

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, OCTOBER 10, 2022**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**  
**MEETING TIME: 7:00 PM**

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

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - a. Finding of Consistency No. 2022-01: A request by Fontana Ranches to revise Conditional Use Permit No. 2021-09, by removing Condition No. 5 requiring a city standard trash enclosure and opting for the three-can residential service for each unit to the site. The project site is located at the southwest corner of South Lovers Lane and East Paradise Avenue (Address: not yet assigned) (APN: 100-200-003).
  - b. Finding of Consistency No. 2022-02: A request by Scott Vincent to amend the site configuration of the previously approved Conditional Use Permit No. 2005-32, which includes removal of private garages, removal of one building, and providing only one and two-bedroom units instead of two and three-bedroom units. The project site is located at the southeast corner of East Walnut Avenue and South Lovers Lane (Address: not yet assigned) (APN: 127-140-003).

6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-14: A request by John Leuck to construct a 23,400 square foot, two-story medical facility with a 3,300 square foot single-story administration building and accompanying onsite improvements. The project site is zoned O-PA (Professional/Administrative Office) and is located at the northwest corner of South Chinowth Avenue and West Mineral King Avenue (APN: 085-080-034, 035). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-28.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-24: A request by Eric McConnaughey, on behalf of Family Health Care Network, to allow for a new 25,000 square foot, two-story, PACE senior care facility on two parcels totaling 1.7 acres within the C-MU (Commercial Mixed Use) Zone District. The project is located on the southeast corner of North Santa Fe Street and East Murray Avenue. (Address: Not yet assigned) (APNs: 094-250-038 and 094-250-039). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-54.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is Monday October 24, 2022.
- b. Annexation No. 2022-01 (Victory Oaks subdivision) scheduled for the October 17<sup>th</sup> City Council meeting.
- c. Housing Element HTAC meeting scheduled for the week of October 17<sup>th</sup> and Community Workshop #1 scheduled for week of October 24<sup>th</sup>.

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, OCTOBER 20, 2022, BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

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

# City of Visalia



**To:** Planning Commission

**From:** Josh Dan, Associate Planner

Ph: (559) 713-4003

E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**Date:** October 10, 2022

**Re: Finding of Consistency No. 2022-002:** A request by Scott Vincent to amend the site configuration of the previously approved Conditional Use Permit No. 2005-32, which includes removal of private garages, removal of one building, and providing only one and two-bedroom units instead of two and three-bedroom units. The project site is located at the southeast corner of East Walnut Avenue and South Lovers Lane (Address: not yet assigned) (APN: 127-140-003).

---

## **RECOMMENDATION:**

Staff recommends that the Planning Commission make a Finding of Consistency modifying the site configuration of the previously approved Conditional Use Permit No. 2005-32. Changes include the removal of private garages, the removal of one building, and providing one and two-bedroom units instead of the originally proposed two and three-bedroom apartment units, as depicted on the attached Exhibit "A".

## **DISCUSSION:**

The project site was originally included as part of a larger planned development by the Great Valley Land Company to develop 67.32 acres into 323 single-family lots and one multi-family lot located along the south side of East Walnut Avenue between South Lovers Lane and South McAuliff Street. The multi-family component measures 7.10 acres and has a R-M-3 zoning designation.

As mentioned above, the applicant has proposed changes to the overall site/building layout configuration of the site, which staff have found to be substantially consistent through the Site Plan Review process. Staff requested that the applicant file a Finding of Consistency to be placed on the Planning Commission's consent calendar noting the site modifications but demonstrating substantial compliance with the original 2005 approval.

The 2005 submittal provided a total of 146 units for an overall density of 20.6-units per acre. The proposed change provides 144-units across the same 7.10-acre site for a density of 20.3-units per acre. The new configuration is consistent with the density requirements of the High Density Residential land use designation. General Plan Land Use Element Table 2-3 identifies the density range of the High Density Residential land use area as 15 to 35 units per gross acre. Additionally, Municipal Code Section 17.34.020.A.2 prescribes parking for multi-family dwellings at 1.5 parking spaces per unit (with an additional 0.25 parking spaces being assessed should on-street parking not be available, or units exceed two bedrooms). The 2005 plan provided a total of 260 parking spaces provided as open, covered spaces, and garages. The current proposal provides a total for a total of 262 parking spaces, which are both open and covered carport spaces.

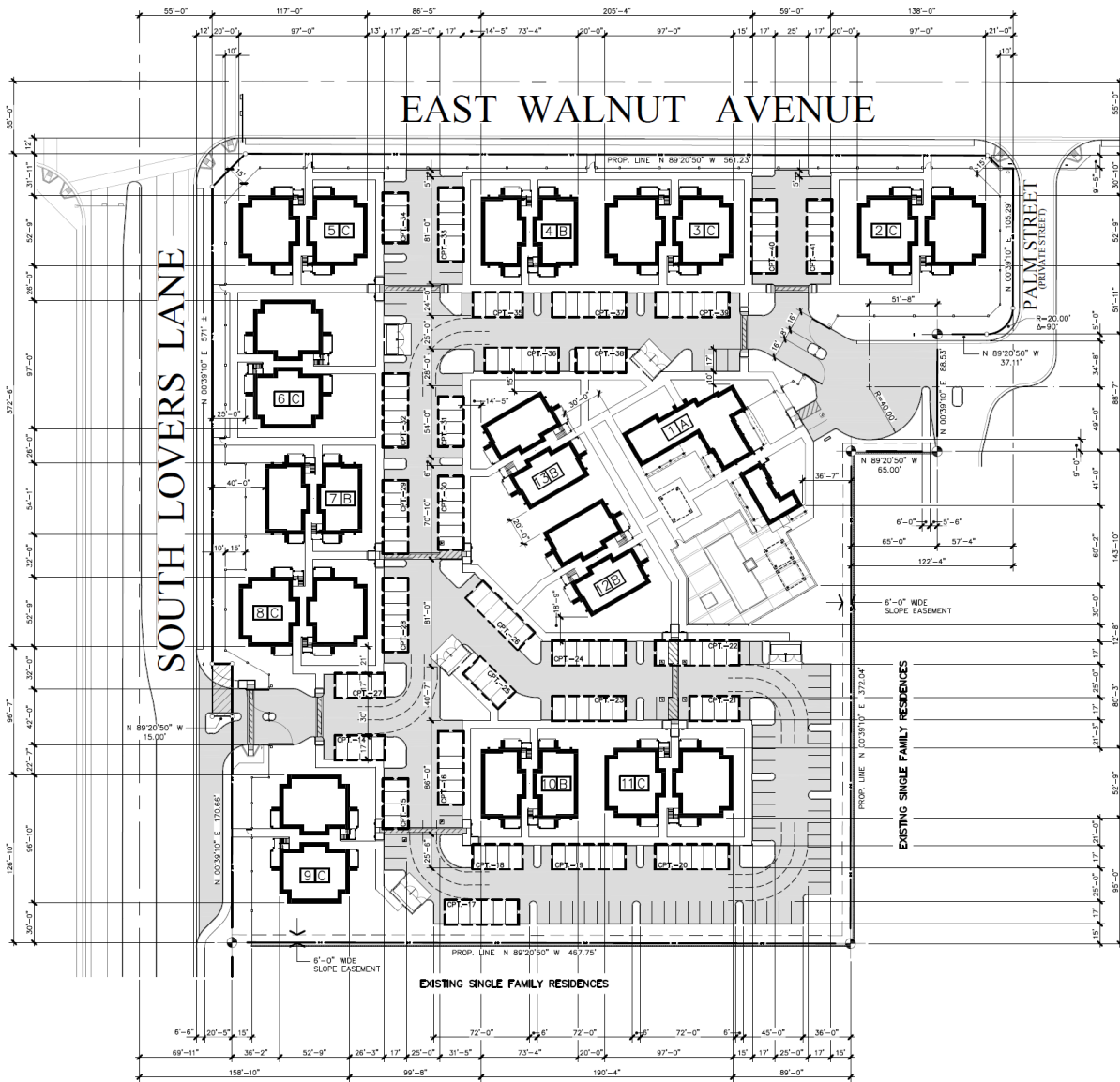
Further, staff found the building placement configuration on the new site plan to be substantially consistent with the 2005 layout. The clubhouse and opens space areas are still central to the overall site, and parking and buildings are placed in a balanced manner throughout the site, while still maintaining the identical points of access as the 2005 approval. Lastly, the distance from small lot residential has not changed and under the new configuration, and now only one building is located within the same distance.

Staff finds that the proposed modifications to the approved CUP remain consistent with the scope of the original project and improve overall compatibility with the surrounding area. Approval of the Finding of Consistency will not require any change to the approved Resolution for the CUP (See Exhibit "H").

#### **ATTACHMENTS**

- Exhibit "A" – Revised Dimensioned Site Plan
- Exhibit "B" – Approved 2005 Site Plan, CUP No. 2005-32
- Aerial Photo

# Exhibit "A"

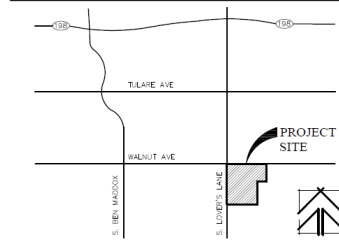


## DIMENSIONED SITE PLAN

1" = 40'-0"



### VICINITY MAP



### STATISTICS

<b>PROJECT PROPOSAL</b>	144 UNITS OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT
<b>PROJECT LOCATION</b>	2100 SOUTH LOVERS LANE, VISALIA, CALIFORNIA 93272
<b>ASSESSOR'S PARCEL(S)</b>	127-140-003
<b>CURRENT ZONING</b>	RM3
<b>SITE AREA(S)</b>	
a. GROSS SITE AREA	308,048 S.F. (7.11 ACRES)
b. PROPOSED ASSIGNMENTS	600 S.F. (0.01 ACRES)
c. REQUIRED DEDICATIONS	0 S.F. (0 ACRES)
d. NET SITE AREA	308,048 S.F. (7.10 ACRES)
<b>PROJECT COVERAGE</b>	
a. BUILDING AREA (INCLUDES GARAGES)	86,367 S.F. (27.80)
b. PARKING/PAVED SURFACE AREA (EXCLUDES GARAGES)	57,659 S.F. (18.80)
c. LANDSCAPE AREA	165,722 S.F. (53.52)
d. OPEN RECREATION AREA	19,325 S.F. (5.1% OF LOT AREA)
<b>SITE DENSITY</b>	
a. ALLOWED PER VSTM 5495 AND CUP 2007-30	146 UNITS / 20.5 A.P.A.
b. PROPOSED DENSITY	144 UNITS / 20.3 A.P.A.
<b>UNIT STATISTICS</b>	
a. UNITS TYPE "A" (840 S.F.)	60 UNITS
b. UNITS TYPE "B" (1,093 S.F.)	84 UNITS
<b>TOTAL UNITS</b>	144 UNITS
<b>BUILDING AREA CALCULATIONS</b>	
a. (3) BUILDING TYPE "B" (1,126 S.F./ BUILDING)	61,335 S.F.
b. (7) BUILDING TYPE "C" (15,426 S.F./ BUILDING)	107,982 S.F.
c. TOTAL RESIDENTIAL BUILDINGS	169,317 S.F.
d. NON-RESIDENTIAL BUILDINGS	
1. CARPORT	25,900 S.F.
2. COMMUNITY BUILDING	4,025 S.F.
e. TOTAL BUILDING AREA	199,242 S.F.
f. GROUND FLOOR AREA	86,367 S.F.
<b>PARKING PROVIDED</b>	
a. CARPORTS	147 STALLS
b. OPEN STALLS	123 STALLS
c. TOTAL STALLS PROVIDED	272 STALLS
d. ACCESSIBLE STALLS PROVIDED	
1. CARPORTS	3 STALLS
2. OPEN STALLS	3 STALLS
3. TOTAL ACCESSIBLE STALLS	6 STALLS

**THE VINCENT COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 550.225.2602

Revisions	Date

## PROPOSED MULTIFAMILY DEVELOPMENT: THE BUNGALOW 144 APARTMENTS LOVERS LANE AT WALNUT AVENUE VISALIA, CALIFORNIA



### SYMBOLS

- ① BUILDING NUMBER
  - ② BUILDING TYPE
  - ③ ELECTRICAL METER LOCATION
  - ④ GAS METER LOCATION
  - ⑤ GROUND MOUNTED CONDENSING UNITS
  - ⑥ STAIRWAYS
- CARPORT LOCATIONS**  
MINIMUM PARKING STALL SIZE = 10' x 16' WITH 2' OVERHANG
- TRASH ENCLOSURE**

Issuance	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.  
Reference North:

Scale: 1" = 40'-0"  
Project Name: THE BUNGALOW 144  
VISALIA, CALIFORNIA

Project Number: 200404  
Plot Date: 08.22.20  
Sheet Number:  
**PA1**  
Of . . . Sheets . . .

# Exhibit "B"

## QUAIL RIVER VESTING TENTATIVE SUBDIVISION MAP

### MULTI FAMILY COMPLEX

BEING A DIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, T. 19 S., R. 25 E., MOUNT Diablo BASE AND MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. JUNE 2008

SUBDIVIDER:  
GREAT VALLEY LAND COMPANY  
4122 S. SEMARKE ST.  
VISALIA, CALIFORNIA 93277  
PHONE: (559) 730-7575

SURVEYOR:  
 QUAD KNOP  
800 N. OTTOMER AVE.  
P.O. BOX 9999  
VISALIA, CA 93291  
TEL: 559-730-9999  
FAX: 559-730-9999  
WWW.QUADKNOP.COM



#### SITE DATA

NET SITE AREA 7.7 ACRES (217,800 SQ FT)  
EXISTING ZONING R-M-3 (PLANNED UNIT DEVELOPMENT)

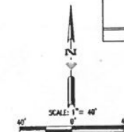
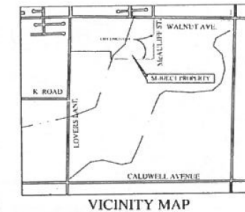
OPEN SPACE .58 ACRES (7%)

#### SITE NOTES

SOLID WASTE BY CITY OF VISALIA  
SANITARY DISPOSAL BY CITY SEWER SYSTEM  
STREET ADDRESS SHALL BE POSTED AT JOB SITE WITH A MINIMUM 3" HIGH NUMERALS

#### BUILDING DATA

146 UNITS 18.9 UNITS PER ACRE  
BUILDING "A" (3 STORY)  
12 UNITS PER BUILDING  
48 - 2 BR / 2 BA  
48 - 3 BR / 3 BA  
BUILDING "B" (1/2 STORY)  
18 UNITS PER BUILDING  
50 - 2 BR / 2 BA  
REQUIRED PARKING:  
146 UNITS  
1-3/4 PARKING SPACES PER UNIT  
258 PARKING SPACES REQUIRED  
110 COVERED SPACES PROVIDED  
118 OPEN SPACES PROVIDED  
38 GARAGES  
280 TOTAL PARKING SPACES PROVIDED



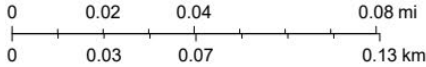




10/5/2022, 12:51:23 PM

Parcels  
Road Centerlines

1:2,257



© OpenStreetMap (and) contributors, CC-BY-SA