLER SYSTEM TO BE PROVIDED.
- PROJECT TO COMPLY WITH SEC. 510 OF THE CFC FOR EMERGENCY RESPONDER RADIO COVERAGE.








2400 BLOCK OF NORTH HIGHLAND STREET, VISALIA, CA
OPEN SPACE DIAGRAM

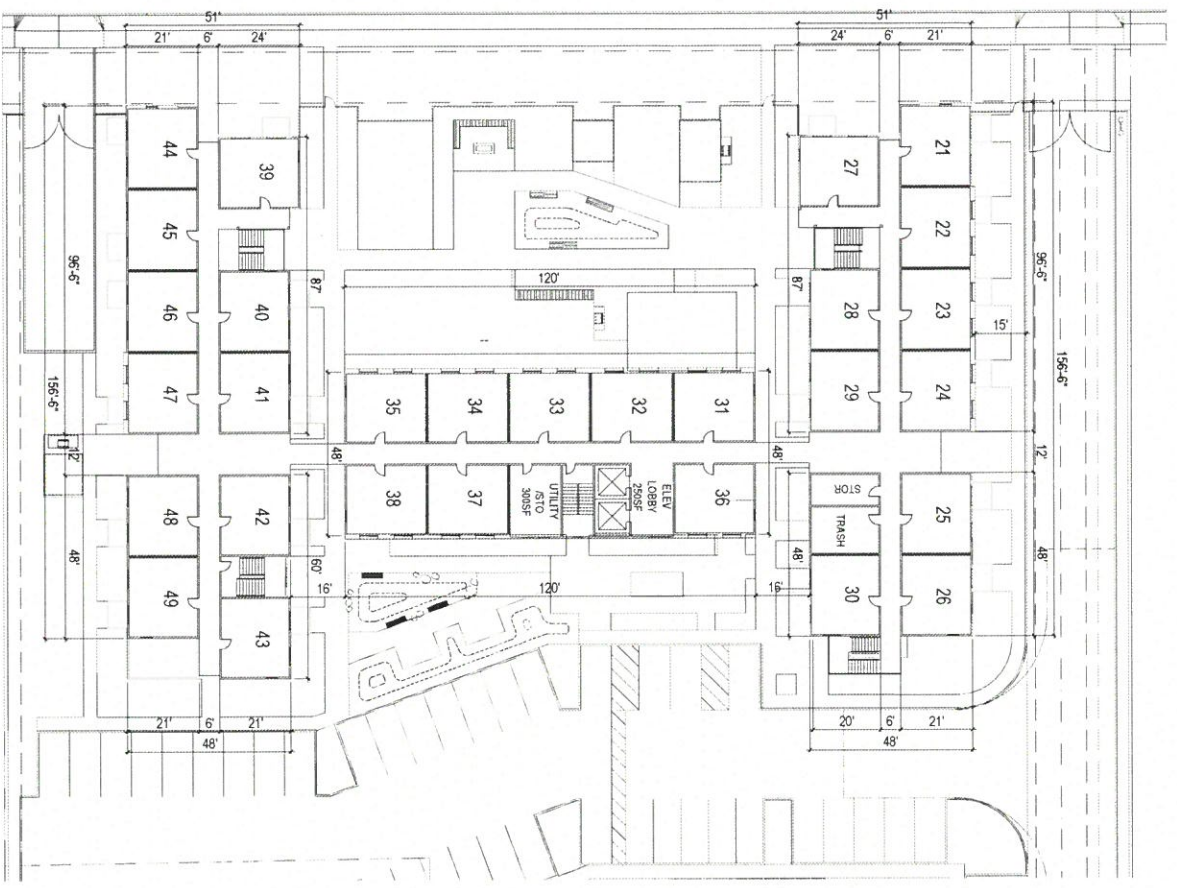


-  EXTENT OF 6' HIGH METAL FENCE
-  EXTENT OF 7' HIGH CMU WALL

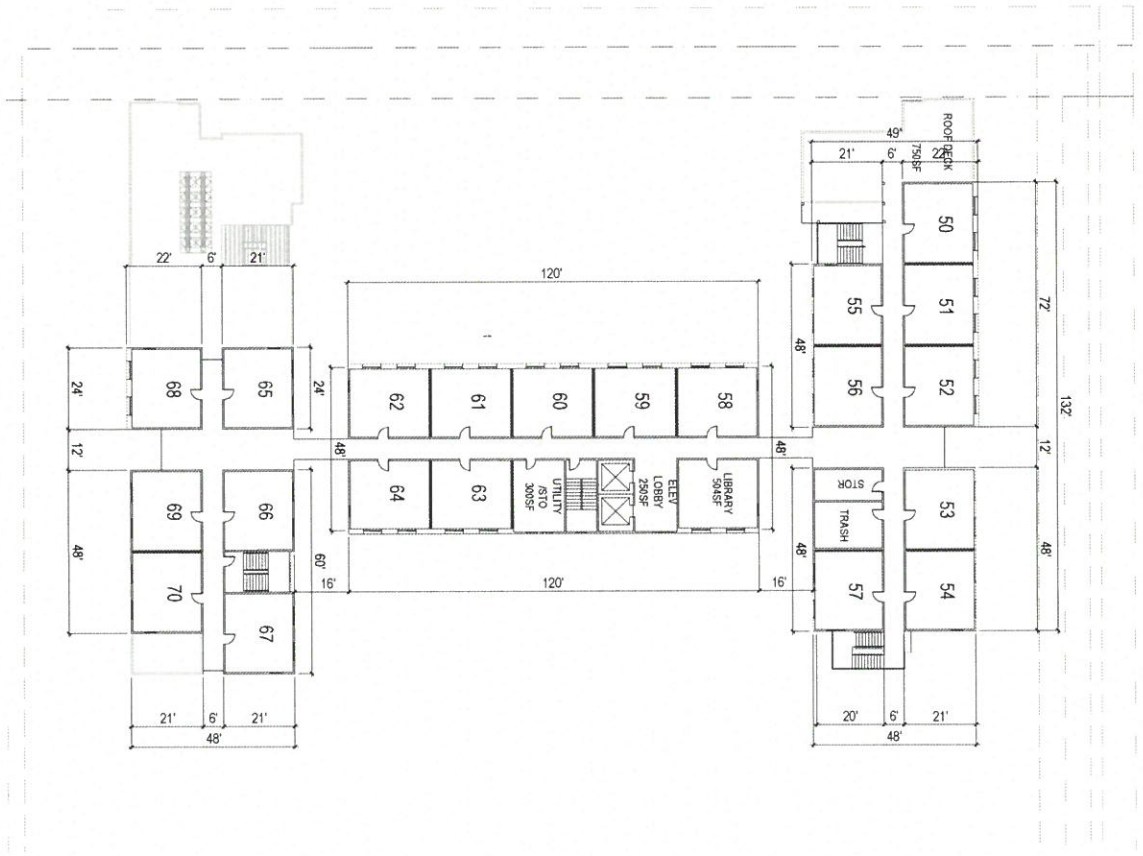
-  OPEN SPACE AREA
-  LANDSCAPE AREA
-  PARKING AREA

LEGEND
 PARKING AREA
 LANDSCAPE AREA
 OPEN SPACE AREA

LANDSCAPE AREA REQUIRED
 5% REQ'D PER §1716.150
 89,777SF * 5% = 4,489 SF
OPEN SPACE PROVIDED:
 14,700SF = 16.37%
LANDSCAPE AREA REQUIRED
 10% LANDSCAPING REQ'D PER §17.30.015
 16,603SF * 10% = 1,661SF
LANDSCAPE PROVIDED:
 8,782SF = 52.89%



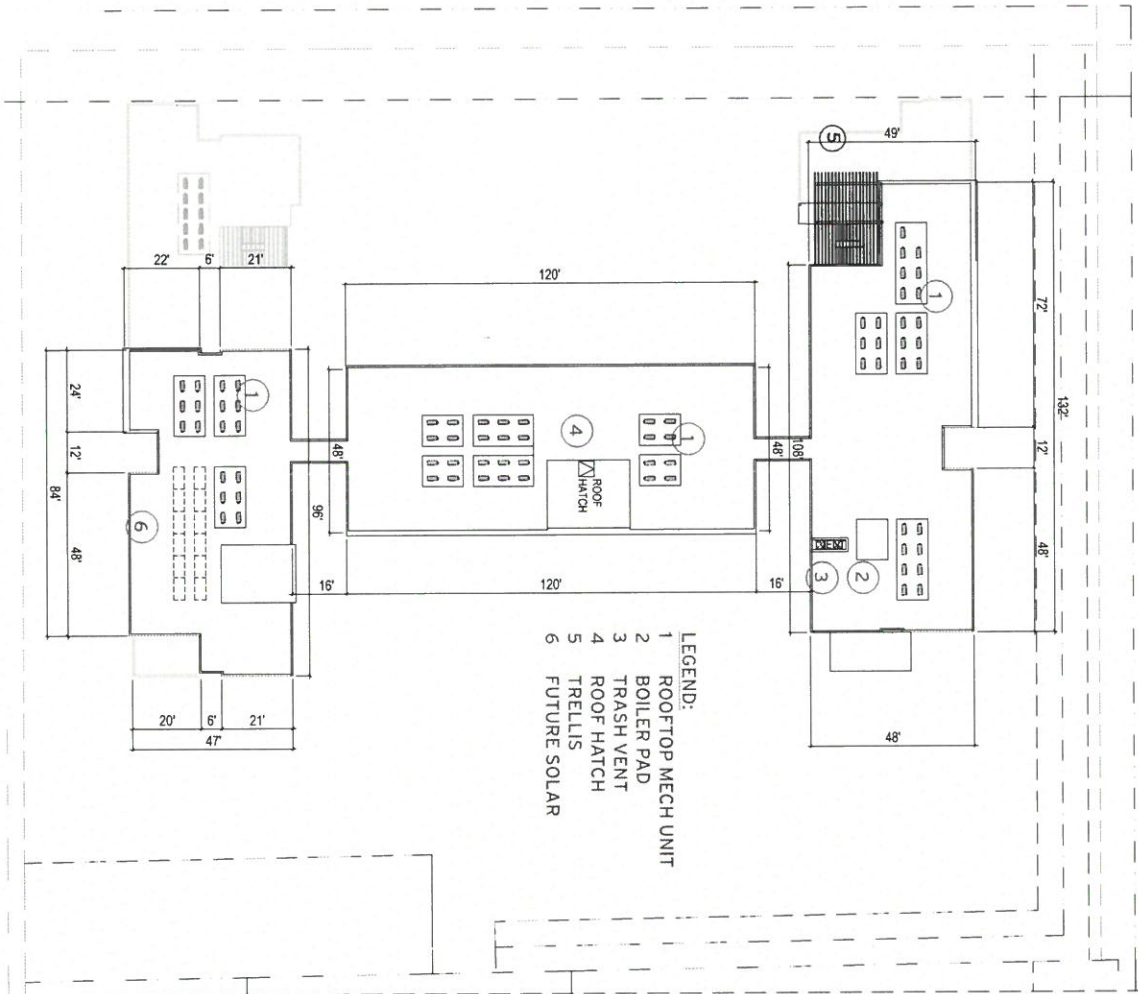
SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

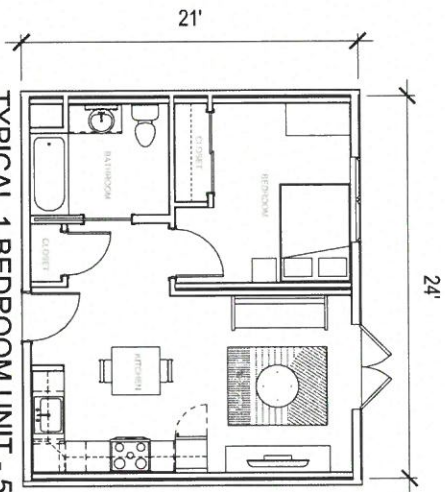


- LEGEND:**
- 1 ROOFTOP MECH UNIT
 - 2 BOILER PAD
 - 3 TRASH VENT
 - 4 ROOF HATCH
 - 5 TRELLIS
 - 6 FUTURE SOLAR

TYPICAL 1 BEDROOM UNIT - 504SF GROSS

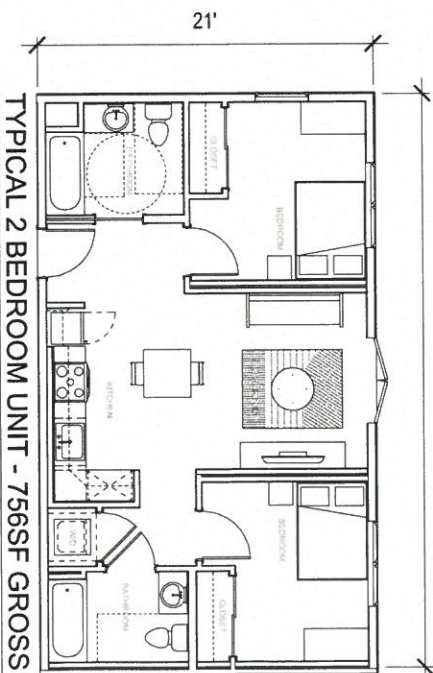
SCALE: 3/16" = 1'-0"
APPLIES TO UNITS 1-19 & 21-70

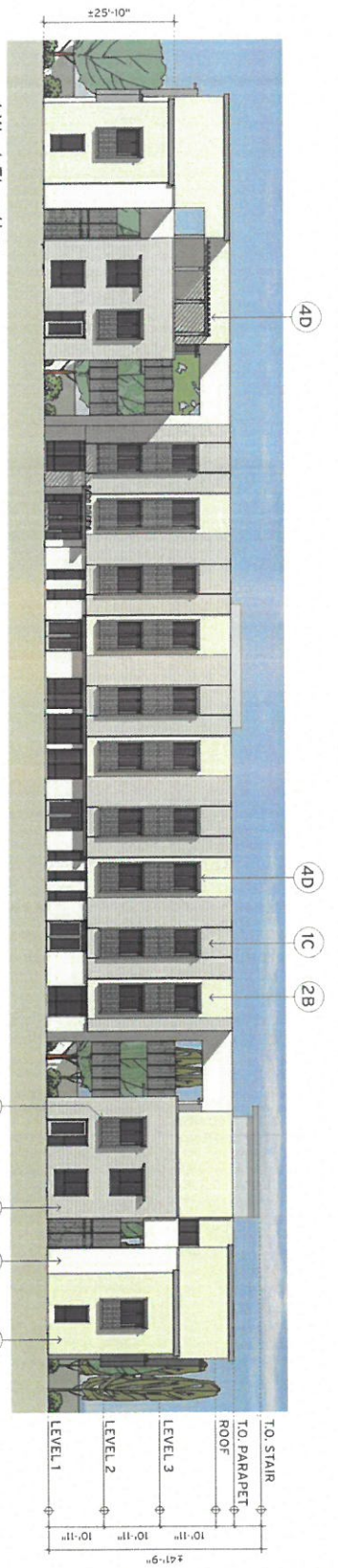
36'



TYPICAL 2 BEDROOM UNIT - 756SF GROSS

SCALE: 3/16" = 1'-0"
APPLIES TO UNIT 20



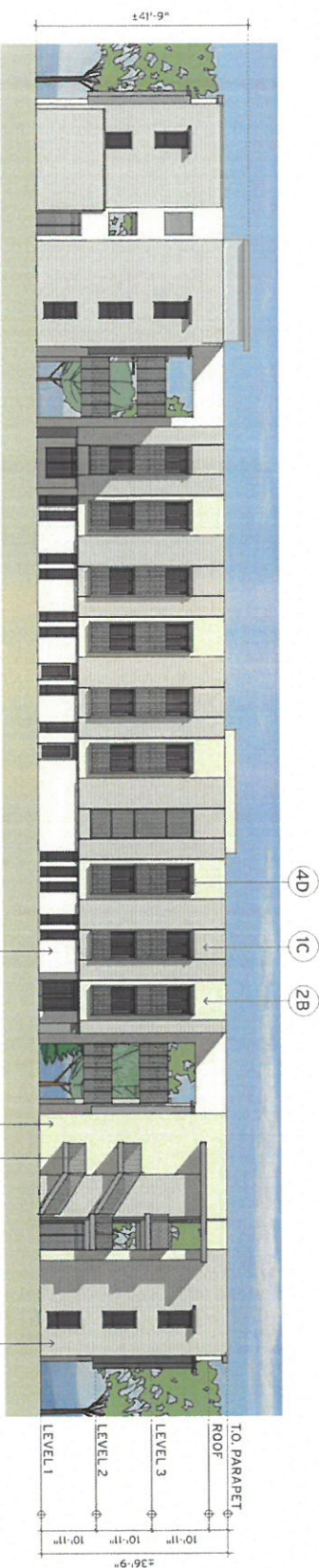


1 West Elevation

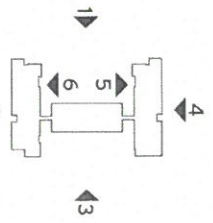
- KEYNOTES**
 REFER TO MATERIAL AND COLOR BOARD FOR ADDITIONAL INFORMATION
- (4D) MATERIAL
 - (2B) COLOR
- MATERIAL**
- 1 SIDING
 - 2 STUCCO
 - 3 PERFORATED MTL PANEL
 - 4 METAL PANEL TRIM



2 South Elevation

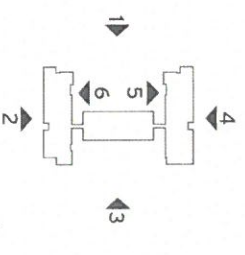
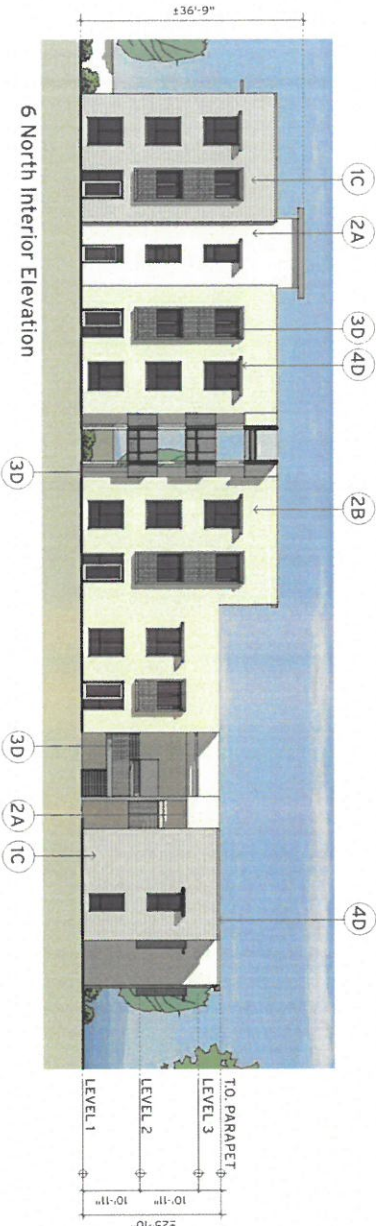
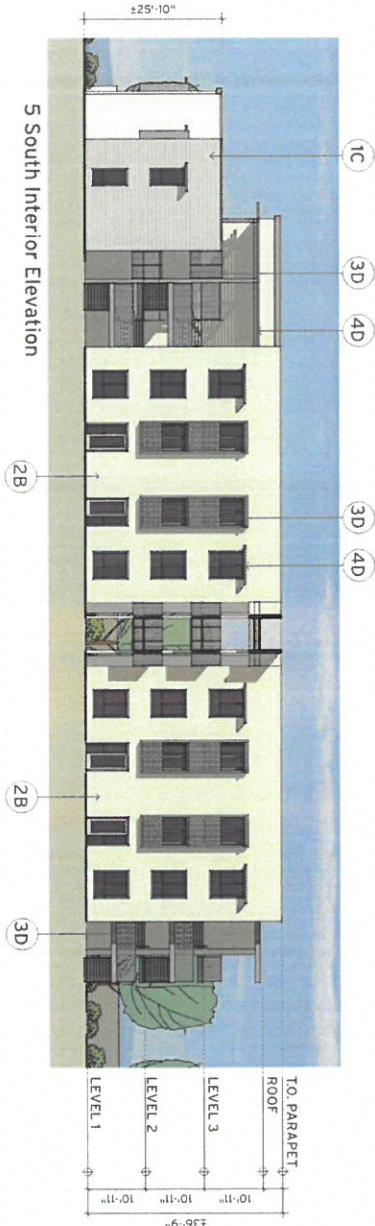


3 East Elevation

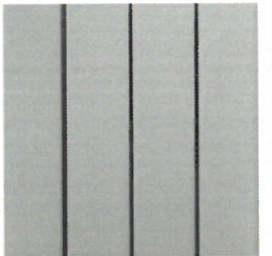


KEYNOTES
 REFER TO MATERIAL AND COLOR BOARD FOR ADDITIONAL INFORMATION

- (2B) MATERIAL
- (2B) COLOR
- MATERIAL**
- 1 SIDING
- 2 STUCCO
- 3 PERFORATED MTL PANEL
- 4 METAL PANEL TRIM



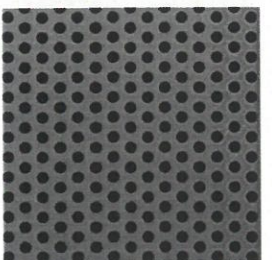
MATERIALS



① SIDING - FIBER CEMENT



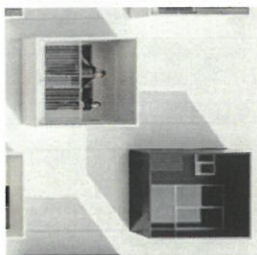
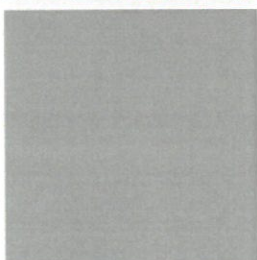
③ PERFORATED METAL PANEL



SIDING ALTERNATE- METAL WALL PANEL



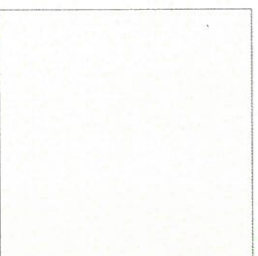
④ METAL PANEL



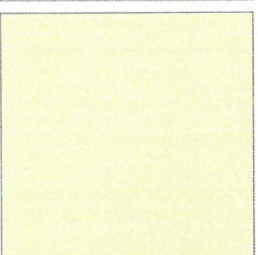
② STUCCO



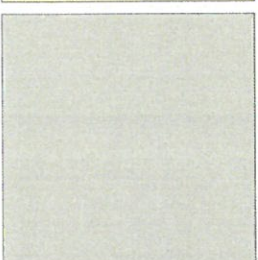
COLORS



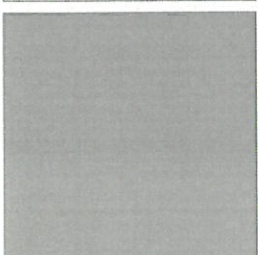
① A



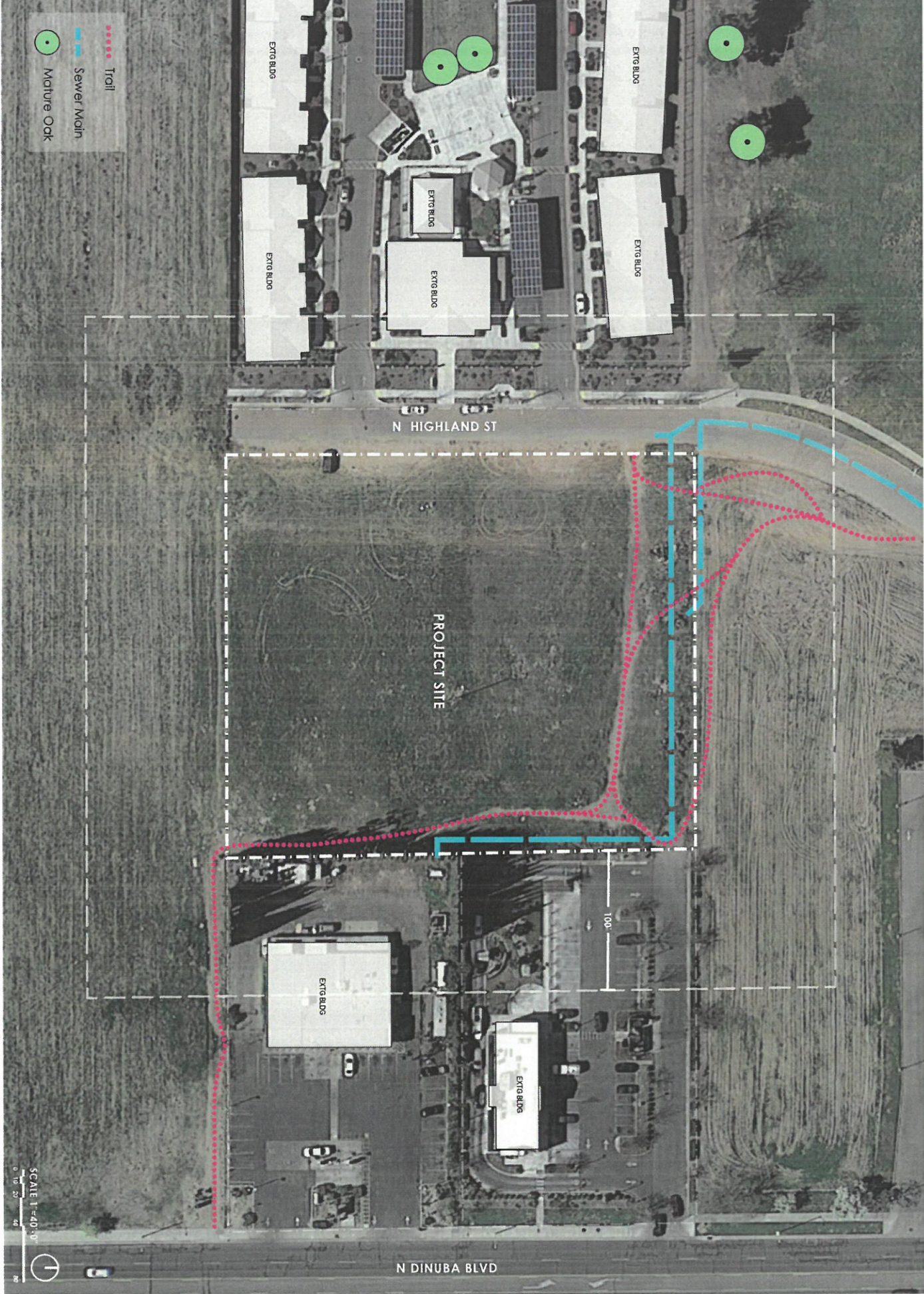
② B






③ C



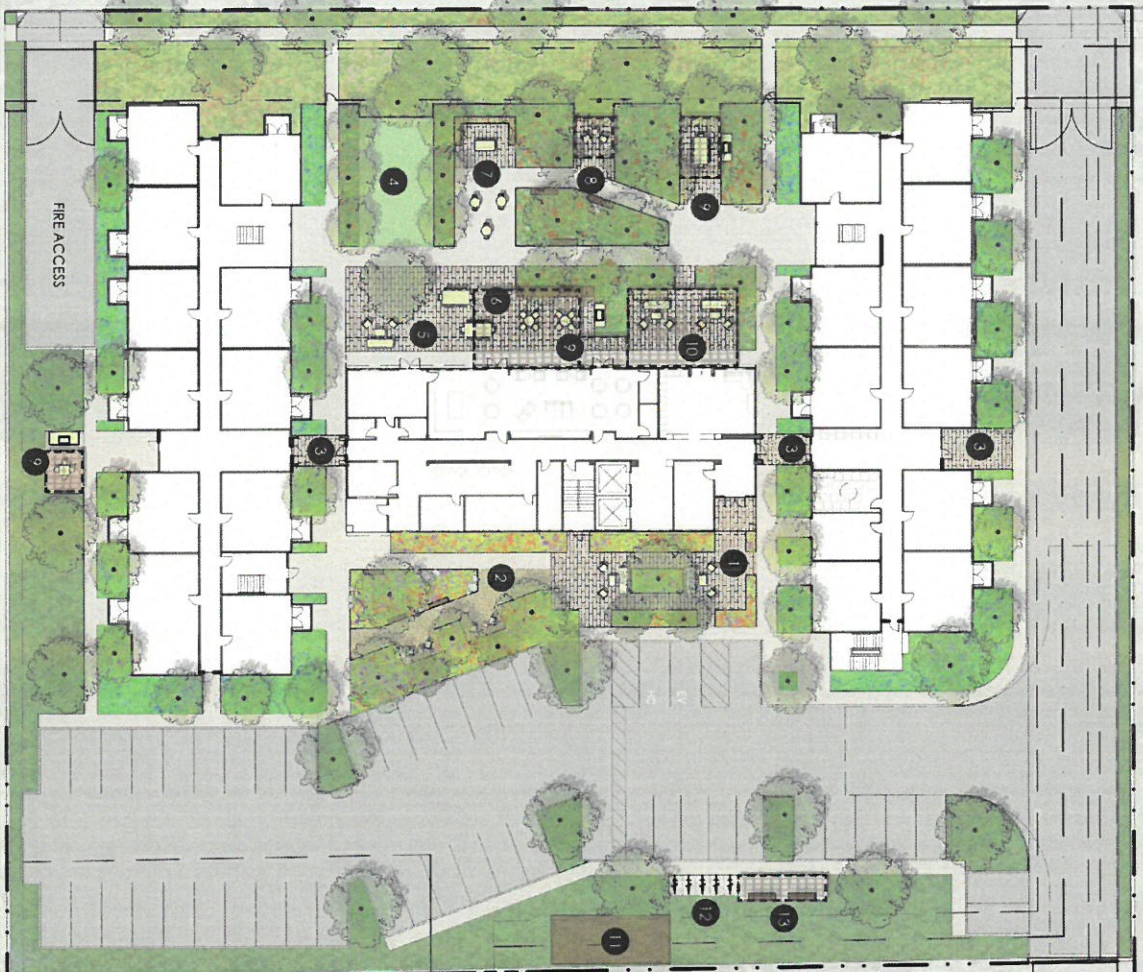
④ D



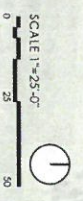
 Trail
 Sewer Main
 Mature Oak

LANDSCAPE CONTEXT PLAN
 2400 BLOCK OF NORTH HIGHLAND STREET, VISALIA, CA

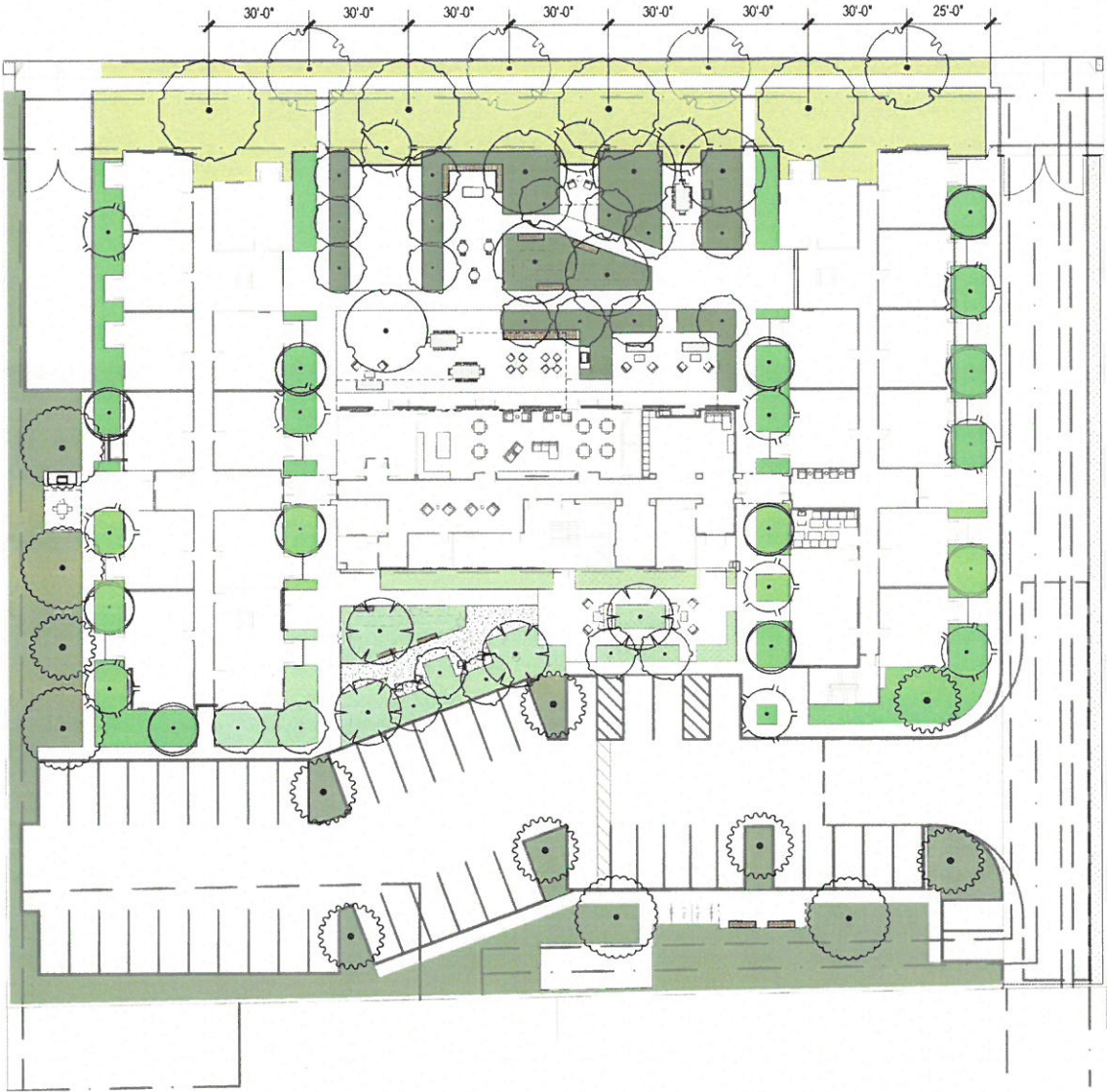
SCALE 1" = 40'
 0 10 20 40



- 1 LOBBY GARDEN
- 2 POLLINATOR GARDEN W/ SEATING AREAS
- 3 BUILDING ENTRY
- 4 LAWN - YOGA (42'X21')
- 5 FLEXIBLE SPACE
- 6 OUTDOOR DINING AREA / LOUNGE SPACE
- 7 FIRE PIT
- 8 SEATING AREA WITH TRELLIS
- 9 OUTDOOR DINING AREA /BBQ
- 10 LOUNGE AREAS
- 11 DOG RUN (11' X 44')
- 12 BIKE PARKING/ STORAGE
- 13 SEATING AREA
- TRELLIS



LANDSCAPE SITE PLAN
 2400 BLOCK OF NORTH HIGHLAND STREET, VISALIA, CA



| STREETSCAPE PLANTING | | | | | | | | | |
|----------------------|-----------------|-----------------|--------|---------|-------|-------------------------------|--|--|--|
| STREET | SPOT/PLANT NAME | COMMON NAME | SIZE | SPACING | W/CSS | WATERING SCHEDULE | | | |
| STREET A | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| STREET B | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| STREET C | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| STREET D | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | STRAWBERRY TREE | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |
| | ORANGE BLOSSOM | VALLEY OAK | 8'-10" | 8'-10" | 10M | M 10:00 W 10:00 F 10:00 | | | |

STREETSCAPE



- 1 Quercus suber | Cork Oak
- 2 Ginkgo biloba | Autumn Gold[®]
- 3 Rhamnus californica | Coffeeberry
- 4 Abutilon palmeri | Indian Mallow
- 5 Baccharis pilularis 'Twin Peaks'
- 6 Achillea Millefolium | Achillea 'Terracotta'
- 7 Carex tumulicola | Berkeley Sedge

PERIMETER PARKING



- 1 Quercus frainetto | Hungarian Oak
- 2 Rhus lancea | African Sumac
- 3 Rhamnus californica | Coffeeberry
- 4 Epilobium canum 'Catalina'
- 5 Muhlenbergia rigens | Deer Grass
- 6 Baccharis pilularis 'Twin Peaks'
- 7 Dwarf Coyote Bush

ENTRY GARDENS



- 1 Platanus racemosa | Western Sycamore
- 2 Arbutus marina | Strawberry Tree
- 3 Ceanothus thyrsiflorus 'Skyline'
- 4 Salvia daveaudii 'Winfried Gilman'
- 5 Zauschneria californica 'Pink'
- 6 Pink California Fuschia
- 7 Ergogonium fasciculatum

COMMUNITY GARDENS



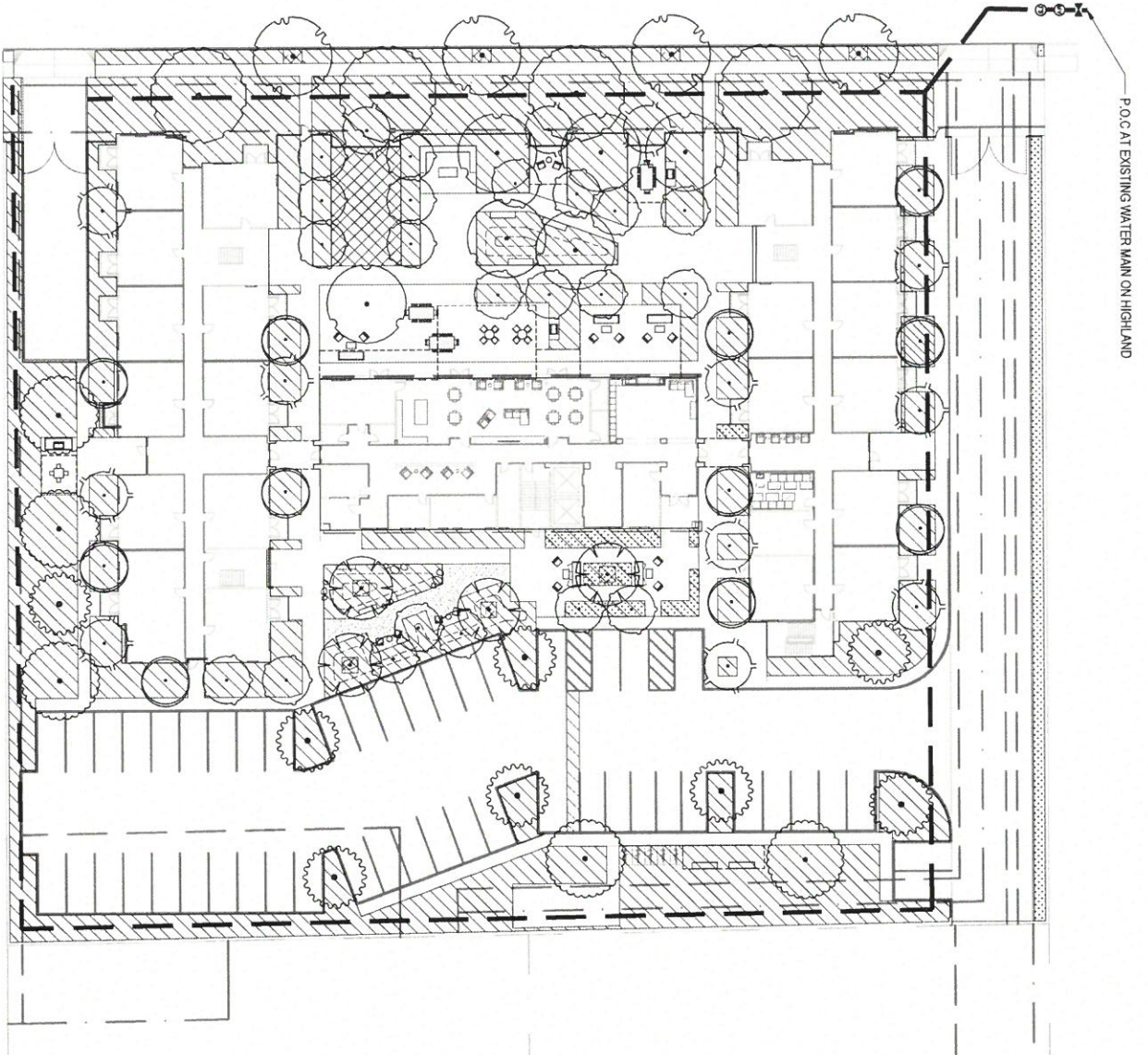
- 1 Quercus lobata | Valley Oak
- 2 Arbutus marina | Strawberry Tree
- 3 Heteromeles arbutifolia | Toyon
- 4 Salvia mellifera | Black Sage
- 5 Abutilon palmeri | Indian Mallow
- 6 Ergogonium fasciculatum
- 7 Epilobium Canum | California Fuschia

RESIDENTIAL GARDENS



- 1 Brachycthon populneus
- 2 Kurrajong bottle tree
- 3 Cercis occidentalis
- 4 Western Redbud
- 5 Ceanothus Concha
- 6 California Mountain Lilac
- 7 Arctostaphylos 'John Dourley'
- 8 John Dourley Manzanita
- 9 Carex divulsa | Grey Sedge

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P.O.C. AT EXISTING WATER MAIN ON HIGHLAND

| HYDRIZONE | PLANT FACTOR | SOCKET PROVIDED |
|-------------|--------------|-----------------|
| HYDRIZONE 1 | LW | 20 1/4" SQ. FT. |
| HYDRIZONE 2 | MD | 35 1/2" FT. |
| HYDRIZONE 3 | N/A | 221 3/4" FT. |

2400 BLOCK OF NORTH HIGHLAND STREET, VISALIA, CA

| Check the following items on "Plan" to "Check" items | Remarks |
|----------------------------------------------------------|---------|
| 1. Check the following items on "Plan" to "Check" items | |
| 2. Check the following items on "Plan" to "Check" items | |
| 3. Check the following items on "Plan" to "Check" items | |
| 4. Check the following items on "Plan" to "Check" items | |
| 5. Check the following items on "Plan" to "Check" items | |
| 6. Check the following items on "Plan" to "Check" items | |
| 7. Check the following items on "Plan" to "Check" items | |
| 8. Check the following items on "Plan" to "Check" items | |
| 9. Check the following items on "Plan" to "Check" items | |
| 10. Check the following items on "Plan" to "Check" items | |

| Plant Species | Plant Factor | Socket Area (sq. ft.) | Socket Type |
|---------------|----------------|-----------------------|---------------|
| Plant 1 | Plant Factor 1 | 20.156 | Socket Type 1 |
| Plant 2 | Plant Factor 2 | 35.250 | Socket Type 2 |
| Plant 3 | Plant Factor 3 | 221.375 | Socket Type 3 |
| Plant 4 | Plant Factor 4 | | Socket Type 4 |
| Plant 5 | Plant Factor 5 | | Socket Type 5 |

| Plant Species | Plant Factor | Socket Area (sq. ft.) | Socket Type |
|---------------|----------------|-----------------------|---------------|
| Plant 1 | Plant Factor 1 | 20.156 | Socket Type 1 |
| Plant 2 | Plant Factor 2 | 35.250 | Socket Type 2 |
| Plant 3 | Plant Factor 3 | 221.375 | Socket Type 3 |

Minimum Irrigation System Performance Specifications for New and Reconstructed Special Landscapes

Developed by the California Irrigation Group
 The California Irrigation Group

TABLE 1.0 - IRRIGATION SYSTEM PERFORMANCE SPECIFICATIONS

| Plant Species | Plant Factor | Socket Area (sq. ft.) | Socket Type |
|---------------|----------------|-----------------------|---------------|
| Plant 1 | Plant Factor 1 | 20.156 | Socket Type 1 |
| Plant 2 | Plant Factor 2 | 35.250 | Socket Type 2 |
| Plant 3 | Plant Factor 3 | 221.375 | Socket Type 3 |

TABLE 2.0 - IRRIGATION SYSTEM PERFORMANCE SPECIFICATIONS

| Plant Species | Plant Factor | Socket Area (sq. ft.) | Socket Type |
|---------------|----------------|-----------------------|---------------|
| Plant 1 | Plant Factor 1 | 20.156 | Socket Type 1 |
| Plant 2 | Plant Factor 2 | 35.250 | Socket Type 2 |
| Plant 3 | Plant Factor 3 | 221.375 | Socket Type 3 |

Visalia Senior Affordable Housing Operational Statement

Project Description

Christian Church Homes proposes to build 70 new residential units for low and very low-income seniors with 30%-60% AMI in the City of Visalia at 2439 Dinuba Street. CCH is not requesting a density bonus for this project. It will meet the specific needs of seniors as is the case with all CCH properties. It will consist of 3 story residential buildings with stacked dwelling units with exterior stairs between units and an elevator. Landscaped courts will connect the units across the site. The centrally located lobby, amenities, and office core links the two residential wings and fronts the parking lot.

It is also of note that CCH will have certain "economies of scale" with this project as they manage or own three other developments in Visalia.

There will be a total of 49 parking spaces, including 4 EV spaces which will provide for a parking ratio of .70. CCH's over 50 years of experience and the 5,000 senior units it currently manages confirms that this is more than a sufficient parking ratio for the population that will be served by this project.

CCH is requesting to use Section (p)(1)(3)(B) of State Government code 65915 which allows a 0.5 parking ratio for projects that provide for-rent housing for individuals who are 62 years of age or older and are within ½ mile to fixed bus route service that operates at least eight times per day. This is a 100% senior affordable project, and the site is within a half mile of at least two bus stops (Dinuba Boulevard and Robin Avenue (.2 mile) and Dinuba Boulevard and Vine Avenue (.3 mile). Both of these stops have bus routes that run more than 8 times per day.

CCH's Extensive Service Coordination Program for Residents

Throughout our Service Coordination programs in our affordable senior housing communities throughout Northern California and four additional states, CCH personnel maintain a vast storehouse of information and a network of contacts with agencies and organizations offering vital, no-cost or reduced-cost supportive services to low-income seniors, including those who are frail or at-risk, as well as to minorities and the disabled. Their knowledge of the network of service providers goes well beyond the major agencies, Department of Health and Human Services, to community groups serving distinct neighborhoods or ethnic groups.

CCH's Capacity and Experience in Social Service Coordination

CCH's commitment to the ideal of "aging in place" is reflected in its mission, "Providing Affordable Quality Housing in Caring Communities." CCH employs Service Coordinators who each month coordinate supportive services for well over 4,000 seniors of diverse ethnic backgrounds. CCH Service Coordinators report that over 65% of the seniors in CCH facilities require some type of social service assistance. In response to this growing need, Service Coordinators will spend approximately 75% of their working hours with service to residents and providing linkages with agencies who serve senior. Each contact will also be made in response to the needs of an individual resident, and assessments and referrals will always be made with sensitivity to the individual's wishes and cultural background. The agency linkages/contacts enable residents to stabilize and improve their standard of living, enhance their quality of life, and preserve their health and cherished independence for longer than would otherwise be possible. The goal will be to empower individuals to remain independent and prevent unwanted, premature, and costly relocation to a nursing home.

Advocacy and Empowerment

While all community staff (and corporate personnel) focuses on empowerment and advocacy for the residents, the Service Coordinator formally assesses each resident's needs and refers them to the

appropriate community organization for intervention and service. In addition, the Service Coordinator empowers residents by educating them about available community resources, and advocates for the residents by educating service providers and local agencies about their needs and by facilitating delivery of services.

Needs Assessment

A Social Service Intake Form (SSIF) is used to record the initial assessment. The initial and/or reassessment provides basic information about the resident, including age, ethnicity, marital status, income, Social Security/Medicare/medical numbers, doctor's name, family information, mobility aids, and special concerns. Such information serves as a general screening tool to determine needs, eligibility, and gaps in service for certain programs.

The Service Coordinator will utilize the Social Service Assessment Form, an extensive assessment tool for determining each resident's level of functioning and potential need for services. This assessment serves as a reminder of information areas to be explored, including a review of the resident's social history, legal information, and a community resource checklist. The primary component of the Social Service Assessment Form addresses the resident's ability to perform daily activities essential to independent living. These activities include the Instrumental Activities of Daily Living (ADLs), such as eating, dressing, bathing, mobility, and ability to get in and out of bed. The individual's personal support systems may include family, friends, case worker, physicians, activities, etc., will also be assessed. The Service Coordinators are trained to identify mental problems such as paranoia, depression and suicide risk, alcohol abuse, and problems with hygiene or unsanitary and unsafe apartment.

The Resident Care Plan

Through a combination of professional assessment skills and listening, the Service Coordinator will develop a Resident Care Plan designed to meet each individual senior's unique set of supportive service needs. The Resident Care Plan serves as a blueprint for the provision of a full range of supportive services the resident may need to remain independent, active, and healthy. Supportive and social services typically facilitated by the Service Coordinator include but are not limited to transportation, health care, nutrition, recreational and social activities, volunteer opportunities, translation assistance, chore workers, in-home supportive services, and assistance with financial matters.

Follow-Up and Ongoing Reassessment

Aging is a fact of life; "aging in place" is a question of anticipating and responding to the changing needs of the each individual so they can remain independent. Residents are reassessed periodically to determine changes in the level of their Activities of Daily Living and Instrumental Activities of Daily Living, as well as other changes in their general health and cognition. Changes in income may affect the ability to pay bills timely and accurately. These are important factors that will need to be monitored and examined routinely to maintain long-term well-being as health or mobility, changes occur. Personal support systems are also closely monitored to ensure timely and necessary appropriate involvement when the individuals status changes and warrant involvement. The Service Coordinator will follow up to confirm the initiation and appropriateness of any supportive services the resident is scheduled to receive.

Information about Community Services and Direct Services

The Service Coordinator will empower elderly residents by giving them information and guidance regarding the community services available to them. In addition, Service Coordinators will provide direct service as necessary. Direct services may include but will not be limited to: assisting with applications for Supplemental Social Security Income, Social Security, Medicare or Veteran's benefits, making transportation arrangements, calling In-Home Supportive Services (IHSS), and making arrangements for Meals on Wheels.

Assistance with Activities of Daily Living

The Service Coordinator works closely with the resident to provide the full range of services that will empower them to remain independent in their own apartment homes. Some of the more common services that the resident may need come from the county's In-Home Support Service. This service offers Chore Providers who assist residents with the Activities of Daily Living (ADL). Such assistance may include, but is not limited to:

- Dressing – Most residents in an independent living setting do not require assistance getting dressed or undressed, but Chore Providers will be procured where needed.
- Grooming – Chore Providers will help at-risk and frail residents in and out of the bathtub or with washing their hair.
- Housekeeping – Many residents in independent senior housing require light housekeeping assistance as they “age in place,” including vacuuming, changing linen, and cleaning the bathroom and kitchen.
- Shopping – Chore Providers may lend assistance with shopping.
- Laundry – Assistance with laundry.
- Eating – Chore Providers are available to assist residents in preparation of meals.

Social Needs and Activities

In addition to their physical and environmental needs, the person may need social contact and activities – just like we all do – to keep them “young at heart” and emotionally healthy. Recognizing this, an additional component of the Social Service Plan will be to help facilitate recreational and educational events that challenge the residents' minds and make them feel like respected and honored members of a caring community. Social events are usually planned by the Resident Council, Social Committee and/or Activities Director, and the facility Administrator, rather than by the Social Service Coordinator, as per HUD regulations. These activities combine to promote the sense of friendliness, belonging, and vitality that is essential in building a caring community. Activities and events may include but will not be limited to:

- Monthly Birthday Socials
- Weekly Bingo Games and Weekly Coffee Gatherings
- Bookmobile Services and a Community Room Library
- Trips and Outings to parks, movies, malls, etc.
- Guest Speakers from various organizations
- Bake Sales, Community Service Projects, and other special social functions
- Current Affairs Classes and Adult Education Programs
- Inter-Cultural and Inter-Generational Education, including English as a Second Language Classes
- On-Site Computer and Internet Tutorials
- Hospital Visitation Program
- Senior Advocacy Activities
- Community Gardening Activities

Implementation of Services

The following is a brief list of some of the ways in which the Service Coordinator implements services; it is intended to be illustrative rather than comprehensive. The Service Coordinator will:

- Coordinate transportation services for shopping (groceries, pharmaceuticals, clothing, and malls), medical appointments, and social functions.

- Contact In-Home Supportive Services and arrange for a Chore Provider to assist the frail, mobility impaired or at-risk resident with grocery shopping, apartment cleaning, meal preparation, laundry, bathing, dressing, etc.
- Help residents locate services to assist with financial management, including balancing checkbooks, paying bills, and accessing Representative Payees when needed.
- Assist with Health Care Management, for instance, by helping the resident schedule and manage medical appointments, by explaining and helping a resident complete a health care form, or by explaining bills from Medicare or other health care providers.
- Facilitate Social and Recreational Activities in conjunction with the Resident Council, Activities Coordinator, and administrative staff, depending upon the desires of the residents. These services are intended to supplement the social interactions between residents and prevent isolation of the resident. Note the medical requirements, including hearing aids, glasses, dentures, walkers, canes, and incontinence or continence aids, and provide the resident with resources for acquiring medical assistance.

Note developing mental difficulties, such as confusion, paranoia, fears, depression, isolation, or other cognitive impairments, and make the appropriate referral or intervention.

Finally, and above all else, the service coordinator will keep abreast of the changes in individual, community, cities, counties, state, and Federal changes that may impact the lives of the residents and their ability to successfully to age in place in a caring place and your ability to assist them.



State of California

GOVERNMENT CODE

Section 65915

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, or waivers or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all

units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(II) The applicable 20-percent units will be used for lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for a housing development that receives an

allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets either of the following conditions:

(i) The unit is initially occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and that includes all of the following:

(I) A repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser.

(II) An equity sharing agreement.

(III) Affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(2) An applicant shall agree to, and the city, county, or city and county shall ensure that, the initial occupant of all for-sale units that qualified the applicant for the award of the density bonus are persons and families of very low, low, or moderate income, as required, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Health and Safety Code Section 50079.5 within the jurisdiction of the local government.

(3) (A) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent

size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Four incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court

finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

| Percentage Low-Income Units | Percentage Density Bonus |
|-----------------------------|--------------------------|
| 10 | 20 |
| 11 | 21.5 |
| 12 | 23 |
| 13 | 24.5 |
| 14 | 26 |
| 15 | 27.5 |
| 16 | 29 |
| 17 | 30.5 |
| 18 | 32 |
| 19 | 33.5 |
| 20 | 35 |
| 21 | 38.75 |
| 22 | 42.5 |
| 23 | 46.25 |
| 24 | 50 |

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

| Percentage Very Low Income Units | Percentage Density Bonus |
|----------------------------------|--------------------------|
| 5 | 20 |
| 6 | 22.5 |
| 7 | 25 |

| | |
|----|-------|
| 8 | 27.5 |
| 9 | 30 |
| 10 | 32.5 |
| 11 | 35 |
| 12 | 38.75 |
| 13 | 42.5 |
| 14 | 46.25 |
| 15 | 50 |

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be 35 percent of the student housing units.

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clause (ii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

| Percentage Moderate-Income Units | Percentage Density Bonus |
|----------------------------------|--------------------------|
| 10 | 5 |
| 11 | 6 |
| 12 | 7 |

| | |
|----|-------|
| 13 | 8 |
| 14 | 9 |
| 15 | 10 |
| 16 | 11 |
| 17 | 12 |
| 18 | 13 |
| 19 | 14 |
| 20 | 15 |
| 21 | 16 |
| 22 | 17 |
| 23 | 18 |
| 24 | 19 |
| 25 | 20 |
| 26 | 21 |
| 27 | 22 |
| 28 | 23 |
| 29 | 24 |
| 30 | 25 |
| 31 | 26 |
| 32 | 27 |
| 33 | 28 |
| 34 | 29 |
| 35 | 30 |
| 36 | 31 |
| 37 | 32 |
| 38 | 33 |
| 39 | 34 |
| 40 | 35 |
| 41 | 38.75 |
| 42 | 42.5 |
| 43 | 46.25 |
| 44 | 50 |

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

| | |
|----------------------------|--------------------------|
| Percentage Very Low Income | Percentage Density Bonus |
|----------------------------|--------------------------|

| | |
|----|----|
| 10 | 15 |
| 11 | 16 |
| 12 | 17 |
| 13 | 18 |
| 14 | 19 |
| 15 | 20 |
| 16 | 21 |
| 17 | 22 |
| 18 | 23 |
| 19 | 24 |
| 20 | 25 |
| 21 | 26 |
| 22 | 27 |
| 23 | 28 |
| 24 | 29 |
| 25 | 30 |
| 26 | 31 |
| 27 | 32 |
| 28 | 33 |
| 29 | 34 |
| 30 | 35 |

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units

on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes

of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(l) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned

land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

(2) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(3) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(4) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(5) "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or, if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

(6) "Total units" or "total dwelling units" means a calculation of the number of units that:

(A) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(B) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, "unobstructed access to the major transit stop" means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, "natural or constructed impediments" includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets either of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 62 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) Notwithstanding paragraphs (1) and (8), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, and the development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose any minimum vehicular parking requirement. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(5) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(6) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(7) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(8) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(9) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole

number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(Amended by Stats. 2021, Ch. 365, Sec. 1.5. (SB 728) Effective January 1, 2022.)

7

9/24/20



7A - VMC / AKERS / FERGUSON / NORTH TARGET

| 1 VISALIA MEDICAL CLINIC | 2 AKERS GOSHEN | 3 AKERS RIGGIN | 4 FERGUSON DEMAREE | 5 FERGUSON MOONEY | 6 PROSPECT DINUBA RD | 7 TARGET @ SHANNON RANCH |
|-----------------------------|-------------------|-------------------|-----------------------|----------------------|-------------------------|-----------------------------|
| 6:00 | 6:02 | 6:05 | 6:10 | 6:14 | 6:19 | 6:24 |
| 7:00 | 7:02 | 7:05 | 7:10 | 7:14 | 7:19 | 7:24 |
| 8:00 | 8:02 | 8:05 | 8:10 | 8:14 | 8:19 | 8:24 |
| 9:00 | 9:02 | 9:05 | 9:10 | 9:14 | 9:19 | 9:24 |
| 10:00 | 10:02 | 10:05 | 10:10 | 10:14 | 10:19 | 10:24 |
| 11:00 | 11:02 | 11:05 | 11:10 | 11:14 | 11:19 | 11:24 |
| 12:00 | 12:02 | 12:05 | 12:10 | 12:14 | 12:19 | 12:24 |
| 1:00 | 1:02 | 1:05 | 1:10 | 1:14 | 1:19 | 1:24 |
| 2:00 | 2:02 | 2:05 | 2:10 | 2:14 | 2:19 | 2:24 |
| 3:00 | 3:02 | 3:05 | 3:10 | 3:14 | 3:19 | 3:24 |
| 4:00 | 4:02 | 4:05 | 4:10 | 4:14 | 4:19 | 4:24 |
| 5:00 | 5:02 | 5:05 | 5:10 | 5:14 | 5:19 | 5:24 |
| 6:00 | 6:02 | 6:05 | 6:10 | 6:14 | 6:19 | 6:24 |
| 7:00 | 7:02 | 7:05 | 7:10 | 7:14 | 7:19 | 7:24 |
| 8:00 | 8:02 | 8:05 | 8:10 | 8:14 | 8:19 | 8:24 |
| 9:00 | 9:02 | 9:05 | 9:10 | 9:14 | 9:19 | 9:24 |

7B - DINUBA RD / FERGUSON / AKERS / VMC

| 7 TARGET @ SHANNON RANCH | 8 PROSPECT DINUBA RD | 9 FERGUSON MOONEY | 10 FERGUSON DEMAREE | 11 AKERS RIGGIN | 12 AKERS GOSHEN | 1 VISALIA MEDICAL CLINIC |
|-----------------------------|-------------------------|----------------------|------------------------|--------------------|--------------------|-----------------------------|
| 6:24 | 6:28 | 6:33 | 6:37 | 6:42 | 6:45 | 6:50 |
| 7:24 | 7:28 | 7:30 | 7:34 | 7:38 | 7:42 | 7:48 |
| 8:24 | 8:28 | 8:30 | 8:34 | 8:38 | 8:42 | 8:48 |
| 9:24 | 9:28 | 9:30 | 9:34 | 9:38 | 9:42 | 9:48 |
| 10:24 | 10:28 | 10:33 | 10:37 | 10:42 | 10:45 | 10:50 |
| 11:24 | 11:28 | 11:30 | 11:34 | 11:38 | 11:42 | 11:48 |
| 12:24 | 12:28 | 12:30 | 12:34 | 12:38 | 12:42 | 12:48 |
| 1:24 | 1:28 | 1:30 | 1:34 | 1:38 | 1:42 | 1:48 |
| 2:24 | 2:28 | 2:33 | 2:37 | 2:42 | 2:45 | 2:50 |
| 3:24 | 3:28 | 3:30 | 3:34 | 3:38 | 3:42 | 3:48 |
| 4:24 | 4:28 | 4:30 | 4:34 | 4:38 | 4:42 | 4:48 |
| 5:24 | 5:28 | 5:30 | 5:34 | 5:38 | 5:42 | 5:48 |
| 6:24 | 6:28 | 6:33 | 6:37 | 6:42 | 6:45 | 6:50 |
| 7:24 | 7:28 | 7:30 | 7:34 | 7:38 | 7:42 | 7:48 |
| 8:24 | 8:28 | 8:30 | 8:34 | 8:38 | 8:42 | 8:48 |
| 9:24 | 9:28 | 9:30 | 9:34 | 9:38 | 9:42 | 9:48 |



SATURDAY & SUNDAY Schedule



December 16, 2021

Site Plan Review No. 21-154-B:

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **November 17, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, which appears to read "Paul Bernal". The signature is written in a cursive style and is positioned above the printed name and title.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE November 17, 2021
SITE PLAN NO. 2021-154 – 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

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 559-713-4443

Date: November 17, 2021

SITE PLAN NO: 2021-154 - B
PROJECT TITLE: Visalia Affordable Senior Housing
DESCRIPTION: Senior Housing Apartments with 70 Units and 49 parking Spaces. Three Story in Height: Landscaped Courts Connect Units Across Site. Supported by Amenity and Office Spaces (C-MU)
APPLICANT: Gilbert Rocca
PROP. OWNER: NGPA LLC
LOCATION TITLE: 2400 Block of N. Highland Street
APN TITLE: 090-060-058
GENERAL PLAN: Mixed Use Commercial
ZONING: C-MU (Mixed Use Commercial)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Density Bonus Analysis
- Building Permit
- Additional requirements as needed.

PROJECT SPECIFIC INFORMATION: November 17, 2021

1. A Conditional Use Permit (CUP) is required for the project.
2. The applicant shall provide a detailed operational statement/project narrative describing the proposed use with the CUP submittal.
3. The applicant shall provide information detailing the Density Bonus/Concessions request with the CUP submittal. The applicant shall also provide information verifying that the requirements for a Density Bonus are met and the deed restrictions to be applied to the site.
4. The site plan shall provide location, height, and material information for all existing and proposed fencing/walls onsite.
5. The applicant shall provide a detailed site plan with the CUP submittal.
6. The applicant shall provide detailed floor plans with the CUP submittal.
7. The applicant shall provide building elevations with the CUP submittal.
8. The applicant shall provide a landscape plan with the CUP submittal, and landscaping/irrigation plans with the Building Permit submittal. The landscape plan shall confirm that a minimum 10% of the parking area is landscaped.
9. The site plan shall provide calculations showing that a minimum 5% of the project site is devoted to open space/amenities. Amenities to be provided shall also be shown and described.
10. Per the Visalia Police Department, it is recommended that video surveillance equipment be installed onsite. It is also recommended that if new landscaping is installed, any shrubs or vegetation be low to the ground.
11. It is recommended that through the Conditional Use Permit process, the applicant request closure of the existing eastern access located at the northeast portion of the project site, to prevent unauthorized access by persons frequenting the commercial areas to the east. This is subject to any requirements to keep the access open as the result of existing easements or

- conditions, and cooperation from the property owner to the east. If closure is permitted, it is recommended that a block wall be placed to close the access.
12. The CUP application shall detail where trash will be collected, and how it will be removed from the project site. The applicant shall comply with all requirements of the Solid Waste Division.
 13. It is recommended that the applicant coordinate with the County of Tulare for the improvement of Highland Street. The County of Tulare will be engaging in street improvements for the property north of the project site.
 14. Meet all other codes and ordinances.

PROJECT SPECIFIC INFORMATION: September 1, 2021

1. A Conditional Use Permit is required for the project.
2. The Site Plan shall clearly identify all proposed structures onsite.
3. The applicant shall provide a detailed operational statement/project narrative describing the proposed use.
4. The applicant shall provide information detailing the Density Bonus/Concessions request. The applicant shall provide information verifying that the requirements for a Density Bonus are met.
5. The site plan shall provide location, height, and material information for all existing and proposed fencing/walls onsite. It is recommended that the proposed gate located at the northwest corner of the project site be relocated to the northernmost portion of the parking lot area.
6. Trees shall not be planted over the existing sewer lines/easement area located along the eastern property boundary.
7. The applicant shall provide detailed floor plans.
8. The applicant shall provide building elevations.
9. The applicant shall provide a landscape and irrigation plan. The landscape plan shall confirm that a minimum 10% of the parking area.
10. The site plan shall provide calculations showing that a minimum 5% of the project site is devoted to open space/amenities.
11. Per the Visalia Police Department, it is recommended that video surveillance equipment be installed onsite. It is also recommended that if new landscaping is installed, any shrubs or vegetation be low to the ground.
12. It is recommended that through the Conditional Use Permit process, the applicant request closure of the existing eastern access located at the northeast portion of the project site, to prevent unauthorized access by persons frequenting the commercial areas to the east. This is subject to any requirements to keep the access open as the result of existing easements or conditions, and cooperation from the property owner to the east. If closure is permitted, it is recommended that a block wall be placed to close the access.
13. It is recommended that the proposed block wall along the eastern property boundary be seven feet tall.
14. The trash enclosure or compaction area shall be identified on the site plan.
15. It is recommended that the applicant coordinate with the County of Tulare for the improvement of Highland Street. The County of Tulare will be engaging in street improvements for the property north of the project site.
16. Meet all other codes and ordinances.

Notes:

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

2. Prior to completion of a final building inspection for a project, a signed MWELo Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELo standards.

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

8.36 Noise

17.19 Mixed Use Zones

17.32.080 Maintenance of landscaped areas.

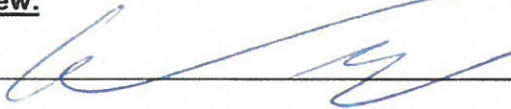
Chapter 17.32, Article 2. Density Bonuses, Concessions and Other Incentives for Lower and Very Low-Income Households and for Senior Housing (Note that portions of the section are in the process of revision to meet existing State standards).

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature: _____





**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ITEM NO: <u>2</u> | DATE: <u>NOVEMBER 17, 2021</u> |
| SITE PLAN NO.: | 21-154 RESUBMITTAL |
| PROJECT TITLE: | Visalia Affordable Senior Housing |
| DESCRIPTION: | Senior Housing Apartments with 70 units and 49 parking spaces. three Story in Height; Landscaped Courts Connect Units Across Site. Supported by Amenity and Office Spaces. (C_MU) |
| APPLICANT: | Gilbert Rocca |
| PROP OWNER: | NGPA LLC |
| LOCATION: | 2400 Block of N. Highland St. |
| APN: | 090060058 |

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **26' MIN** Use radius return; **REFER TO CITY MULTI-FAM STDS, REDESIGN ACCORDINGLY**
- Sidewalk: **5' width**; **5' parkway width at HIGHLAND ST**
- 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;
- City Encroachment Permit Required. FOR ALL WORK IN 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.
- 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. **HIGHLAND STREET**
- Traffic indexes per city standards: **REFER TO LOCAL ST STDS**
- 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: **1** each at **300' INTERVALS**
- Written comments required from ditch company 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. **REQUIRED WITH PUBLIC STREET IMPROVEMENTS**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH PUBLIC STREET IMPROVEMENTS.**
- 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. *The Project layout is consistent with existing utilities onsite. As indicated, an access easement does not exist along northern part of the site, similarly to and inline with east adjacent property access easement. The gated proposal to development appears to be acceptable.*
2. *The project will include the completion of Highland St improvements including a min. 6-foot wide pavement, curb & gutter, 5' sidewalk, and 5' parkway. Install to City local street standards.*
3. *Project to connect to existing sewer lateral.*
4. *There are existing streetlights along west side of Highland. Additional streetlights may be necessary, to be determined at time of civil plan review. Extension of existing street light conduit would be required and can be served by existing circuit.*
5. *There is an existing storm drain trunk line installed in Highland however this trunk line is a "dry" main and cannot be utilized at this time.*
6. *Project shall drain directly to Highland street gutter. Encourage low swale storm water storage onsite, project drainage shall utilize storm pipe network onsite, drainage at gutter via underground piping, drain through curb. Refer to City stds.*
7. *Impact fees are due with site development and number of units. Proposed Senior Housing must be entitled/deed restricted for development otherwise Senior impact fee rate will not apply. Impacts fees provided on page 4 subject to change.*
8. *Trees and structures cannot be installed across / over existing easements onsite. Design accordingly.*
9. *The proposed Fire Dept. turnaround at south end of site will also be utilized for other public service vehicle turnaround. An easement will be required to be granted to the City to protect this turnaround area and Fire access.*

10. *There is a 35' storm easement that encumbers this parcel to which is in favor of the adjacent parcel owner to the east. This proposed project is required to address the necessary legal and improvement requirements to obtain quitclaim of rights by adjacent owner. Developer to provide all supporting documentation of the abandonment/quitclaim of this easement prior to or concurrent with building permit submittals. If the easement cannot be abandoned, then project must revisit site design and propose alternative layout in compliance to City standards and return to Site Plan Review process.*
11. *All backflow preventors shall be installed on private property.*
12. *Provide landscaping plans with site development permit.*
13. *A wider drive approach should be utilized for the main entrance off of Highland for more adequate two-way traffic movements. 26' foot wide is preferred or utilize radius design returns. Refer to City standards. Approach must maintain min. 4' setback distance from north property line.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-154 RESUBMITTAL**

Date: **11/17/2021**

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:**8/21/2021**)

(Project type for fee rates:**SENIOR HOUSING / HIGH DENSITY RESIDENTIAL**)

Existing uses may qualify for credits on Development Impact Fees.

| FEE ITEM | FEE RATE |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee | \$1,366/AC |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$2,269/UNIT |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$473/UNIT TREATMENT PLANT FEE: \$830/UNIT |
| <input checked="" type="checkbox"/> Sewer Front Foot Fee | \$46/LF X HIGHLAND |
| <input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee | \$6,865/AC |
| <input checked="" type="checkbox"/> Park Acq/Dev Fee | \$3,403/UNIT |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input checked="" type="checkbox"/> Waterways Acquisition Fee | \$5,042/AC |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Police | \$7,857/AC |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Fire | \$2,002/AC |
| <input checked="" type="checkbox"/> Public Facility Impact Fee | \$536/UNIT |
| <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

City of Visalia
Building: Site Plan
Review Comments

APR 21 154
VISALIA AFFORDABLE SENIOR
HOUSING
090060058

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 STRUCTURE** 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 MIN. BETWEEN UNITS (HORIZ. & VERT.)**
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential **\$4.41 PER S.F.**
- 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 TYPE 13R FIRE SPRINKLERS IN EACH STRUCTURE. PROVIDE ACCESSIBLE MAN GATE AT EACH ACCESSIBLE ROUTE TO THE PUBLIC WAY. LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS.**

VAL GARCIA 4/17/21
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 | November 16, 2021 |
| Item # | 2 |
| Site Plan # | 21154 |
| APN: | 090060058 |

- 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.
- Comply with Section 510 of the California Fire Code for emergency responder radio coverage.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 11-15-21
 Item: 2
 Site Plan: 21-154
 Name: Agent McEwen

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:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 17, 2021

ITEM NO: 2 Resubmit
SITE PLAN NO: SPR21154
PROJECT TITLE: Visalia Affordable Senior Housing
DESCRIPTION: Senior Housing Apartments with 70 Units and 49 Parking Spaces. Three Story in Height; Landscaped Courts Connect Units Across Site. Supported by Amenity and Office Spaces (C_MU)
APPLICANT: Gilbert Rocca
OWNER: NGPA LLC
APN: 090060058
LOCATION: 2400 Block of N. Highland St

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

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

Additional Comments:

- Proposed gate location, ensure adequate setback minimum 20'. Note provided.

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

21154

November 17, 2021

- 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 explained that this site would include a trash room where all bins will be stored. Solid waste services will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). With this proposed layout the customer must sign a nonstandard enclosure agreement, which requires that all bins be rolled out onto N. Highland for scheduled collections. With 70 individual units planned, this site will likely require multiple weekly services on all three bins. Solid Waste recommends the customer identify placement of a city standard R3/R4 enclosure set for STAB load services in the far northeast corner of the parking lot facing northwest which will allow for collection services through the easement, exiting towards Dinuba Blvd. If a city standard enclosure is included, gates will be required and must open 180 degrees and clear all curbing. Chain bolts shall be included to secure gates when open. Customer is encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placement.

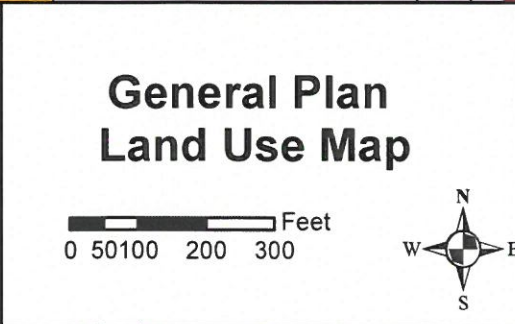
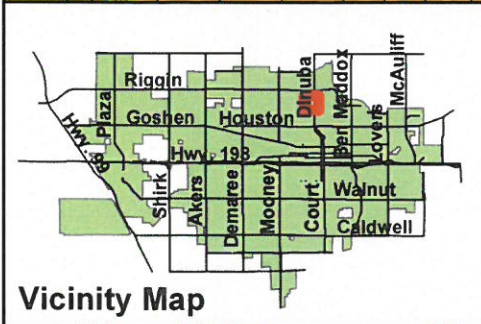
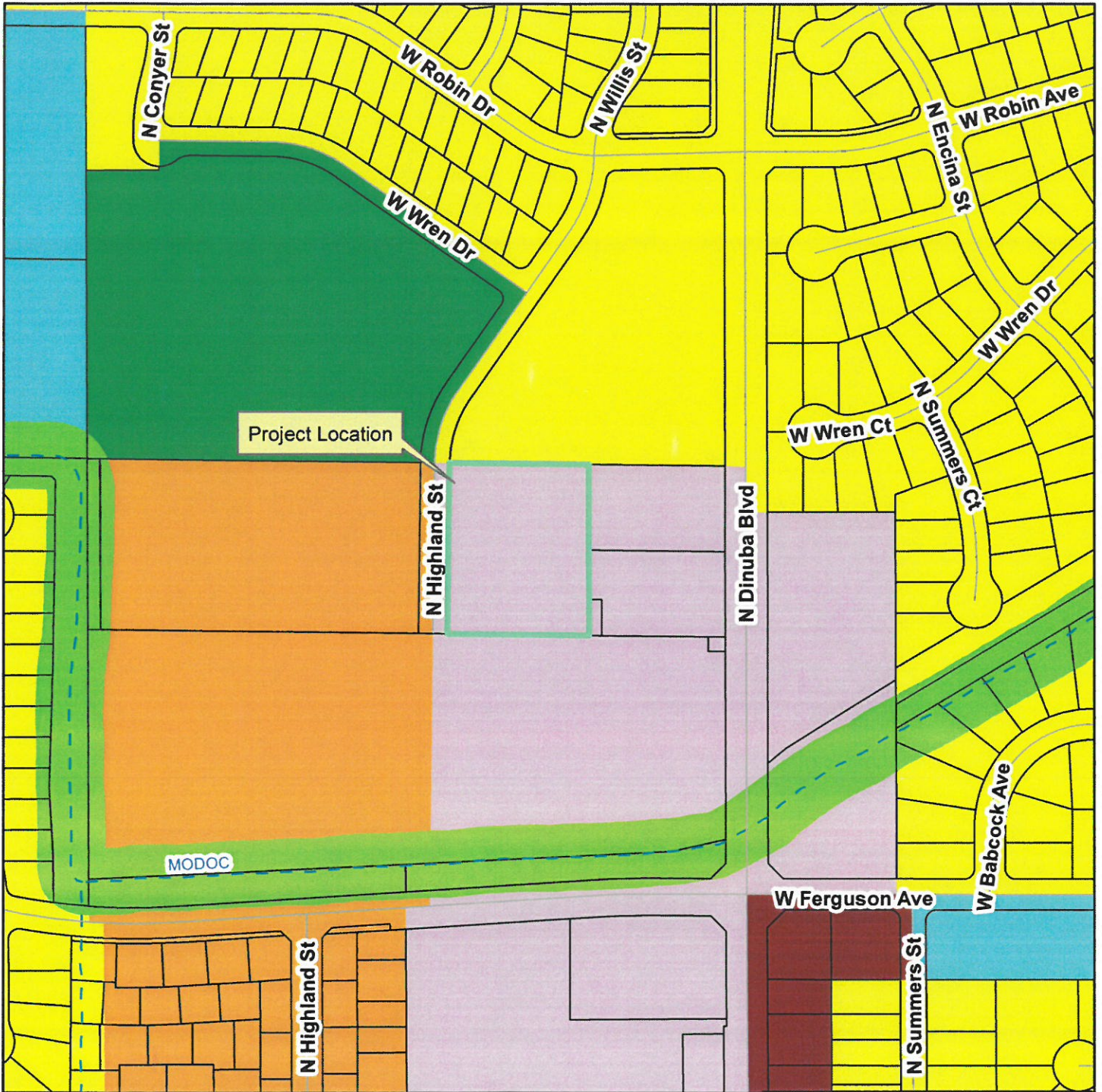
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



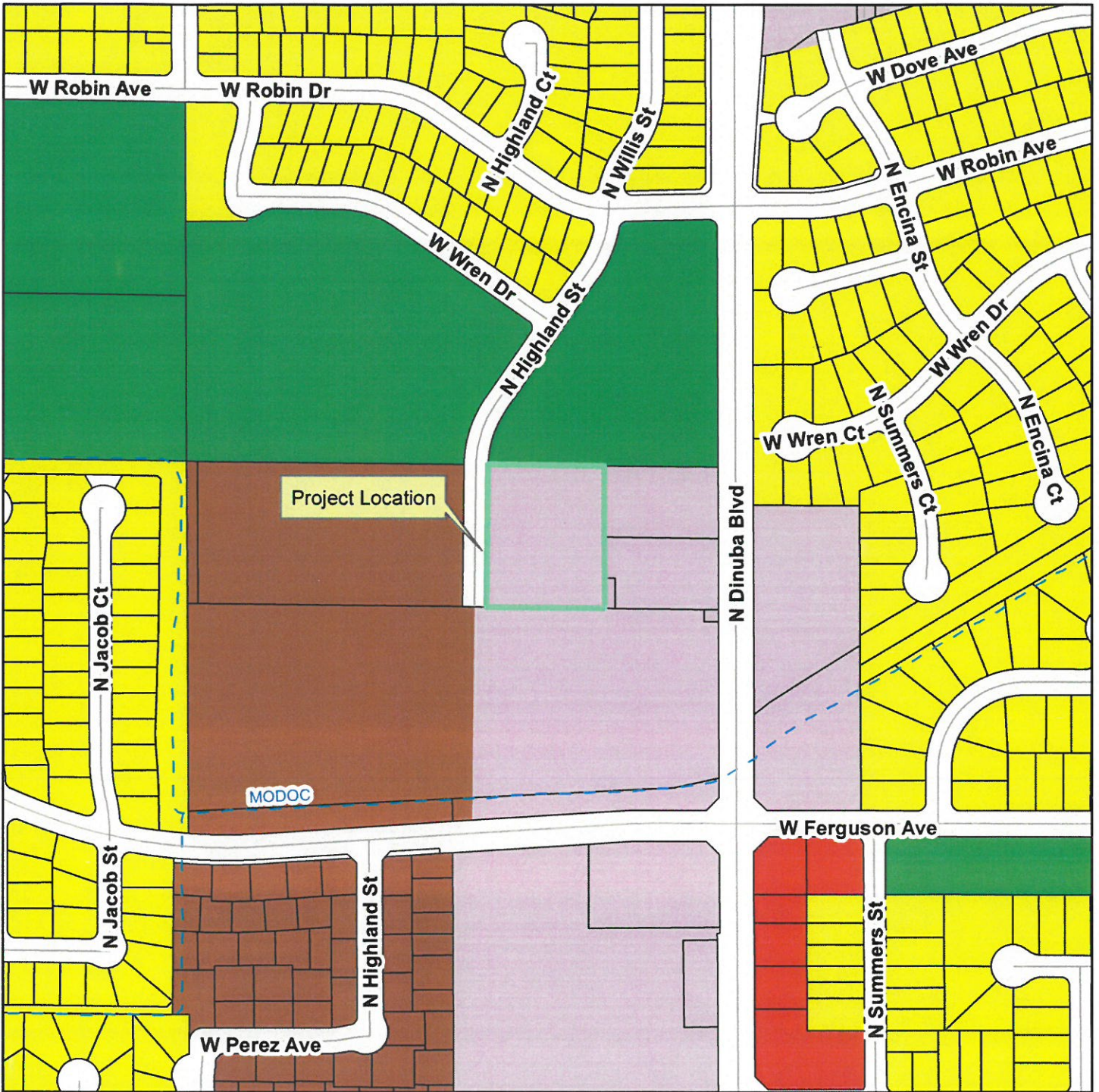
Conditional Use Permit No. 2021-37

The project site is located on the east side of N. Highland Street (APN: 090-060-058)



Conditional Use Permit No. 2021-37

The project site is located on the east side of N. Highland Street (APN: 090-060-058)



Zoning Map



- PARCELS
- Neighborhood Commercial
- Mixed Use Commercial
- Quasi-Public
- Single-family Residential 5000 SF
- Multi-family Residential 3000 SF
- PROJECT SITE

Conditional Use Permit No. 2021-37

The project site is located at east side of N. Highland Street (APN: 090-060-058).



Aerial Photo

Photo Taken March 2020



 PROJECT SITE

Conditional Use Permit No. 2021-37

The project site is located east side of N. Highland Street (APN: 090-060-058).



Vicinity Map



 PROJECT SITE