

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JUNE 27, 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.
 - No items on the Consent Calendar
6. PUBLIC HEARING – (Continued from April 25, 2022, and May 23, 2022) Josh Dan, Associate Planner
 - a. General Plan Amendment No. 2021-10: A request by Ming Lu Jin to change the land use designation of 5,196 square feet of a 15,261 square foot parcel from Low Density Residential (RLD) to Commercial Mixed Use (CMU). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).
 - b. Change of Zone No. 2021-12: A request by Ming Lu Jin to change the zoning designation of 5,196 square feet of a 15,261 square foot parcel from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).

- c. Variance No. 2021-05: A request by Ming Lu Jin for encroachment of the southwest corner of the building into the 10-foot street side yard setback along Meadow Avenue. The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-36: A request by Family Health Care Network to develop a vacant lot with a paved and striped parking lot with a 3,827 square foot garage for parking and storage on a D-MU (Downtown Mixed Use) commercially zoned site. The offsite parking will be used by the new 22,781 square foot office building proposed on the northwest corner of East School Avenue and North Bridge Street. The property is located on the northeast corner of East School Avenue and North Bridge Street (Address: N/A) (APN 094-274-006).

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-09: A request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres combined and zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the northeast corner of North Court Street and East Riggan Avenue. (Address not assigned) (APNs: 079-310-004 & 079-310-005).

9. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-012: A request by Klassen Corporation to construct a new 59,539 square foot four-story Towneplace Suites by Marriott Hotel with 101 rooms, lounge area, fitness room, and outdoor swimming pool on a 1.71-acre parcel in the C-MU (Commercial Mixed-Use) zone. The site is located on the south side of West Cypress Avenue, 1,000 feet west of the South Akers Street and West Cypress Avenue intersection (Address: N/A) (APN: 087-450-030).

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is July 11, 2022.
- b. City Council approved to initiate Annexation No. 2021-03 at June 20, 2022 meeting.
- c. Historic Preservation Ordinance / Local Register Update set for July 11, 2022 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, JULY 7, 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, JULY 11, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 27, 2022

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

SUBJECT: Conditional Use Permit No. 2021-36: A request by Family Health Care Network to develop a vacant lot with a paved and striped parking lot with a 3,827 square foot garage for parking and storage on a D-MU zoned site. The property is located on the northeast corner of East School Avenue and North Bridge Street (APN 094-274-006). The offsite parking will be used by the new 22,781 square foot office building proposed on the northwest corner of School Avenue and Bridge Street. The new offsite parking lot will provide an additional 33 parking stalls as well as five stalls within the enclosed garage (90 stalls total).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-36, as conditioned, based upon the findings and conditions in Resolution No. 2021-68. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan and Zoning Ordinance.

PROJECT DESCRIPTION

I move to approve Conditional Use Permit No. 2021-36 based on the findings and conditions in Resolution No. 2021-68.

PROJECT DESCRIPTION

The conditional use permit is required for the development of an offsite parking lot with parking garage on a D-MU zoned property. The project will be located on the northeast corner of North Bridge Street and East School Avenue. The project is proposed on a 32,910 square foot lot that is already partially improved with a parking lot with canopies along the east half of the site.

The offsite parking lot will consist of a paved and striped parking lot with landscaping throughout as well as a 3,827 square foot enclosed garage that will provide additional onsite parking. A portion of the outdoor parking lot will be fenced and will include two sliding gates. The offsite parking lot will provide 33 parking stalls and an additional five (5) spaces within the interior of the garage building. The offsite parking lot is being developed in conjunction with a future 22,781 square foot, two-story administrative office building for Family HealthCare Network. The new administrative office is proposed on the northwest corner of North Bridge Street and East School Avenue. The administrative office is permitted by right, therefore only the offsite parking lot requires approval of a Conditional Use Permit.

The storage area of the garage building will be approximately 1,699 square feet. The parking demand for both uses will be a total of 93 parking spaces. The administrative office site will include 52 parking spaces on the west side of North Bridge Street. The outdoor parking lot will provide 33 offsite parking stalls and an additional five (5) spaces will be provided within the interior of the garage. In all, a total of 90 parking spaces will be provided which will result in a parking deficit of three (3) parking spaces. The project site is located within Parking District A which allows for the payment of a "Parking In-Lieu" fee as an alternative to providing onsite parking for the new development. The parking in-lieu fee for a total of three (3) parking spaces will be required and applied to the building permit.

BACKGROUND INFORMATION

General Plan Land Use:	Downtown Mixed Use
Zoning:	D-MU (Mixed Use Downtown)
Zoning and Land Use:	North: D-MU (Mixed Use Downtown) – Auto Repair Use South: D-MU (Mixed Use Downtown) – Medical Office East: D-MU (Mixed Use Downtown) – Parking Lot West: D-MU (Mixed Use Downtown) – Undeveloped Lot
Environmental Review:	Categorical Exemption No. 2021-59
Special Districts:	N/A
Site Plan Review:	SPR 2021-149

PROJECT EVALUATION

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

General Plan Consistency and Land Use Compatibility

Parking for offsite uses are required to secure a conditional use permit in the Downtown Mixed Use (D-MU) zoning district. As part of the findings for 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-27, LU-O-32, LU-P-76, LU-P-79), restated here along with analysis by staff:

LU-O-27: Provide adequate area for office developments in areas where they can be effectively integrated into surrounding areas and/or where they can provide close-in employment opportunities.

The approval of the project will allow for the development of a 22,781 square foot administrative office associated with Family HealthCare Network. The subject site will provide an additional 33 outdoor parking stalls as well as five additional parking spaces within the proposed enclosed garage.

LU-O-32: Maintain Downtown as Visalia's medical, professional, government, cultural and entertainment center.

The approval of the offsite parking lot will allow for Family HealthCare Network to develop a two-story administrative office building on the northwest corner of Bridge Street and School Avenue.

LU-O-79: Promote the integration of the area east of Bridge Street and east of Burke Street into Downtown in the near term, with the development of office, residential, and mixed-use buildings on available sites.

The subject site is currently only partially improved site with a parking lot along the east side of the subject property. The applicant is now proposing to develop the west half in order to provide offsite parking as part of the future development of an administrative office use proposed by Family HealthCare Network. The development of the offsite parking lot will allow for the development of the administrative office use at the northwest corner of Bridge Street and School

Avenue. It will also improve a site that is currently undeveloped which will improve the overall appearance of the site with new landscaping and trees.

Street Frontage Improvements

The existing right of way improvements include paved streets with on-street parking, curb and gutter and sidewalks. All future right-of-way improvements will be required to comply with the city standards.

Setbacks

The development consists of an offsite parking lot with garage and storage building as well as a variety of exterior improvements. The garage and storage building is the only structure proposed as part of the site. The proposed site plan clearly illustrates that setbacks around the perimeter of the site meet or exceed the minimum requirements for the D-MU zoning district:

	<u>Required:</u>	<u>Proposed:</u>
Front (Bridge Street)	0 feet	0 feet
Side (North and South)	0 feet	0 feet (North) – 58.5 feet (South)
Rear (Santa Fe Street)	0 feet	202 feet

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

Parking Deed Restriction

The 38 parking spaces proposed with the parking lot project (33 outdoor parking spaces and 5 parking spaces in the garage building) will establish parking credits for the proposed two-story Family Health Care Network administrative office building to be constructed on the northwest corner of Bridge Street and School Avenue. Staff recommends that a deed restriction be recorded (see Condition No. 3), that will bind the parking lot to the two-story Family Health Care Network administrative office building in-perpetuity. In the event that the parking lot is sold or developed for a different use, the owners of the future two-story administrative building site will be required to purchase the 38 parking stalls through Parking-in-Lieu fees. Future payments will be assessed at the current rate at the time of change, and not be grandfathered to the fees applicable to 2022. This condition is identical to the condition that was approved for the off-site parking lot established for Crowdaddy's restaurant and the three-story Main Street Promenade development. Please note, staff will still assess parking in-lieu fees for the three parking stall deficit as a result of the number of stalls provided by the Family Health Care Network project including the administrative office development and parking lot.

Building Elevations

The single story garage and storage building will have a contemporary architectural design with modern materials and finishes (see Exhibit "A", Sheet A-2) that will be architecturally compatible with the new office building that is proposed across the street. It will also include a flat roof with textured stucco, architectural molding, and a complimentary combination of paint colors that will enhance the contemporary design throughout. The building height will be approximately 18 feet at the top of the parapet with a portion of the façade frontage being 20 feet in height, all of which will be within the height limit of 100 feet.

Wrought Iron Fence

A portion of the site will be improved with a seven-foot-high wrought iron fence just to the east of the proposed building. The fenced area will provide a fenced parking area with sliding gates for accessibility.

Environmental Review

The requested action is considered Categorical Exempt under Section 15332 (Infill Development) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2021-59). 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 32,910 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 Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for infill development projects. (Categorical Exemption No. 2021-59).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project shall developed consistent with the comments and conditions of the Site Plan Review No. 2021-149.
2. That the project, including but not limited to the parking lot and garage/storage building and the associated building elevations, shall be developed in substantial compliance with the architectural plans provided as part of Exhibit "A".
3. That the Applicant prepare a deed restriction that includes the following requirements:
 - a. Parking is for the exclusive use of the future Family Health Care Network two-story administrative office building development located on the northwest corner of North Bridge Street and East School Avenue.
 - b. Termination or modification of the use of this site as other than the offsite parking facility for the future Family Health Care Network two-story administrative office building development shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
 - c. The maximum parking credit allowed by this CUP shall be thirty-eight (38) parking spaces, regardless of subsequent approvals or modifications of CUP 2021-36..
4. That all right-of-way improvements shall be developed and installed in compliance with the Engineering Division's requirements.

5. 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.
6. That street trees shall be planted along Bridge Street and School Avenue consistent with the City's Street Tree Ordinance.
7. 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
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Chapter 17.19

D-MU Mixed Use Downtown Zone

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

The following development standards shall apply to property located in the D-MU and C-MU zone and located inside 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: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: five (5) feet (except where a building is located on property line);
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) 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 except where a building is located on side property);
 6. Street side on corner lot: five (5) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

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. 2021-68

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-36, A REQUEST BY FAMILY HEALTHCARE NETWORK TO DEVELOP AN OFFSITE WITH PARKING LOT WITH A 3,827 SQUARE FOOT GARAGE ON A 32,910 SQUARE FOOT SITE IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF NORTH BRIDGE STREET AND EAST SCHOOL AVENUE (APN: 094-274-006).

WHEREAS, Conditional Use Permit No. 2021-36, is a request by Family HealthCare Network to develop an offsite parking lot with freestanding garage on a 32,910 square foot site in the D-MU (Downtown Mixed Use) zone. The project site is located on the northeast corner of North Bridge Street and East School Avenue (APN: 094-274-006); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published public hearing notice, held a public hearing on June 27, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds that Conditional Use Permit No. 2021-36, 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:

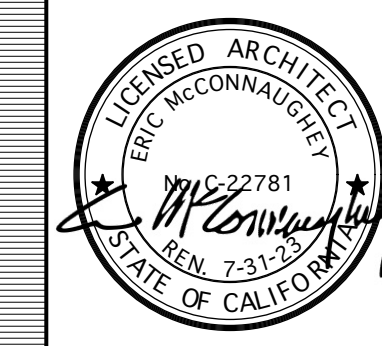
1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, 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. 2021-59).

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. 2021-149.
2. That the project, including but not limited to the parking lot and garage/storage building and the associated building elevations, shall be developed in substantial compliance with the architectural plans provided as part of Exhibit "A".
3. That the Applicant prepare a deed restriction that includes the following requirements:
 - a. Parking is for the exclusive use of the future Family Health Care Network two-story administrative office building development located on the northwest corner of North Bridge Street and East School Avenue.
 - b. Termination or modification of the use of this site as other than the offsite parking facility for the future Family Health Care Network two-story administrative office building development shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
 - c. The maximum parking credit allowed by this CUP shall be thirty-eight (38) parking spaces, regardless of subsequent approvals or modifications of CUP 2021-36.
4. That all right-of-way improvements shall be developed and installed in compliance with the Engineering Division's requirements.
5. 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.
6. That street trees shall be planted along Bridge Street and School Avenue consistent with the City's Street Tree Ordinance.
7. That all applicable federal, state, regional, and city policies and ordinances be met.



DESIGN GROUP
INCORPORATED
ARCHITECTS



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VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 21-012

A NEW GARAGE & STORAGE BUILDING FOR:
FAMILY HEALTHCARE
NETWORK
VISALIA, CA

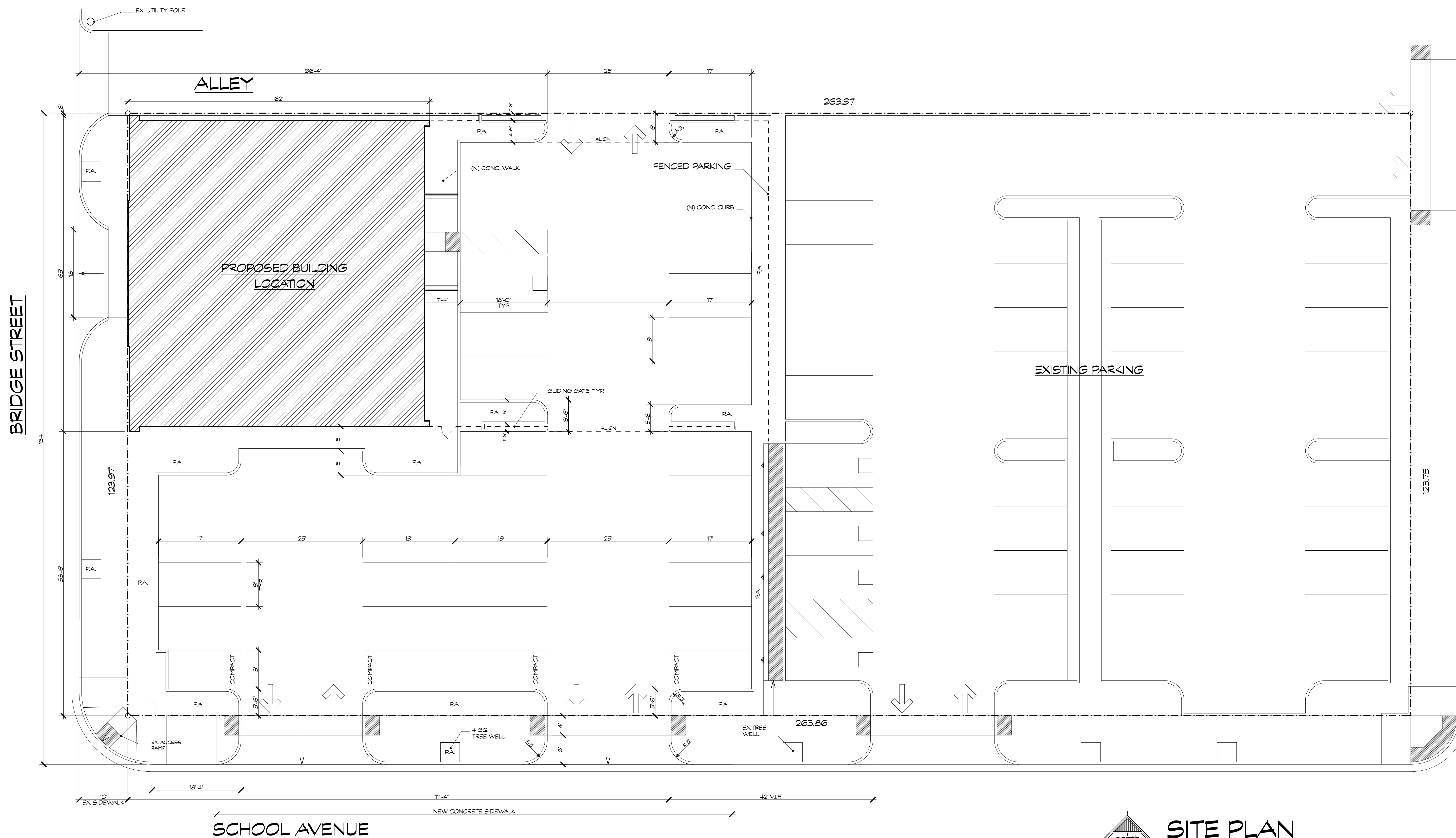
DATE: 4-26-22

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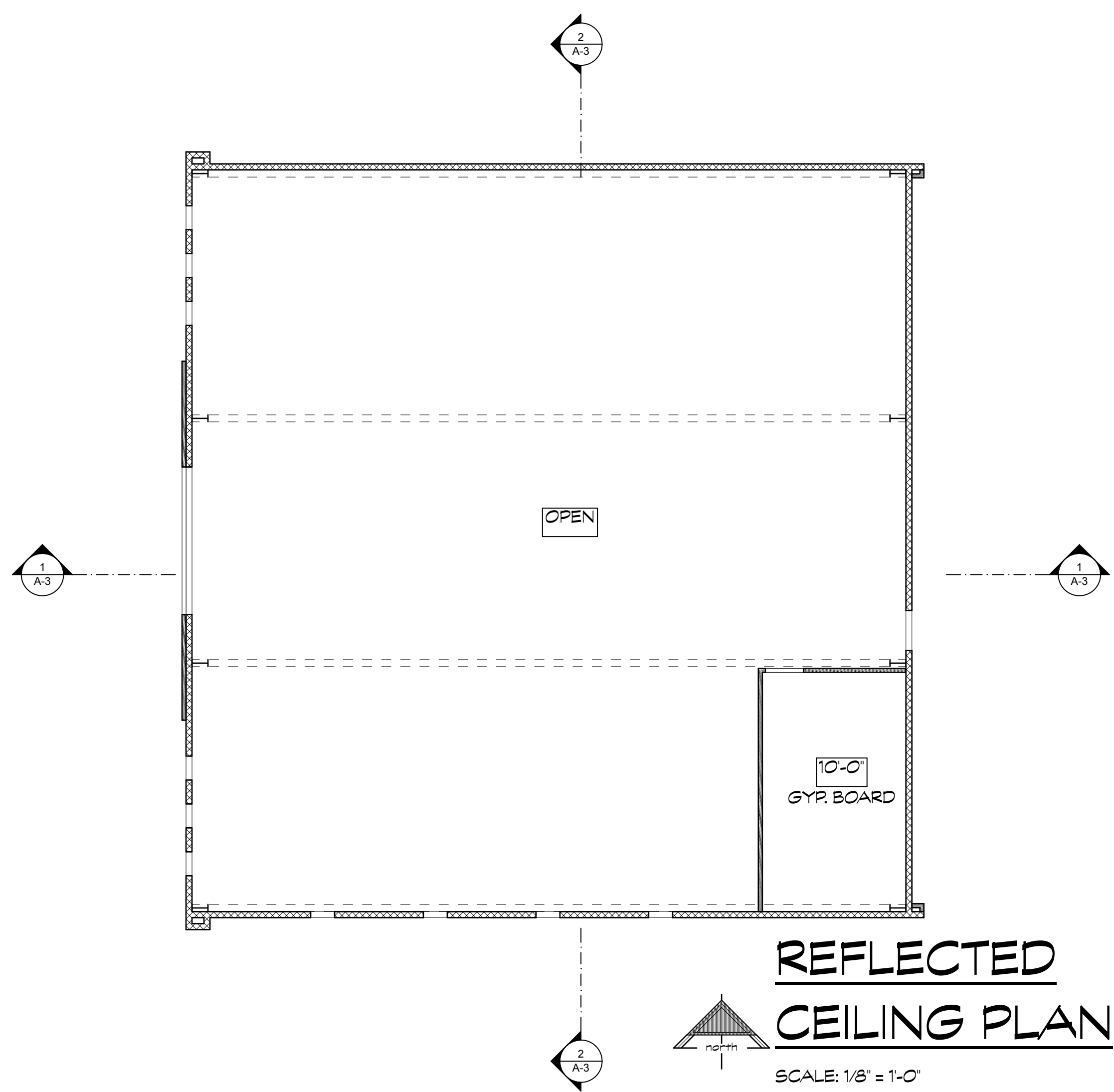
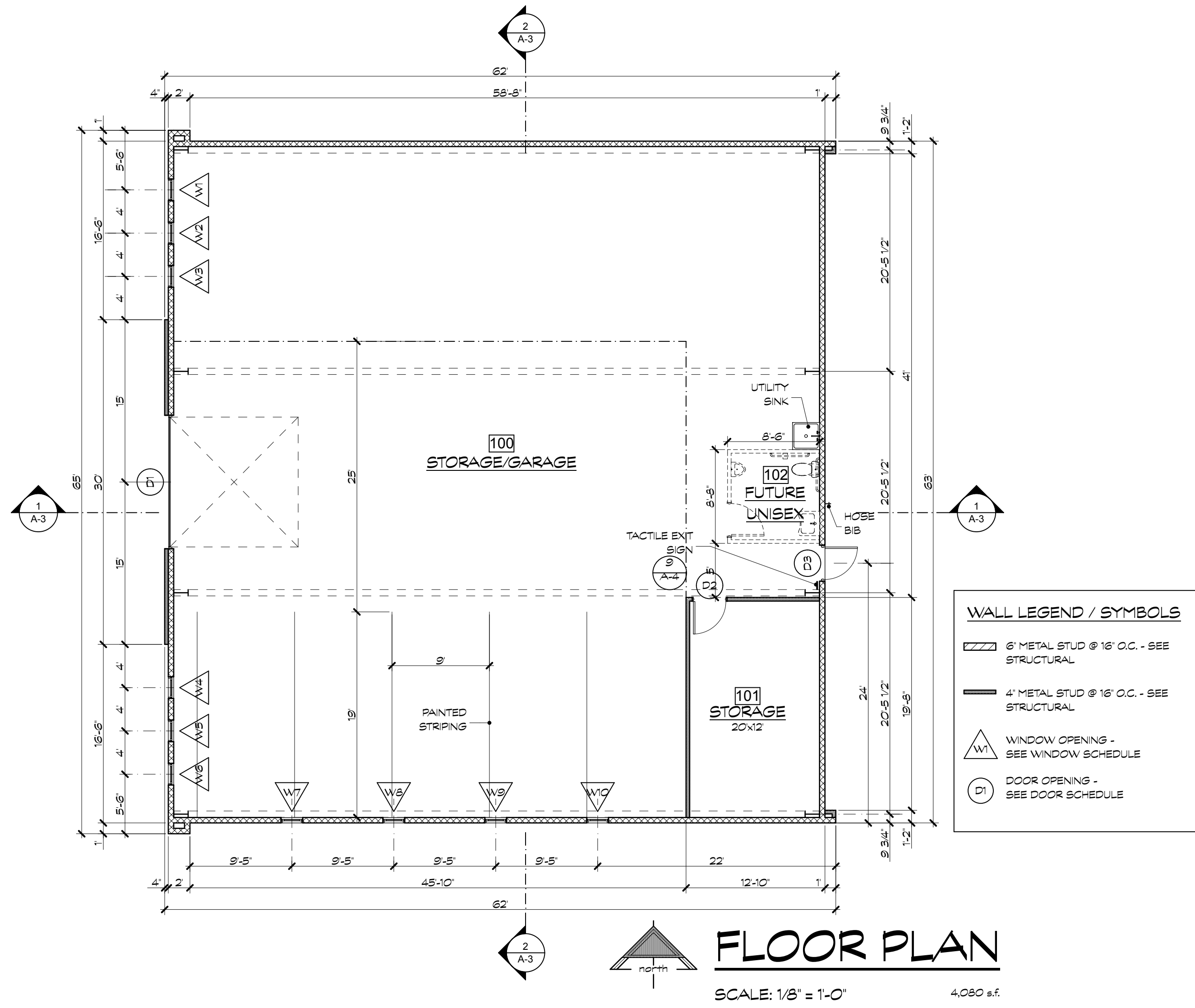


SITE PLAN
SCALE: 1" = 10'-0"

BRIDGE STREET

SANTA FE STREET

SCHOOL AVENUE

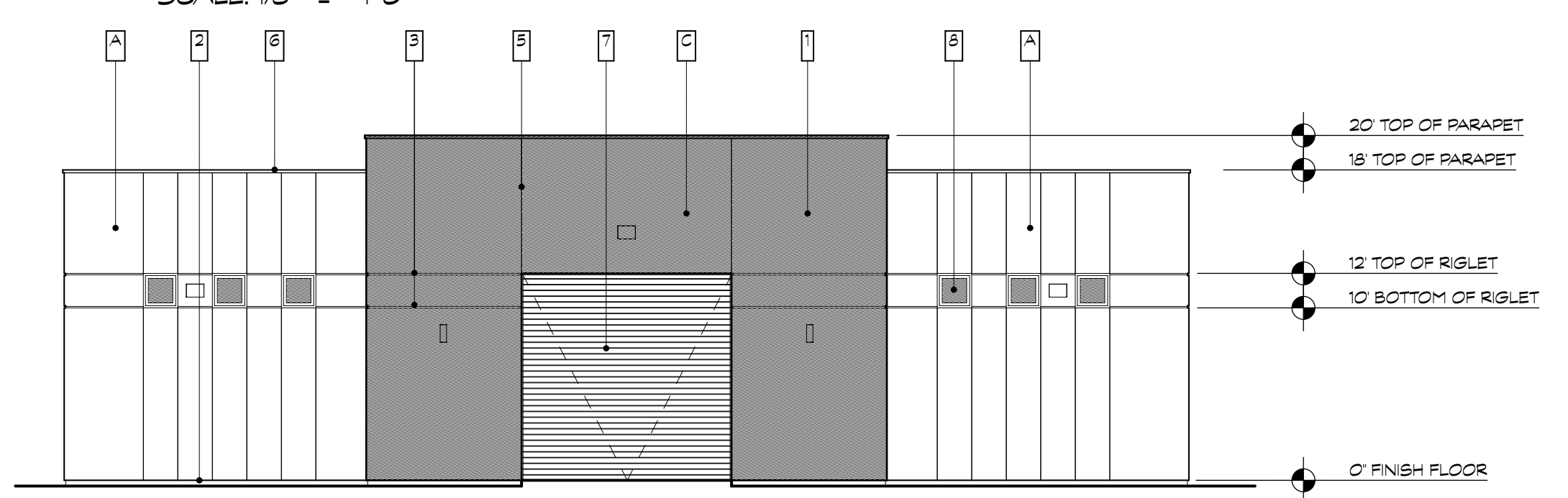
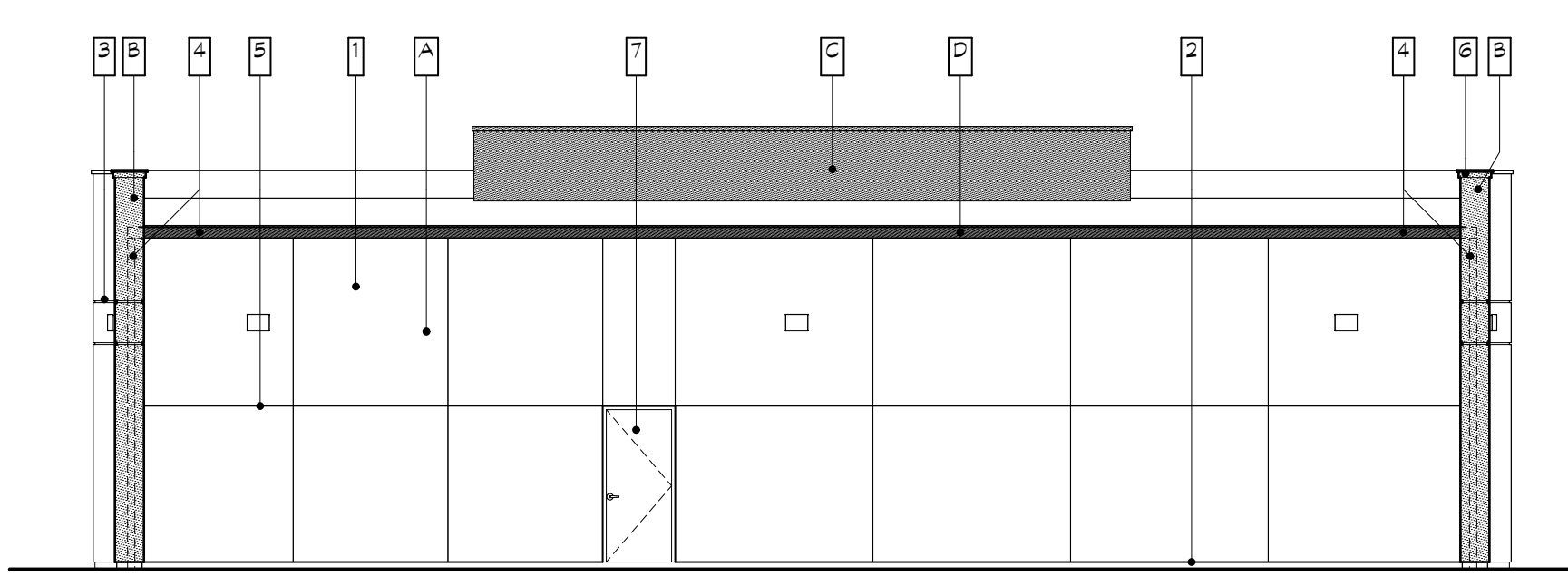
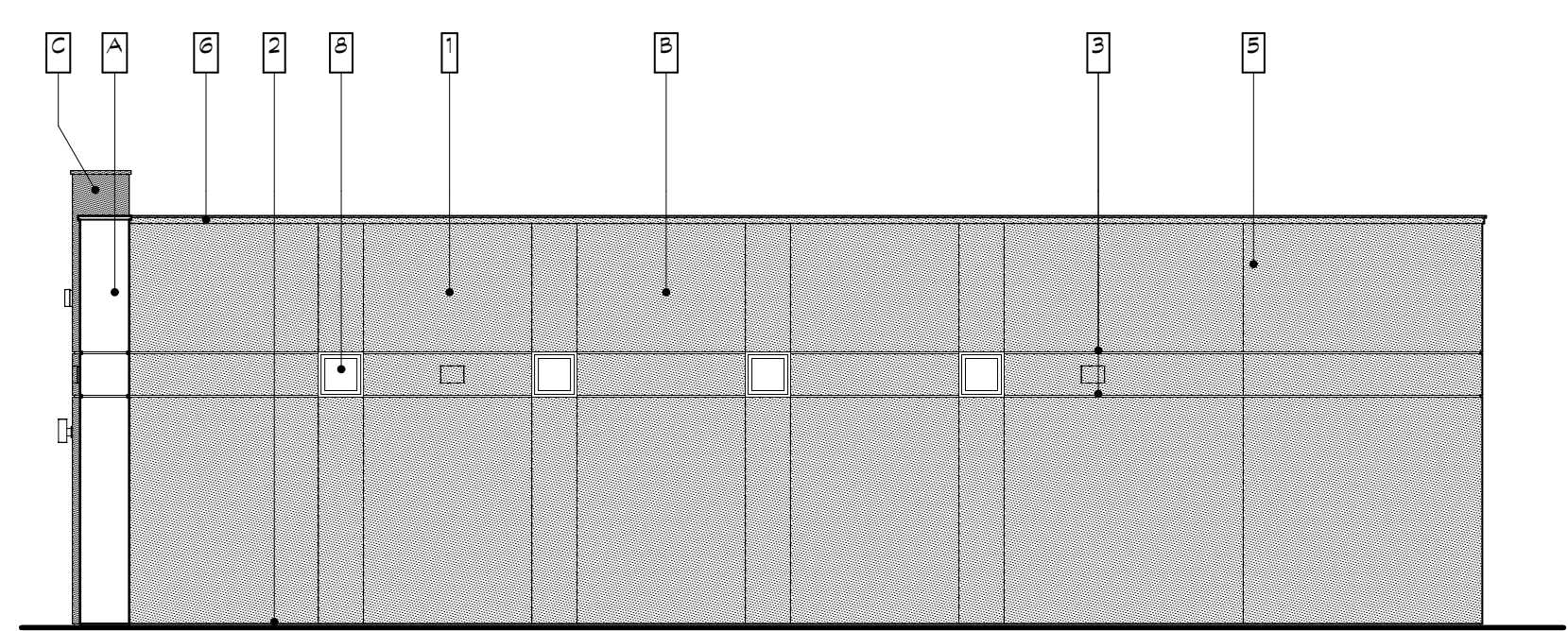
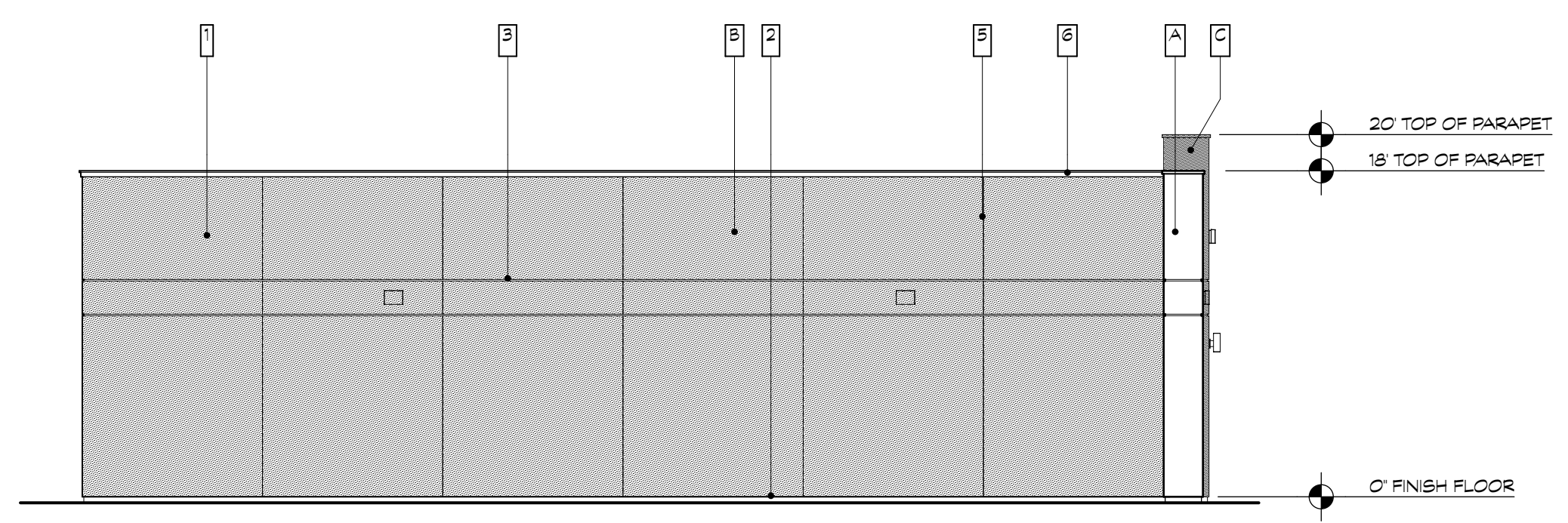


ELEVATION KEY NOTES

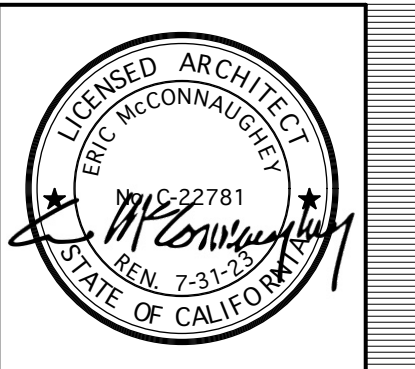
- 3/8" THREE COAT EXTERIOR PLASTER FINISH SYSTEM - LIGHT SAND TEXTURE, PAINTED - OVER WEATHER BARRIER
- WEEP SCREED
- 1" ALUMINUM REGLET - MILL FINISH
- ROOF GUTTER & DRAIN
- CONTROL JOINT, TYR
- FOAM MOLDING
- DOOR, SEE DOOR SCHEDULE
- WINDOW, SEE WINDOW SCHEDULE

ELEVATION FINISH NOTES

A	COLOR #1	[White Box]
B	COLOR #2	[Light Gray Box]
C	COLOR #3	[Medium Gray Box]
D	COLOR #4	[Dark Gray Box]



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A NEW GARAGE & STORAGE BUILDING FOR:
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NETWORK
VISALIA, CA

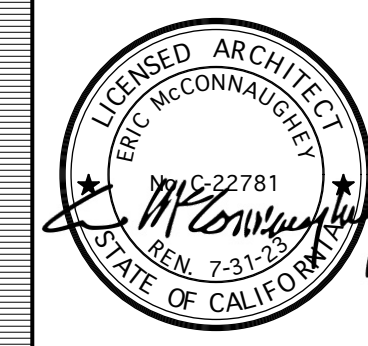
DATE: 4-26-22

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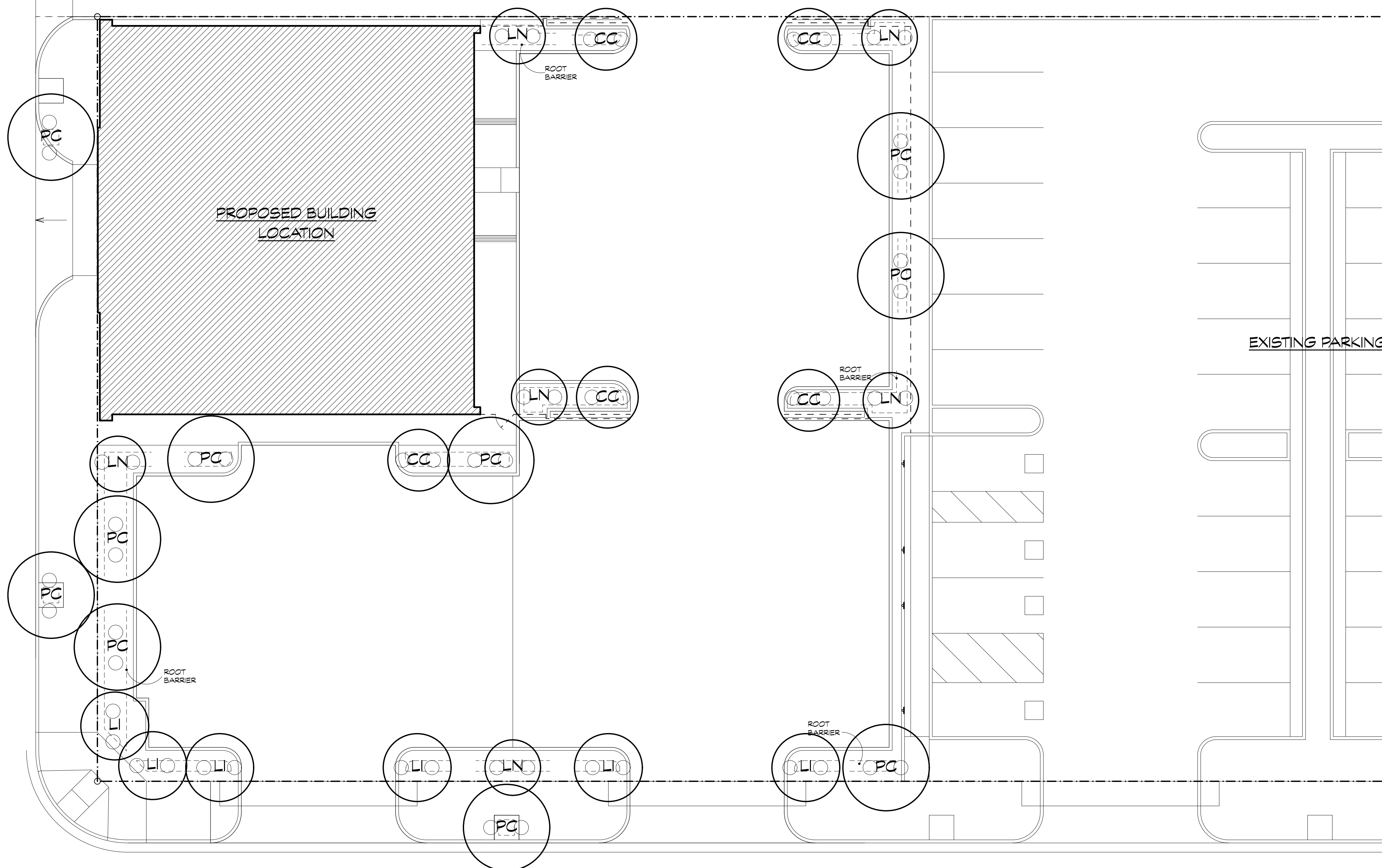
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BRIDGE STREET

ALLEY



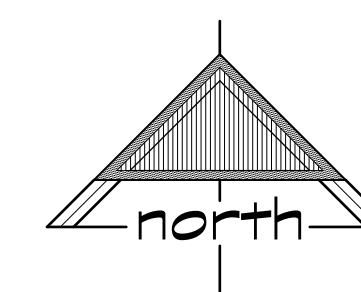
SCHOOL AVENUE

PLANTING NOTES:

- QUANTITIES ARE SHOWN FOR BID PURPOSES. CONTRACTOR SHALL BE REQUIRED TO FIELD VERIFY & PROVIDE MATERIALS PER THE PLANS & SPECS.
- PLANT TREES 6' FROM WATER OR SEWER LINE, 10 FT. FROM FIRE HYDRANT, AND 12 FT. FROM LIGHT STD.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/ OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS, AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO BEGINNING WORK TO COORDINATE SITE REVIEW SCHEDULES.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT, WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF IRRIGATION SYSTEM IS COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED. PLANTING AREAS HAVE BEEN PROPERLY GRADED, SOIL PREPARED, AND WORK APPROVED BY LANDSCAPE ARCHITECT.
- PROVIDE ROOT BARRIER FOR TREES WHERE INDICATED ON THE TREE PLANTING PLAN- PER DETAILS & SPECIFICATIONS.
- PROVIDE ARBOR GUARD FOR ALL TREES IN TURF AREAS- PER DETAILS & SPECIFICATIONS.
- PROVIDE AND PLACE MULCH PER SPECIFICATIONS, IN ALL SHRUB AND GROUND COVER AREAS.
- CONTRACTOR TO AMEND SOILS PER SOIL PREPARATION SPECIFICATIONS.
- CONTRACTOR SHALL APPLY HERBICIDE, AS REQUIRED THROUGHOUT SITE. REMOVE ALL VEGETATION AND ROOT MASS TO A MINIMUM OF FOUR INCHES BELOW ORIGINAL GRADE. PROVIDE AND PLACE NEW SANDY LOAM FILL IN AREAS WHERE NEEDED TO MEET NEW GRADES. GRADE ALL AREAS TO PROMOTE POSITIVE DRAINAGE. ELIMINATE ALL HUMPS AND HOLLOWES.
- PROTECT EXISTING TREES- ANY TREES THAT ARE DAMAGED OR DESTROYED SHALL BE REPLACED PER CITY URBAN FORESTRY REQUIREMENTS.

TREE LEGEND

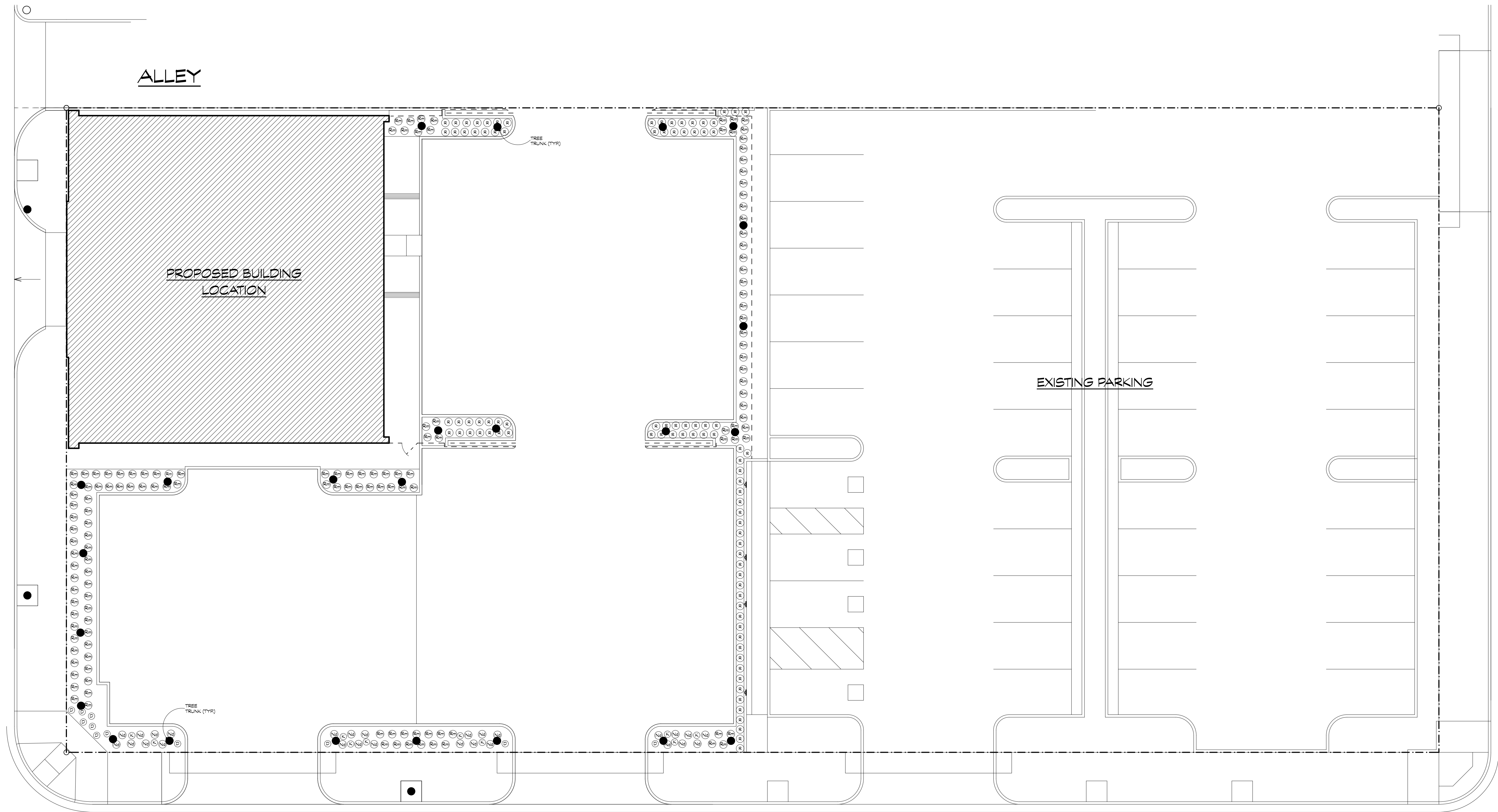
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	HEIGHT	SPREAD	CALIPER	HYDRO-ZONE	REMARKS
TREES									
CC	CERCIS OCCIDENTALLIS	WESTERN REDBUD	24" BX.	17, L-3	7-8 FT.	2-3 FT.	1"	L	MAIN LEADER LOW BRANCHG.
LI	LAGERSTROEMIA 'TUSCARORA'	PINK HYBRID CRAPE MYRTLE	24" BX.	17, L-3	7-8 FT.	2-3 FT.	1-1/2"	L	MAIN LEADER LOW BRANCHG.
LN	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY NOBLE	24" BX.	17, L-3	7-8 FT.	2-3 FT.	1-1/2"	L	MAIN LEADER LOW BRANCHG.
PC	PISTACIA CHINENSIS 'KEITH DAVIS'	PISTACHE	24" BX.	17, L-3	7-8 FT.	2-3 FT.	1-1/2"	L	MAIN LEADER LOW BRANCHG.
ROOT BARRIERS PER PLAN AND "PLANTING NOTES, SPECIFICATIONS				(FOR BID: 410 LIN. FT.)	B, L-1				
○	HUNTER, 36" ROOT ZONE STAND PIPE- INSTALL 2 STANDPIPES PER TREE (ALL- EXCEPT in POTS)								



TREE PLANTING PLAN

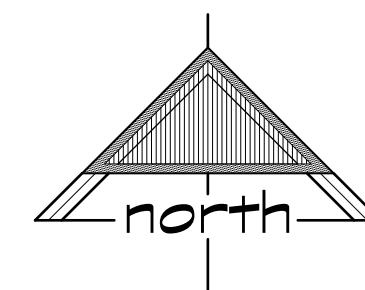
SCALE: 1" = 10'-0"

BRIDGE STREET



SCHOOL AVENUE

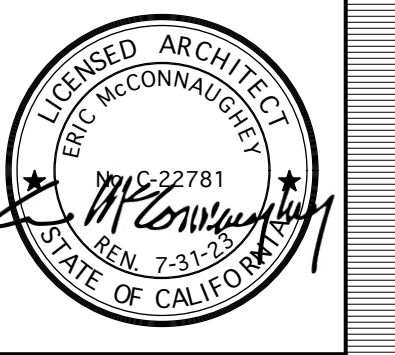
SHRUB LEGEND								
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DETAIL	HEIGHT	SPREAD	HYDRO-ZONE	REMARKS
	SHRUBS/GROUND COVER							
D	DIETES BICOLOR		5 GAL	13, L-3	18"	16"	L	SPACG & PLCMT PER LA
K	KNIPHOFIA HYBRID	RED HOT POKER	1 GAL	13, L-3	16"	12"	L	SPACG & PLCMT PER LA
Nd	NANDINA DOMESTICA 'HARBOR DWARF'		1 GAL	13, L-3	12"	14"	L	SPACG & PLCMT PER LA
Rm	RAPHIOLEPIS UMBELLATA 'MINOR'	UPRIGHT DWARF INDIAN HAWTHN	5 GAL	13, L-3	18"	14"	L	SPACG & PLCMT PER LA
R	ROSMARINUS OFFICINALIS 'MAJORCA PINK'	DWARF ROSEMARY	1 GAL	13, L-3	16"	12"	L	SPACG & PLCMT PER LA



SHRUB PLANTING PLAN
SCALE: 1" = 10'



DESIGN GROUP
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A NEW GARAGE & STORAGE BUILDING FOR:
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VISALIA, CA

DATE: 4-26-22

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Operational Statement

This conditional use permit is for the off-site additional parking for a 22,781 square foot 2-story administrative office building. The parking is located on a parcel across the street on the east side of bridge street and has a 3,827 s.f. garage and storage building. There are 5 indoor parking stalls and storage for medical supplies. The site has a fenced parking area which will be open during the day and closed to secure company vehicles at night.



MEETING DATE October 6, 2021
 SITE PLAN NO. 2021-149
 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

Josh Dan, Planning Division (559) 713-4003

Date: October 6, 2021

SITE PLAN NO: 2021-149 - E
PROJECT TITLE: New Admin, Office Bldg, Garage, and Storage Bldg.
DESCRIPTION: A New 2 Story 23,500 sf administrative office building & a 4,080 sf garage & storage building.
APPLICANT: Eric McConnaughey
PROP. OWNER: Family Healthcare Network
LOCATION: 414 N. Bridge St.
APN: 094-274-006
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: D-MU (Downtown Mixed Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit
- Lot Line Adjustment (merger)
- Parking In-Lieu Fees
- Compliance with Downtown Retail Overlay District
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: October 6, 2021

1. VMC 17.25.030 Line O3 lists Offices larger than 6,000 sq. ft. in size are listed as a by-right permitted use within the D-MU Zone.
2. VMC 17.25.030 Line P2 lists "Parking facilities for off-site uses" as requiring a Conditional Use Permit in the D-MU Zone.
3. VMC 17.34 prescribes parking for the proposed uses as:
 - a. 17.34.020(F)(4) Offices (1:250) = 94 stalls required.
 - b. 17.34.020(F)(17) Storage (1:1,000) = 2 stalls required.
 - c. The 2,000 sq. ft. garage is proposed for parking of vehicles. As such, it will not be counted towards parking demand. Note that a change in use of the storage and garage areas will result additional parking stalls being required and/or payment of Parking In-Lieu fees.
 - d. Per Visalia Municipal Code Section 17.34.030(I) the number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls placed together within a parking lot.
 - e. As shown, the applicant has provided 85 parking stalls over two properties. Per the calculations provided above, a total of 96 stalls are required, leaving a deficit of 11 stalls. The project site is located within Parking District "A", which allows for the payment of "Parking In-Lieu" fees in-lieu of providing onsite parking for a new development. The applicant shall pay Parking In-Lieu fees for 11 parking stalls prior to issuance of a Building Permit. As of the date of this letter, the Parking In-Lieu fee is \$4,787 per stall.

4. A Lot Line Adjustment shall be required for office building to avoid straddling property lines.
5. A shared use and parking agreement shall be required.
6. Floor plans shall be provided
7. Building elevations shall be provided. Note that buildings shall not exceed a height of 100 feet in the D-MU Zone.
8. An Operational Statement shall be provided, describing the proposed uses, tenants, and any relevant operational detail. The Operational Statement shall also verify that parking within the fenced area will be available for use by employees and/or the public.
9. A landscaping and irrigation plan shall be provided. Plans shall verify that a minimum 10% of the parking lot shall be landscaped.
10. A Photometric Plan shall be submitted verifying that lighting shall not exceed 0.5 lumens at property line. Lighting from the project site shall not produce glare onto adjacent residential areas.
11. Provide traffic generation information to the satisfaction of the Traffic Engineering Division.
12. Compliance with the Downtown Retail Overlay District (VMC 17.58).
13. The applicant shall provide detailed building elevations verifying architectural compatibility with the existing Family Healthcare Network facility located at 401 E. School Avenue/400 E. Oak Avenue.
14. Landscape areas placed onsite as a result of CUP No. 2015-33 shall be preserved.
15. The site plan shall identify the location of all onsite lighting proposed.
16. The location of the trash enclosure shall be identified on the site plan.
17. The site plan shall identify and accurately depict the property lines for all parcels involved
18. Trees shall be replanted in all existing tree wells along School Avenue and Santa Fe Street.
19. The site plan shall identify any existing and proposed fencing/walls. Height and materials for any fencing shall also be provided.
20. Compliance with other reviewer comments.
21. Other information as needed.

PROJECT SPECIFIC INFORMATION: September 22, 2021

22. VMC 17.25.030 Line O3 lists Offices larger than 6,000 sq. ft. in size are listed as a by-right permitted use within the D-MU Zone.
23. VMC 17.25.030 Line P2 lists "Parking facilities for off-site uses" as requiring a Conditional Use Permit in the D-MU Zone.
24. VMC 17.34 prescribes parking for the proposed uses as:
 - a. 17.34.020(F)(4) Offices (1:250) = 94 stalls required.
 - b. 17.34.020(F)(17) Storage (1:1,000) = 2 stalls required.
 - c. The 2,000 sq. ft. garage is proposed for parking of vehicles. As such, it will not be counted towards parking demand. Note that a change in use of the storage and garage areas will result additional parking stalls being required and/or payment of Parking In-Lieu fees.
 - d. Per Visalia Municipal Code Section 17.34.030(I) the number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls placed together within a parking lot.
 - e. As shown, the applicant has provided 88 parking stalls over two properties. Per the calculations provided above, a total of 96 stalls are required, leaving a deficit of 8 stalls. The project site is located within Parking District "A", which allows for the payment of "Parking In-Lieu" fees in-lieu of providing onsite parking for a new development. The applicant shall pay Parking In-Lieu fees for 8 parking stalls prior to issuance of a Building Permit. As of the date of this letter, the Parking In-Lieu fee is \$4,787 per stall.

25. A Lot Line Adjustment shall be required for office building to avoid straddling property lines.
26. A shared use and parking agreement shall be required.
27. Floor plans shall be provided
28. Building elevations shall be provided. Note that buildings shall not exceed a height of 100 feet in the D-MU Zone.
29. An Operational Statement shall be provided, describing the proposed uses, tenants, and any relevant operational detail. The Operational Statement shall also verify that parking within the fenced area will be available for use by employees and/or the public.
30. A landscaping and irrigation plan shall be provided. Plans shall verify that a minimum 10% of the parking lot shall be landscaped.
31. A Photometric Plan shall be submitted verifying that lighting shall not exceed 0.5 lumens at property line. Lighting from the project site shall not produce glare onto adjacent residential areas.
32. Provide traffic generation information to the satisfaction of the Traffic Engineering Division.
33. Compliance with the Downtown Retail Overlay District (VMC 17.58).
34. The applicant shall provide detailed building elevations verifying architectural compatibility with the existing Family Healthcare Network facility located at 401 E. School Avenue/400 E. Oak Avenue.
35. Landscape areas placed onsite as a result of CUP No. 2015-33 shall be preserved.
36. The site plan shall identify the location of all onsite lighting proposed.
37. The location of the trash enclosure shall be identified on the site plan.
38. The site plan shall identify and accurately depict the property lines for all parcels involved
39. Trees shall be replanted in all existing tree wells along School Avenue and Santa Fe Street.
40. The site plan shall identify any existing and proposed fencing/walls. Height and materials for any fencing shall also be provided.
41. Compliance with other reviewer comments.
42. Other information as needed.

PROJECT SPECIFIC INFORMATION: September 1, 2021

43. The September 1, 2021 submittal alters the proposal, limiting it to the construction of a storage/garage building and parking lot on APN: 094-274-006.
44. Parking calculations for the entire complex (medical building and storage/garage building) shall be provided with this submittal.
45. A Conditional Use Permit is required for the creation of an off-site parking lot.
46. The placement of a standalone storage building on a property with no other structures or uses is not permitted in the D-MU Zone.
47. Per the City Traffic Engineer, only one access driveway shall be permitted from the School Avenue frontage.
48. Per CalWater, the Bridge Street drive approach shall be relocated further south.
49. It is recommended that the overall clinic and storage/garage project remain as a unified proposal.

PROJECT SPECIFIC INFORMATION: August 25, 2021

50. VMC 17.25.030 Line O3 lists Offices larger than 6,000 sq. ft. in size are listed as a by-right permitted use within the D-MU Zone.
51. VMC 17.25.030 Line P2 lists "Parking facilities for off-site uses" as requiring a Conditional Use Permit in the D-MU Zone.
52. VMC 17.34 prescribes parking for the proposed uses as:
 - a. 17.34.020(F)(4) Offices (1:250) = 94 stalls required.

- b. 17.34.020(F)(17) Storage (1:1,000) = 2 stalls required.
 - c. The 2,000 sq. ft. garage is proposed for parking of vehicles. As such, it will not be counted towards parking demand. Note that a change in use of the storage and garage areas will result additional parking stalls being required and/or payment of Parking In-Lieu fees.
 - d. Per Visalia Municipal Code Section 17.34.030(I) the number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls placed together within a parking lot.
 - e. As shown, the applicant has provided 89 parking stalls over two properties. Per the calculations provided above, a total of 96 stalls are required, leaving a deficit of 7 stalls. The project site is located within Parking District "A", which allows for the payment of "Parking In-Lieu" fees in-lieu of providing onsite parking for a new development. The applicant shall pay Parking In-Lieu fees for 7 parking stalls prior to issuance of a Building Permit. As of the date of this letter, the Parking In-Lieu fee is \$4,787 per stall.
53. The existing alley shall be abandoned prior to construction of the use. Note that the applicant shall consult with City of Visalia staff and applicable utility companies to determine whether the alley can be abandoned.
 54. A Lot Merger shall be required if the alley abandonment can be conducted.
 55. A shared use and parking agreement shall be required.
 56. Floor plans shall be provided
 57. Building elevations shall be provided. Note that buildings shall not exceed a height of 100 feet in the D-MU Zone.
 58. An Operational Statement shall be provided, describing the proposed uses, tenants, and any relevant operational detail. The Operational Statement shall also verify that parking within the fenced area will be available for use by employees and/or the public.
 59. A landscaping and irrigation plan shall be provided. Plans shall verify that a minimum 10% of the parking lot shall be landscaped.
 60. A Photometric Plan shall be submitted verifying that lighting shall not exceed 0.5 lumens at property line. Lighting from the project site shall not produce glare onto adjacent residential areas.
 61. Provide traffic generation information to the satisfaction of the Traffic Engineering Division.
 62. The correct APN numbers shall be provided on the project application and site plan.
 63. The submittal shall comply with the design guidelines of the Downtown Retail Overlay District, Chapter 17.58 of the Visalia Municipal Code.
 64. The applicant shall provide detailed building elevations verifying architectural compatibility with the existing Family Healthcare Network facility located at 401 E. School Avenue/400 E. Oak Avenue.
 65. Landscape areas placed onsite as a result of CUP No. 2015-33 shall be preserved.
 66. The site plan shall identify the location of all onsite lighting proposed.
 67. The location of the trash enclosure shall be identified on the site plan.
 68. The site plan shall identify and accurately depict the property lines for all parcels involved
 69. Trees shall be replanted in all existing tree wells along School Avenue and Santa Fe Street.
 70. The site plan shall identify any existing and proposed fencing/walls. Height and materials for any fencing shall also be provided.

PROJECT SPECIFIC INFORMATION: August 18, 2021

1. VMC 17.25.030 Line O3 lists Offices larger than 6,000 sq. ft. in size are listed as a by-right permitted use within the D-MU Zone.
2. VMC 17.34 prescribes parking for the proposed uses as:

- a. 17.34.020(F)(4) Offices (1:250) = 94 stalls required.
 - b. 17.34.020(F)(17) Storage (1:1,000) = 4 stalls required.
 - i. The 2,000 sq. ft. of garage area has been assessed at the 1:1,000 parking requirement the applicant may provide a floorplan which shows how vehicles will be parked inside.
 - c. 17.34.030(I) ...Number of compact parking spaces shall not exceed thirty (30) percent of the total required parking spaces of an establishment. There shall be no more than four contiguous compact stalls within a parking lot...
 - d. As shown, the applicant has provided 93 parking stalls, leaving a deficit of 5 stalls to be provided. The project site is located within Parking District "A", which allows for the payment of "Parking In-Lieu" fees in-lieu of providing onsite parking for a new development. The applicant shall pay Parking In-Lieu fees for 24 parking stalls prior to issuance of a Building Permit. As of the date of this letter, the Parking In-Lieu fee is \$4,787 per stall.
3. If use of the existing parking lot identified on the site plan is proposed for the new building, the applicant shall amend Conditional Use Permit No. 2015-33, which permitted use of a portion of the project site for off-site parking for the Family Healthcare Network facility located at 401 E. School Avenue/400 E. Oak Avenue. The Conditional Use Permit (CUP) amendment shall include analysis demonstrating that parking demand for both the existing and proposed Family Healthcare buildings can be accommodated via shared use of parking lots.
 4. The submittal shall comply with the design guidelines of the Downtown Retail Overlay District, Chapter 17.58 of the Visalia Municipal Code.
 5. The applicant shall provide detailed building elevations verifying architectural compatibility with the existing Family Healthcare Network facility located at 401 E. School Avenue/400 E. Oak Avenue.
 6. The applicant shall provide floor plans for the proposed building.
 7. The applicant shall provide a landscape and irrigation plan for the proposed building. The plan shall verify that a minimum 10% of the parking lot will be landscaped.
 8. Landscape areas placed onsite as a result of CUP No. 2015-33 shall be preserved.
 9. The site plan shall identify all onsite lighting proposed.
 10. The location of the trash enclosure shall be identified on the site plan.
 11. A two-foot alleyway dedication shall be provided for the adjacent alley on the northwest corner of the project site. See the comments from the Engineering Division for more information.
 12. The site plan shall identify and accurately depict the property lines for all parcels involved
 13. Trees shall be replanted in all existing tree wells along School Avenue and Santa Fe Street.
 14. The site plan shall identify any existing and proposed fencing/walls. Height and materials for any fencing shall also be provided.
 15. Comply with other reviewer comments.
 16. Other information as needed.

Notes:

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

17.19.070 Development standards in the D-MU and C-MU zones inside the downtown area.

17.30 Development Standards [17.30.015(H) Lighting]

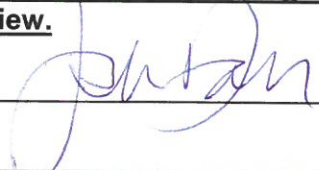
17.32.080 Maintenance of landscaped areas.

17.34 Off-street Parking [17.34.020(F)(4)(17) Offices / Storage]

17.36 Fences Walls and Hedges [17.36.050 Commercial and mixed use zones]

17.58 Downtown Retail Overlay District

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**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 2 DATE: OCTOBER 6, 2021

SITE PLAN NO.: 21-149 4TH RESUBMITTAL
 PROJECT TITLE: New Admin, Office Build, Garage & Storage Building
 DESCRIPTION: A New 2 Story 23,500 sf Administrative Office Building & a 4,080 sf Garage & Storage Building. (D-MU)
 APPLICANT: Eric McConnaughey
 PROP OWNER: Family HealthCare; Fisher Investment Group LLC
 LOCATION: 414 N Bridge St.; 409 N Santa Fe st.; 314 E School Ave; 312 E School Ave
 APN: 094273003 ; 094273004 ; 094273005 ; 094274006

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with 20' radius; **at corners as indicated.**
- Install curb; gutter **Per City Standard**
- Drive approach size: **City Standard C24** Use radius return;
- Sidewalk: 10' width; parkway width at **School, Bridge, and Murray. Install tree wells and street trees per City stds.**
- 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. **Corners at Intersections**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **For all work within the public right-of-way and alleys.**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:
 : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards: ***Alleyways shall be resurfaced for increase in traffic volume imposed by project development.***
- Install street striping as required by the City Engineer. ***See Comments***
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company 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. ***See Comments***
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

1. ***The existing tree wells to the adjacent parking lot, owned by Family Health Care Network, will need to be restored and new trees will need to be planted per City Street Tree master list. Provide adequate irrigation to all new and existing street tree wells.***
2. ***As shown, the alley abandonment has been omitted from site plan. Required utility relocations are indicated to allow proper site design. Additional work may be required for existing utilities not yet found or shown on site plan.***
3. ***Right of way dedication is required for all corners at intersections.***
4. ***Show the radii of curb returns, which shall meet minimum City Standard Radii required based on Road design. Sante Fe and E Murray are Arterial Roads. School and Bridge are Local Roads.***
5. ***Existing minor overhead utilities are to be removed and relocated underground along Bridge St.***
6. ***Existing alley drive approaches are to be removed and replaced to current City standards. The new east alley drive approach shall remain separate -cannot be constructed monolithic with Garage building approach. Maintain property setbacks.***
7. ***Continue 10' sidewalk with street trees in tree wells on all street frontages. Sidewalk and street trees in tree wells to be maintained by the development.***
8. ***Proposed development may impact existing street parking striping. Any necessary modifications to striping, traffic control for safety may be required - to be determined at civil plan review.***
9. ***All non-compliant sidewalk shall be removed and replaced to City Standards.***
10. ***Project requirements typical in right-of-way will include, but may not be limited to, demo of existing improvements and installation of new drive approaches, sidewalks, curb and gutter, striping, street lighting, landscaping, curb ramp returns, and signage.***
11. ***The new building shall connect to city sewer. Show the proposed connection location on plans.***

- 12. All required water/fire backflow device(s) shall be installed on private property, not within the public right of way.**
- 13. All landscape and irrigation shall comply with the MWELo standards. Landscape plans shall be submitted with the building permit(s)**
- 14. Meet City Standard Parking requirements PK1-PK5. In addition make sure to meet the 5' backout requirements.**
- 15. Fenced parking area to utilize sliding gates; or swing gates can only open into the parking lot, not obstruct alleyway.**
- 16. Development will incur impact fees for new buildings. There is available Service commercial credit for previously demo'd 4080 SF building applicable to the Storage/Garage building site and credit for 3 demo'd single family homes on the New 2-Story Office site. Refer to page 4 for applicable fees and summary.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 21-149 4TH RESUBMITTAL

Date: 10/6/2021

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:Gen Office + Serv Comm)

Existing uses may qualify for credits on Development Impact Fees. **Serv Comm (4,080sf) + Infill + Downtown + (3) SFD**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	Garage / Storage = Credit Offset Office @ \$6,878/1KSF X 23.5 X 50% Credit = (\$6,235 X 3)
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	Garage @ \$26.40/1KSF X 4.08 Office @ \$103/1KSF X 23.5 Treatment Plant Fee: Garage @ \$46.00/1 EMP/8hr shift X TBD Office @ \$244/1KSF X 23.5
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/LF X 128
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	Garage/Storage = Credit Offset Office @ \$731/1KSF X 23.5 Credit = (\$602 X 3)
<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

SPR 21149
NEW ADMIN. OFFICE
BUILDING
414 N BRIDGE ST.

City of Visalia
Building: Site Plan
Review Comments

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

- A building permit will be required. **FOR EACH BUILDING** *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**

 Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- 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 **AE** * Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS.**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: **BASED ON THE TYPE OF CONSTRUCTION. FIRE SPRINKLERS SHALL BE REQUIRED. PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE. LANDSCAPING SHALL MEET THE MWELO REQUIREMENTS. PROVIDE BIKE RACK AND FUTURE EV CHARGING PARKING SPACES.**

VAL GARCIA 10/6/21

Signature



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

Date: 10-5-21
 Item: 2 Resub
 Site Plan: 21-149
 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

October 6, 2021

ITEM NO: 2 Resubmit
SITE PLAN NO: SPR21149
PROJECT TITLE: New Admin. Office Build, Garage & Storage Building
DESCRIPTION: A New 2 Story 23,500 sf Administrative Office Building & a 4,080 sf Garage & Storage Building. (D-MU)
APPLICANT: Eric McConaughy
OWNER: FAMILY HEALTHCARE NETWORK
FISHER INVESTMENT GROUP LLC
FISHER INVESTMENT GROUP
APN: 094273003
094273004
094273005
094274006
LOCATION: 414 N BRIDGE ST
409 N SANTA FE ST
314 E SCHOOL AVE
312 E SCHOOL AVE

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

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
- Provide more traffic information such as number of trips project is expected to generate in the peak hour. Provide information on change (increase/decrease) in trips generated from new/proposed use compared to prior use. Depending on increase in trips (intensifying use of site from existing), development size, characteristics, etc., a TIA **may be** required. For questions or clarification, contact Traffic Engineering 559-713-4633.
- 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:

- Garage will cause vehicles to back onto Bridge St .Redesign garage to allow vehicles to pull forward and exit into parking lot and/or require vehicles to back into garage.
- Note sight visibility concerns with driveway egress and that the existing onstreet parking may need to be eliminated.

Leslie Blair

Leslie Blair

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

21149


October 6, 2021

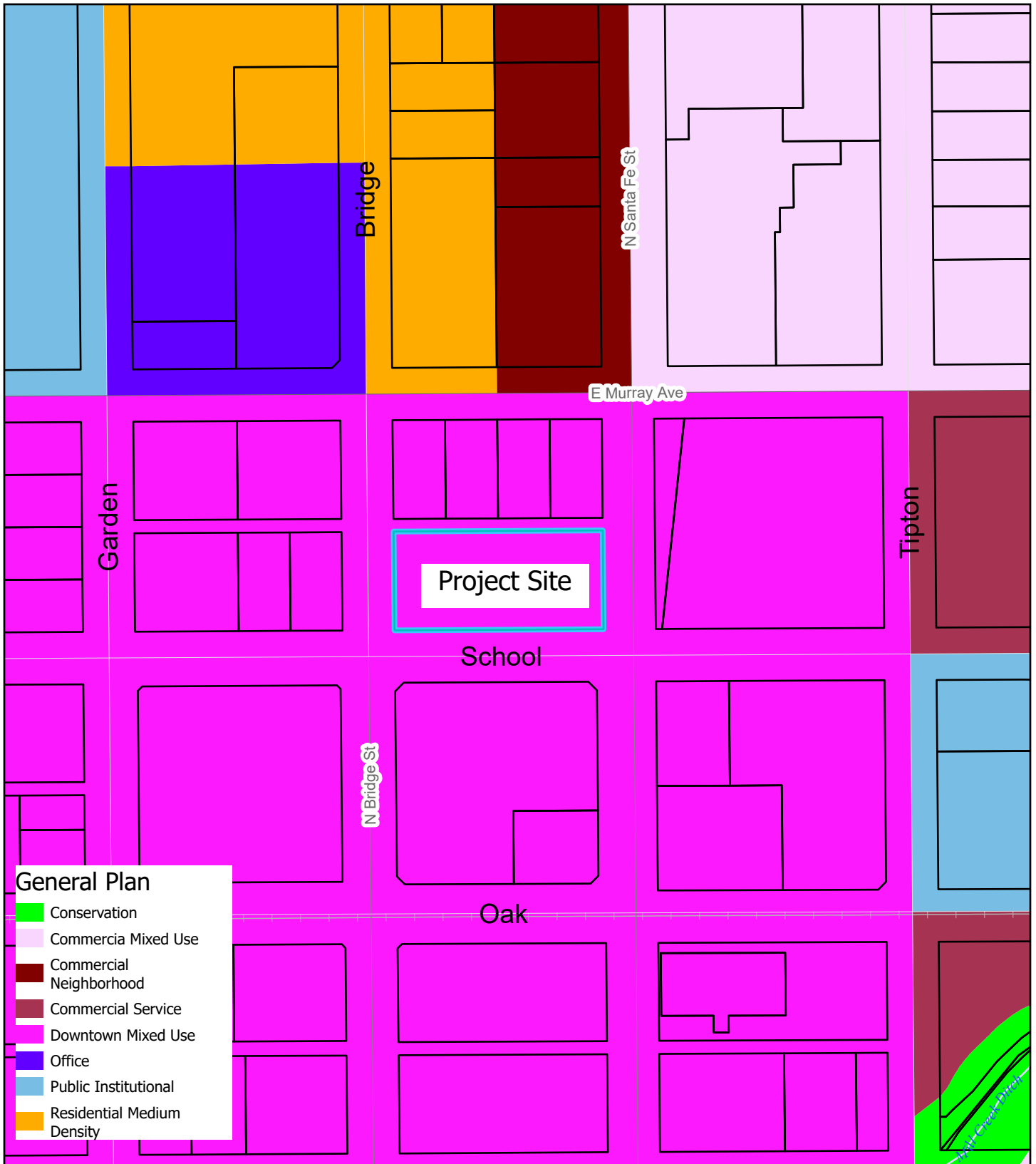
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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: The proposed R3/R4 (city standard) double enclosure looks good for STAB load services. This site will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). Enclosure gates are required and must open 180 degrees and clear all curbing. Cain bolts shall be included to secure gates when open. The Customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 when ready to have bins assigned.

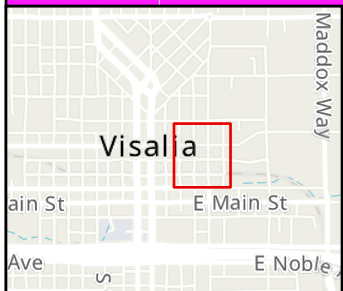
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniqa, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532




General Plan

- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Commercial Service
- Downtown Mixed Use
- Office
- Public Institutional
- Residential Medium Density

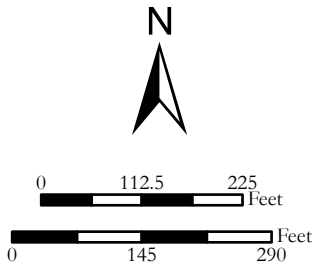


General Plan Land Use Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

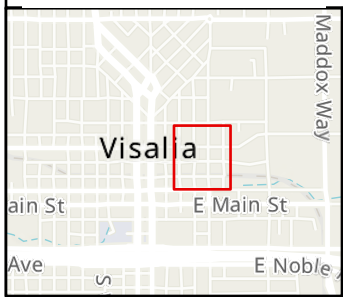
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Zoning

- Service Commercial
- Mixed Use Commercial
- Mixed Use Downtown
- Professional / Administrative Office
- Quasi-Public
- 1200 SF Min Site Area

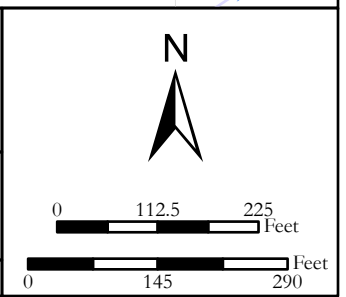


Zoning Map

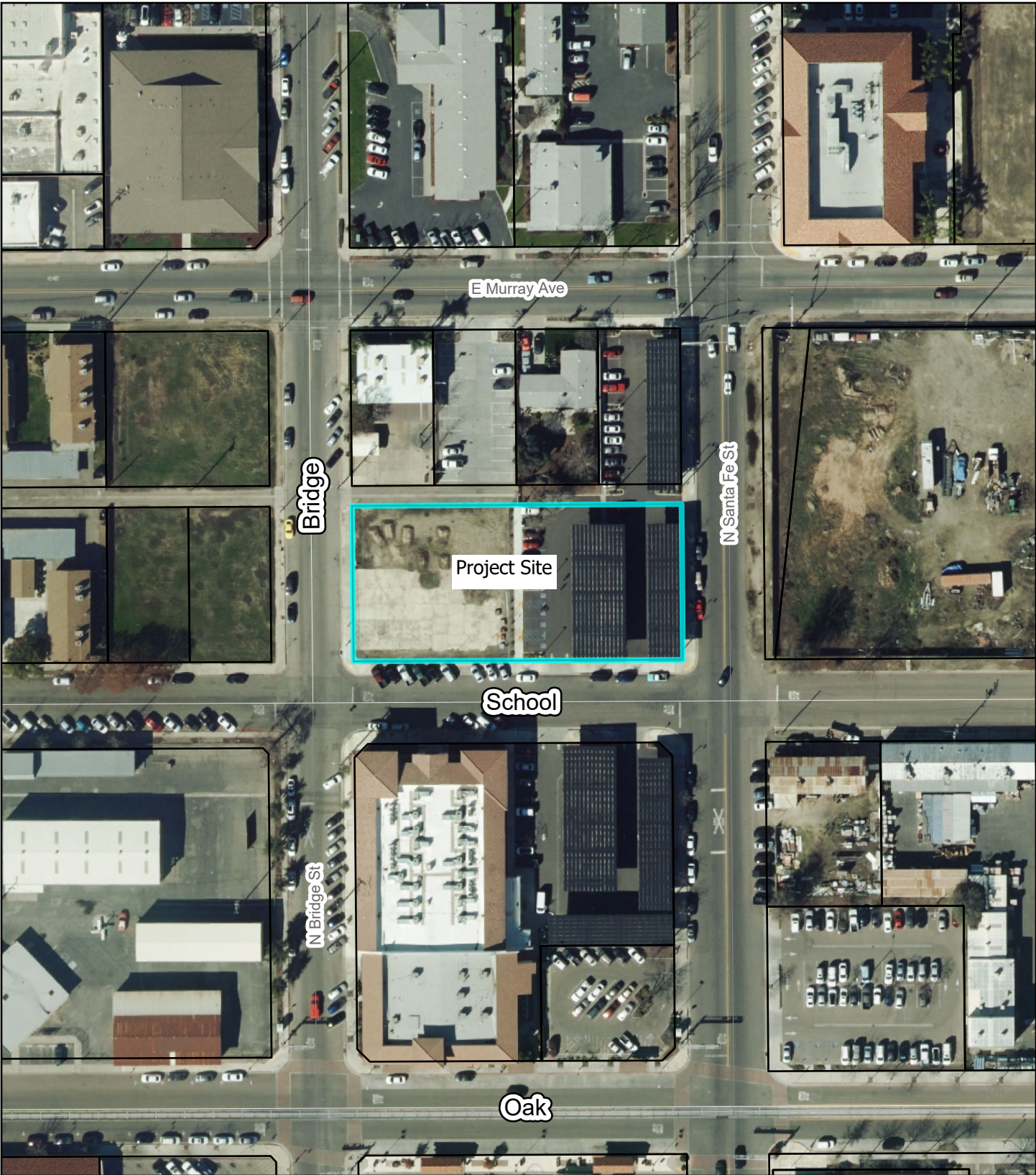
City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Mill Creek Ditch



Project Site

E Murray Ave

Bridge St

N Santa Fe St

School St

N Bridge St

Oak St

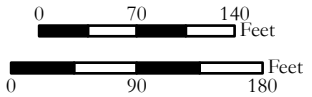


Aerial Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Vicinity Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

