

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, SEPTEMBER 12, 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 August 22, 2022) Josh Dan, Associate Planner
Variance No. 2022-03: A request to allow Roofline Supply a variance to the maximum fence height limit of seven feet to eight-feet along the full perimeter of an industrial facility in the I-L (Light Industrial) Zone District. The project site is located at 1424 East Tulare Avenue (APN: 100-010-025). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-41.

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Tentative Parcel Map 2022-04: A request by M&L Land Surveying to subdivide a 2.81-acre parcel into 3 lots for residential use, in the R-1-5 (Single Family Residential) Zone. The project site is located at 3307 East Houston Avenue on the south side of East Houston Avenue approximately 1,300 feet east of North Lovers Lane (APN: 103-330-100). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-31.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Tentative Parcel Map No: 2022-05: A request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Admin. Professional) Zone to facilitate the develop and construction of phase two of the Mission Oaks Office Complex. The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-43.

9. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-07: A request by J5 Infrastructure Partners to bring a preexisting nonconforming wireless telecommunication facility on a parcel measuring less than five acres. The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

Variance No. 2022-02: A request by J5 Infrastructure Partners to relocate existing telecommunications equipment currently on a California Water Service water tower to a new 151-foot monopine telecommunication tower not meeting the fall zone setback requirements of Section 17.32.163(D)(1)&(2). The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-02: A request by Mike Hamzy and Javier Gomez to construct a 1,088 square building with a double drive-thru lane to accommodate 10 vehicles, an escape lane providing access to the parking lot, and a third lane for online pick up, on a 33,167 square foot / 0.76-acre parcel in the Riverbend Village Shopping Center. The project site is zoned C-MU (Commercial Mixed Use) and is located at 2800 North Dinuba Boulevard, along the east side of North Dinuba Boulevard, approximately 405 feet south of West Riggan Avenue (APN: 091-010-060). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, subject to mitigation, and that Negative Declaration No. 2022-15 (State Clearinghouse # 2022080232) be adopted.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is scheduled for Monday September 26, 2022.
- b. The City Council approved the Shepherd Ranch GPA and COZ on September 6, 2022.
- c. Housing Element Update – Work Session on Housing Element Update to be presented to City Council at their September 19, 2022, 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, SEPTEMBER 22, 2022, BEFORE 5:00 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, SEPTEMBER 26, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 12, 2022

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

SUBJECT: Tentative Parcel Map No. 2022-04: A request by M&L Land Surveying to subdivide a 2.81-acre site into three parcels in the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum site area per dwelling unit) zone. The existing site is located at 3307 E. Houston Avenue (APN: 103-330-100).

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2022-29 for Tentative Parcel Map No. 2022-04. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the policies of the General Plan, Zoning Ordinance and Subdivision Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2022-04 based on the findings and conditions in Resolution No. 2022-29.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2022-04 is a request to subdivide a 2.81-acre site into a total of three parcels (see Exhibit A). The project site is partially developed with three single-family homes as well as a workshop and is bounded by E. Houston Avenue to the north and E. Roosevelt Avenue to the south. The existing residential structures will remain onsite as shown as part of the tentative parcel map and will remain on the northern parcel (Parcel 1) with a lot area of 69,475 square feet. Parcel 1 will front Houston Avenue to the north while Parcels 2 and 3 will front Roosevelt Avenue to the south. Parcels 2 and 3 will each be 24,274 square feet in area and are considerably smaller than Parcel 1 in area, however, all lots exceed the R-1-5 zoning district lot area requirement of 5,000 square feet. The project site is currently improved with curb, gutter, and sidewalk along Houston Avenue, but remains unimproved on the south along Roosevelt Avenue. The future development of Parcels 2 and 3 will require new sidewalks and parkway landscaping along Roosevelt Avenue.

BACKGROUND INFORMATION

General Plan:	Residential Low Density
Zoning:	R-1-5 Single-family Residential
Surrounding Zoning and Land Use:	North: QP / Schools South: R-1-5 / Single-family residential East: R-1-5 / Single-family residential West: R-1-5 / Single-family residential
Environmental Review:	Categorical Exemption No. 2022-31
Site Plan:	Site Plan Review No. 2022-086

PROJECT EVALUATION

Consistency with Zoning and Subdivision Ordinances

Staff supports the proposed tentative parcel map based on the project's consistency with the Zoning Ordinance and Subdivision Ordinance. The subdivision will result in the creation of three lots all of which will exceed the minimum 5,000 square foot lot area as required by the zoning ordinance (R-1-5 zoning district). All new residential development will be required to comply with the R-1-5 zoning district. The existing residence will comply with setback requirements as measured from the new southern boundary.

Dividing the site into smaller single-family residential parcels is consistent with the zoning ordinance to provide for the development of single-family homes. The division of the site to provide additional residential lots enhances the potential use of the land by providing additional single-family residential parcels to the City's housing inventory. The proposed subdivision and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood.

Setbacks and Development Standards

The project is located within the R-1-5 zoning district requires the following:

Setbacks	Required
Front Yard:	15-feet
Side Yard:	5-feet
Rear Yard:	25-feet minimum
Lot Size:	5,000 square foot minimum

As previously stated, the site is developed with three existing residences. The existing residences will remain on the property and no changes are proposed. Any future development on any of the newly created lots will also be required to comply with the R-1-5 development standards.

Improvements to Right-of-Ways Including Remainder Lot

The existing property is currently improved with sidewalks, curb and gutter along Houston Avenue, but not along Roosevelt Avenue. The site currently has one drive approach along the Houston Avenue frontage, but there are no existing approaches along Roosevelt Avenue. As part of the parcel map request, the city will also require a 20-foot dedication along the south side of the property fronting Roosevelt Avenue. The 20-foot dedication will accommodate a future street widening to an ultimate width of 60 feet to be provided as part of future development along with a new sidewalk, parkway landscaping, and drive approaches (along Roosevelt Avenue) as required by the Engineering Division. These improvements are standard requirements for any residential lot developed in the City of Visalia. The improvements will provide a safe and improved path of travel for pedestrians walking along the north side of Houston Avenue. The requirement to install these improvements is included as Condition No. 6.

Access and Circulation

The site is bounded by Houston Avenue along the north and Roosevelt Avenue along the south. Houston Avenue is classified as a minor arterial and Roosevelt Avenue is classified as a local road. Both roadways will provide a means of access for the site once it is subdivided. Pursuant to the Circulation Element, minor arterials are intended to collect and distribute traffic from freeways and expressways to collector streets while local roads provide direct access to parcels.

Subdivision Map Act Findings

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as part of Finding No. 1 of the Tentative Parcel Map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as part of Finding No. 2 of the Tentative Parcel Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the residential development type described on the proposed map. This is included as part of Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed residential use at the proposed density and development. This is included as part of Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This is included as part of Finding No. 5.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed map and project improvements have not been found to cause serious public health problems. This is included as part of Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as part of Finding No. 3 of the Tentative Parcel Map.

Environmental Review

The project is categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2022-31).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2022-04

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative parcel map would be compatible with adjacent land uses. The project site is bordered by existing residential development and there are no specific plans applicable to the proposed map.
3. That the site is physically suitable for the purposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project’s density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed design and improvement of the proposed tentative parcel map has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-31)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2022-04

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-086.
2. That Tentative Parcel Map No. 2022-04 be prepared in substantial compliance with Exhibit "A".
3. That all future development shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That any future development as part of Parcels 2 and 3 shall require right of way improvements along Roosevelt Avenue, including the construction of a curb, gutter sidewalk and parkway landscaping along the Roosevelt Avenue frontage as required by the Engineering Division.
6. That a 20-foot dedication shall be dedicated along Roosevelt Avenue to the city from Parcels 2 and 3 as required by the Engineering Division.

APPEAL INFORMATION

According to the City of Visalia Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten calendar days following the date of a decision by the Planning Commission on a tentative subdivision map or tentative parcel map application. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2022-29
- Exhibit "A" –Tentative Parcel Map No. 2022-04
- Site Plan Review Comments No. 2022-086
- General Plan Land Use Map
- Zoning Map
- Aerial Map

RELATED PLANS AND POLICIES

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

Section 17.12.010 Purpose and intent.

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

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

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

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

ZONE	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

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

NOTICE OF EXEMPTION

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

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

Tentative Parcel Map No. 2022-04

PROJECT TITLE

The site is located on the south side of Houston Avenue Street in the City of Visalia. (APN 103-330-100)

PROJECT LOCATION – SPECIFIC

Visalia

Tulare

PROJECT LOCATION – CITY

COUNTY

Tentative Parcel Map to subdivide a 2.81 acre site into three (3) parcels.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

M&L Land Surveying, 3949 N. Condor Ct., Sanger, CA 93657

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

M&L Land Surveying, 3949 N. Condor Ct., Sanger, CA 93657

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

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

REASON FOR PROJECT EXEMPTION

Rafael Garcia, Senior Planner

(559)713-4031

CONTACT PERSON

AREA CODE/PHONE

DATE

Brandon Smith
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2022-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2022-04, A REQUEST TO SUBDIVIDE A 2.81 ACRE PARCEL INTO THREE (3) LOTS LOCATED IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA) ZONE DISTRICT. THE SITE IS LOCATED AT 3307 EAST HOUSTON AVENUE (APN 103-330-100).

WHEREAS, Tentative Parcel Map No. 2022-04, is a request to subdivide a 2.81-acre site into three lots located in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zoning district. The project site is located at 3307 East Houston Avenue (APN 103-330-100); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on September 12, 2022; and

WHEREAS, the Planning Commission of the City of Visalia has reviewed Tentative Parcel Map No. 2022-04, in accordance with Section 16.28.070 of the Visalia Municipal Code, including the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2022-31).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2022-31 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

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

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

4. That the site is physically suitable for the proposed tentative parcel map and the project's density, which is consistent with the underlying Residential Low Density General Plan Land Use Designation. The proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance.
5. That the proposed design and improvement of the proposed tentative parcel map has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
6. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-31)

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-086.
2. That Tentative Parcel Map No. 2022-04 be prepared in substantial compliance with Exhibit "A".
3. That all future development shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, and rear yard setbacks.
4. That all other federal, state and city codes, ordinances and laws be met.
5. That any future development as part of Parcels 2 and 3 shall require right of way improvements along Roosevelt Avenue, including the construction of a curb, gutter sidewalk and parkway landscaping along the Roosevelt Avenue frontage as required by the Engineering Division.
6. That a 20-foot dedication shall be dedicated along Roosevelt Avenue to the city from Parcels 2 and 3 as required by the Engineering Division.

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NORTHWEST CORNER OF SECTION 27 18/25. FOUND BRASS CAP IN WELL AS PER T.F.

NORTH QUARTER CORNER OF SECTION 27 18/25. FOUND BRASS CAP IN WELL AS PER T.F.

HOUSTON AVENUE
BASIS OF BEARINGS
N89°40'56"E 2628.20'

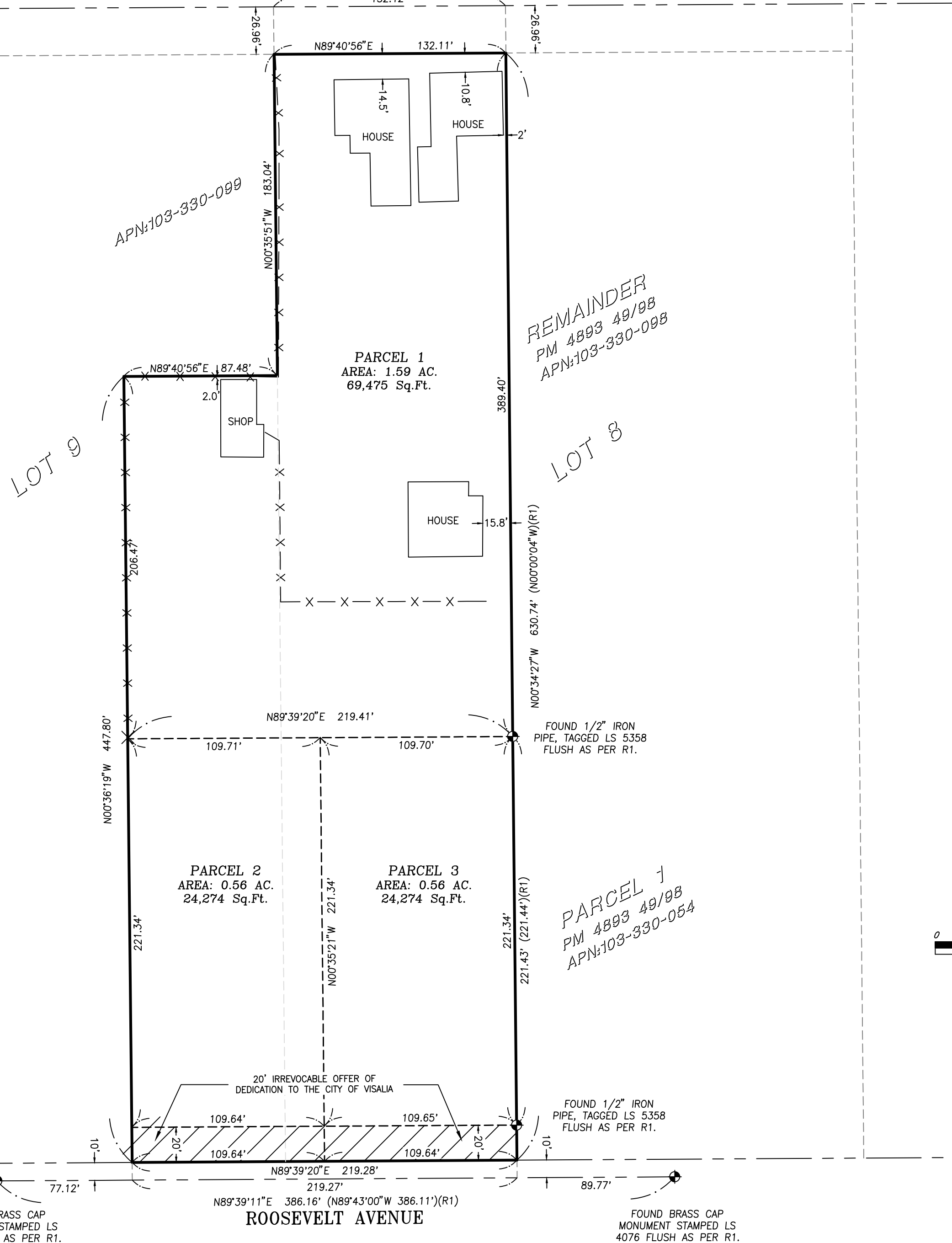
TENTATIVE PARCEL MAP

CITY OF VISALIA - COUNTY OF TULARE
STATE OF CALIFORNIA

LOTS 8 AND 9 OF THE OAKS AS PER MAP RECORDED IN BOOK 7 AT PAGE 50 OF MAPS, TULARE COUNTY RECORDS. EXCEPTING THE EAST 3 ACRES OF LOT 8 AND EXCEPTING THE WEST 242 FEET AND THE NORTH 210 FEET OF LOT 9. BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN
(CONSISTING OF ONE SHEET)

LOVERS LANE

McAULIFF CT.

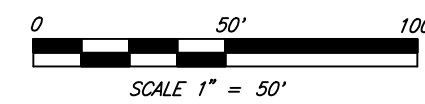
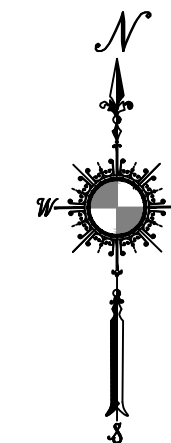


BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°40'56"E AS PER GNSS OBSERVATION.

LEGEND:

- ⊕ MONUMENTS FOUND AND ACCEPTED UNLESS OTHERWISE NOTED.
- (R1) RECORD DATA PER PARCEL MAP No. 4893 RECORDED IN BOOK 49 AT PAGE 98 OF PARCEL MAPS, TULARE COUNTY RECORDS.
- T.F. TIES ON FILE WITH THE TULARE COUNTY SURVEYOR.
- INDICATES SUBJECT PARCEL BOUNDARY.
- DISTANCES NOT MONUMENTED ARE CALCULATED.



PARCEL No.	1	2	3
PROPOSED USE:	SFR	SFR	SFR
PRESENT USE:	SFR	VACANT	VACANT
ZONING:	R-1-5	R-1-5	R-1-5
WATER:	CITY	N/A	PROPOSED CITY
SEWER:	CITY	N/A	PROPOSED CITY

FEMA FLOOD ZONE: SHADED ZONE X

ADDITIONAL NOTES:

ADDITIONAL 20' OF R/W FOR ROOSEVELT AVENUE AS SHOWN - ACCESS TO PARCEL 2 AND 3 WILL BE OFF OF ROOSEVELT AVENUE.

PROPOSED METHOD OF SOLID WASTE WITH BE THE CITY OF VISALIA.

THERE ARE NO PROPOSED PUBLIC BUS STOPS OR TURNOUTS.



M & L
LAND SURVEYING
3949 N. CONDOR CT.
SANGER, CA 93657
Tel. (559) 531-9673
Email: MLWEYANT@ICLOUD.COM

DATE OF SURVEY	00/00/21
JOB No.	21XX
DRAWN BY	M.R. WEYANT
DRAWING NAME	21XX
REVISION DATE	



June 27, 2022

Site Plan Review No. 2022-086:

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 **May 25, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Paul Bernal', is written over a white background.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE May 25, 2022
 SITE PLAN NO. 2022-086
 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
- TPM
- 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: May 25, 2022

SITE PLAN NO: 2022-086
PROJECT: Larry & Penny Owlsey
DESCRIPTION: LOT SPLIT
APPLICANT: Larry & Penny Owlsey
PROP. OWNER: Owlsey Larry D & Penny M
LOCATION: 3307 E HOUSTON AVE.
APN TITLE: 103-330-100
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Subdivision Map
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: May 25, 2022

1. The proposal to develop a residential subdivision will require the applicant to file for the following:
 - a. Tentative Subdivision Map.
2. As proposed, the submittal complies with the dimensional requirements of the R-1-5 Zone District.
3. Meet all other Codes and Ordinances.

Note:

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

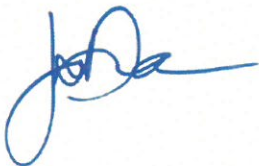
Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

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

Signature:



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362

ITEM NO: 7 DATE: MAY 25, 2022

SITE PLAN NO.: 22-086
 PROJECT TITLE: LARRY & PENNY OWSLEY
 DESCRIPTION: LOT SPLIT (R15)
 APPLICANT: LARRY & PENNY OWSLEY
 PROP. OWNER: OWSLEY LARRY D & PENNY M
 LOCATION: 3307 E HOUSTON AVE
 APN: 103-330-100

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
20' DEDICATION ON ROOSEVELT
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088 **HOUSTON RIGHT-OF-WAY**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **EXISTING MAIN IN ROOSEVELT TO SERVE FUTURE DEVELOPMENT OF PARCELS 2 & 3. EACH PARCEL TO INSTALL NEW SS LATERAL FOR SERVICE. SEE ADDITIONAL COMMENTS.**
- 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. **DEVELOPMENT OF PARCELS 2 & 3 TO DRAIN TOWARDS ROOSEVELT. PARCEL 1 TO DRAIN TOWARDS HOUSTON.**

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **AS NECESSARY WITH PARCEL DEVELOPMENT**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards: **REFER TO CITY P-25 STD FOR LOCAL DESIGN**
 - 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. **ROOSEVELT BUILD-OUT AT TIME OF PARCEL DEVELOPMENT**
 - All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
 - Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on **ROOSEVELT**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

- 1. Proposed tentative parcel map subdividing one parcel into three separate parcels shall be submitted per City parcel map process, subject to filing fees.**
- 2. Parcels 2 & 3 to take access from Roosevelt. Existing Parcel 1 to take access from Houston.**
- 3. Public improvements to Roosevelt to be installed at time of development of each parcel. Roosevelt is a local 60' right-of-way standard. Improvements to include, but may not be limited to, curb and gutter, 5' sidewalk, 5' parkway, 6-foot minimum paveout, street lighting, utility relocations/extensions, and sewer laterals.**
- 4. Future development of each parcel shall connect to City sewer. There is an existing SS main in Roosevelt that can serve Parcels 2 and 3. There is an SS main in Houston that can serve Parcel 1. Houston Ave. is State jurisdiction, coordinate any work within State right-of-way with Caltrans.**
- 5. The parcel to be subdivided is located in the Northeast Specific Plan District. New subdivision will be required to be annexed into the NE Open Space District as part of final map recording. Further coordinate with City Engineer.**

- 6. Development impact fees will apply to the future development on each parcel. Subject to fee rates at the time.**
- 7. Dedication of right-of-way on Roosevelt will be required with the map.**
- 8. Future development of each parcel subject to City standards applicable at the time.**
- 9. Requirements and fees deferred until time of development shall be made conditions on the map.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-086**
Date: **5/25/2022**

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

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

(Fee Schedule Date: **1/1/2022**)
(Project type for fee rates: **SFD, R15 ZONE**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$836/unit
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/lf
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total	\$1,475/unit
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$2,711/ac

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

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

SFR 22086
LOT SPLIT
3307 E HOUSTON AVE

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

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential .
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 5/25/22
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	May 24, 2022
Item #	7
Site Plan #	22086
APN:	103330100

- 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.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Corbin Reed
Fire Marshal



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

Date: 05/24/2022
 Item: 7
 Site Plan: SPR22086
 Name: Henry Martinez

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

May 25, 2022

ITEM NO: 7

SITE PLAN NO: SPR22086

PROJECT TITLE: Larry & Penny Owsley

DESCRIPTION: Lot Split (R-1-5)

APPLICANT: Larry & Penny Owsley

OWNER: OWSLEY LARRY D & PENNY M

APN: 103330100

LOCATION: 3307 E HOUSTON 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 at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair

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

22086

May 25, 2022

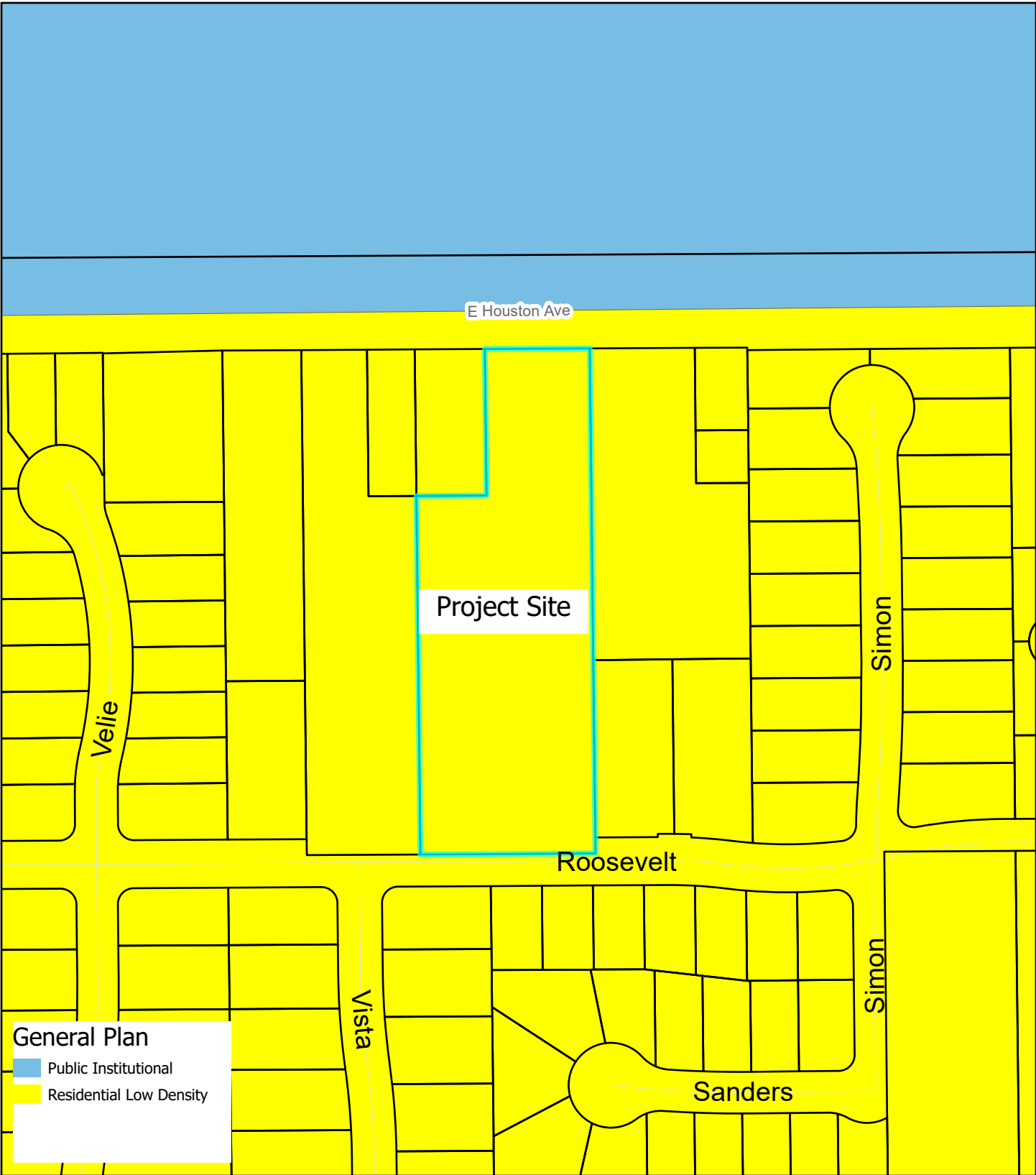
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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 City standard (3-can) residential services to be assigned per parcel.

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

Nathan Garza, Solid Waste, 559-713-4532

General Plan

- Public Institutional
- Residential Low Density



General Plan Land Use Map

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

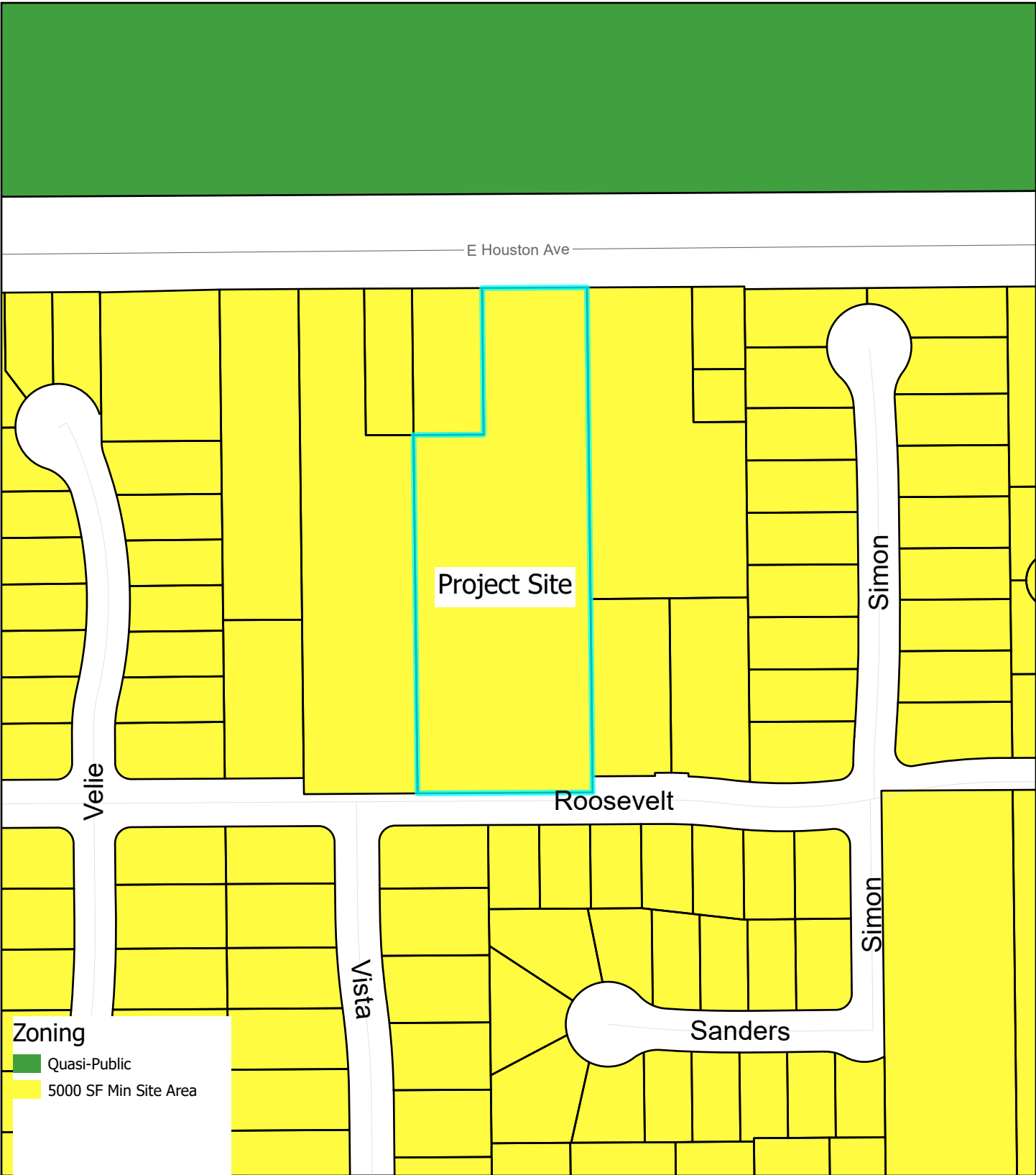
2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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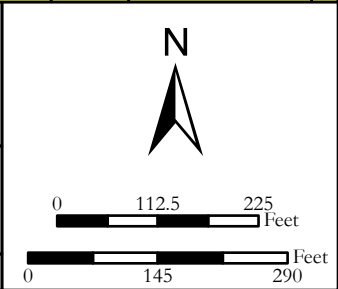


Zoning Map

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

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





E Houston Ave

Project Site

Velle

Simon

Roosevelt

Vista

Simon

Sanders



Aerial Map

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

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

