

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, OCTOBER 24, 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 – Cristobal Carrillo, Associate Planner  

Conditional Use Permit No. 2021-18: A request by Cris George to construct an electronic monument sign on a site zoned C-MU (Mixed Use Commercial). The project site is located at 6500 South Mooney Boulevard (APN: 126-340-010). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2021-28.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-03: A request for the development of a new single-family residence on a vacant R-M-3 (Multi-family Residential, 1,500 square foot of lot area per unit) zone. The property is located on the northside of Northwest 5th Avenue between North Court Street and Strawberry Street. (Address: 1209 N. Court Street) (APNs: 094-055-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2022-11.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-47.

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-22: A request by Carolina Gonzalez to establish beauty salon within the O-PA (Professional Administrative Office) Zone. The site is located at 340 West Caldwell Avenue (APN: 123-240-009). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Categorical Exemption No. 2022-50.

10. PUBLIC HEARING – Josh Dan, Associate Planner

San Marino Tentative Subdivision Map No. 5594: A request to subdivide a 4.30-acre parcel into 22 lots for residential use and one out lot for future block wall and landscaping purposes in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the northeast corner of North Shirk St. and future West Delaware Ave. alignment. (Address: not yet assigned) (APN: 077-650-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-52.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is November 14, 2022
- b. Annexation No. 2022-01 set for City Council on November 7, 2022.
- c. Housing Element Workshop set for October 26<sup>th</sup> at 5:00 p.m. (via Zoom).

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, NOVEMBER 3, 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, NOVEMBER 14, 2022**



# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** October 24, 2022

**PROJECT PLANNER:** Josh Dan  
Associate Planner, (559) 713-4003  
E-mail: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: Conditional Use Permit No. 2022-03:** A request for the development of a new single-family residence on a vacant R-M-3 (Multi-Family Residential, 1,200 square foot of lot area per unit) zone. The property is located on the northside of Northwest 5<sup>th</sup> Avenue between North Court Street and Strawberry Street. (Address: 1209 N. Court Street) (APNs: 094-055-005).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-03 based upon the findings and conditions in Resolution No. 2022-08. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-03 based on the findings and conditions in Resolution No. 2022-08

## PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request to construct a 1,738 square foot single-family residence on a site within the R-M-3 (Multi-family Residential, 1,200 square foot of lot area per unit) Zone District. Per Exhibit "A", the residential dwelling unit will be oriented towards Northwest 5<sup>th</sup> Street. The orientation of the residential dwelling unit is consistent with other dwelling units along the same roadway. As shown in Exhibit "B", the residence would contain four bedrooms, two full baths, a living room, kitchen, nook, and a two-car garage. Elevations in Exhibit "C" show two elevation options which include stucco or vertical wood siding exteriors and an asphalt shingled roof. Landscaping per Exhibit "D" will be provided in the form of Chinese Pistachio and Crepe Myrtle trees, various shrubs, and minimal grass turf.

The project site was once the location of an old bottling plant, which straddled three parcels but is vacant with remnant concrete paving across the majority of the site area. The applicant has submitted a lot line adjustment that will adjust the three parcels thereby establishing one 5,250 square foot parcel that will be developed with the single-family home. The remainder of the site is proposed to be developed with multi-family residential units.

## BACKGROUND INFORMATION

General Plan Land Use Designation	Residential High Density
Zoning	R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area)
Surrounding Land Use and Zoning	North: R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) / Single family residences South: R-M-3 / 5 <sup>th</sup> St. – vacant lots and single-family residences East: R-1-5 / Court St. - Single family residences

West: R-M-3 / 5<sup>th</sup> St. – Vacant lots and multi-family residences

Environmental Review: Categorical Exempt No. 2022-11  
Special Districts: None  
Site Plan: Site Plan Review No. 2021-129

**RELATED PROJECTS**

None

**PROJECT EVALUATION**

**Land Use Compatibility**

Construction of new single-family residences in the R-M-3 zone is conditionally permitted with approval of a CUP. The surrounding area currently contains a mix of single and multi-family residential developments. The construction of a new residential dwelling at this location is consistent with surrounding development patten of the area. As depicted in Exhibit “C”, the design and materials of the proposed residence are also consistent with the residential character of other nearby residential dwellings. However, to establish the new single-family dwelling on the individual parcel (i.e., 5,250 square foot parcel) the applicant is required to have the lot line adjustment approved and recorded. Staff has included Condition No. 3, requiring the applicant to perfect Lot Line Adjustment (LLA) prior to any building permit final.

**Development Standards**

The proposed residence shown in Exhibit “A” will have a 22-foot front setback, 5-foot side yards, and a 23-foot rear yard setback. All proposed setbacks are consistent with R-M-3 zone requirements and comply with the setback distances of existing buildings in the surrounding area. The residence also complies with the 35-foot height standard of the R-M-3 zone and the requirement for two parking spaces onsite.

**Environmental Review**

The requested action is considered Categorical Exempt under Section 15303, New Construction or Conversion of Small Structures, of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-11).

**RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2022-11).

## RECOMMENDED CONDITIONS OF APPROVAL

1. That the site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2022-129.
2. That the project be developed consistent with Exhibits "A", "B", "C", and "D".
3. That the Lot Line Adjustment be approved and recorded prior to any building permit final.
4. That all other federal, state and city codes, ordinances and laws 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 California. 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.

### Attachments:

- Related Plans and Policies
- Resolution No. 2022-08
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plan
- Exhibit "C" – Elevations
- Exhibit "D" – Landscaping Plan
- Categorical Exemption No. 2022-11
- Site Plan Review No. 2021-129 Comments
- General Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## **RELATED PLANS AND POLICIES**

### **Conditional Use Permits**

(Section 17.38)

#### **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. (Prior code § 7525)

#### **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.
- 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. (Prior code § 7526)

#### **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 which 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. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

#### **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. (Prior code § 7528)

**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. (Prior code § 7530)

**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 which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

**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.

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

**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 which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report.**

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

**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. (Prior code § 7535)

**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. (Prior code § 7536)

**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. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

**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 upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

## Multi-Family Residential Zones

(Section 17.16)

### **17.16.010 Purpose and intent.**

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7290)

### **17.16.015 Applicability.**

The requirements in this chapter shall apply to all property within R-M zone districts. (Ord. 2017-01 (part), 2017)

### **17.16.020 Permitted uses.**

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
  - B. Multi-family dwellings up to eighty (80) dwelling units per site;
  - C. Fruit, vegetable and horticultural husbandry;
  - D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
  - E. Temporary subdivision sales offices;
  - F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
  - G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
  - H. Signs subject to the provision of Chapter 17.48;
  - I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
  - J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
  - K. Other uses similar in nature and intensity as determined by the city planner;
  - L. Transitional housing or supportive housing as those terms are defined in Section 17.04.030;
  - M. Single-room occupancy (SRO), as follows:
    - 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
    - 2. Up to thirty-five (35) units per gross acre in the R-M-3 zone district.
  - N. Senior citizen residential developments, meeting city standards and having a density in the Medium Density Residential range of ten (10) to fifteen (15) housing units per acre in the R-M-2 zone district or having a density in the High Density Residential range of fifteen (15) to thirty-five (35) housing units per acre in the R-M-3 zone district;
  - O. Employee housing as defined in California Health and Safety Code Section 17008.
- (Ord. 2020-09 (part), 2020; Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30, 1996: prior code § 7291)

**17.16.030 Accessory uses.**

In the R-M multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B;
- C. Cottage food operations that meet all the requirements contained in Health and Safety Code Section 113758 and those stated in Section 17.32.035;
- D. Accessory dwelling units as specified in Sections 17.12.140 through 17.12.200.

(Ord. 2020-09 (part), 2020; Ord. 2017-01 (part), 2017; Ord. 2001-13 § 4 (part), 2001; Ord. 9717 § 2 (part), 1997: prior code § 7292)

**17.16.040 Conditional uses.**

In the R-M multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. Mobile home parks, meeting regulations specified in Section 17.32.040 and having a density in the Medium Density Residential range of ten (10) to fifteen (15) housing units per acre in the R-M-2 zone district or having a density in the High Density Residential range of fifteen (15) to thirty-five (35) housing units per acre in the R-M-3 zone district;
- J. More than eighty (80) units per site;
- K. Boarding houses and residential motels;
- L. Twenty-four (24) hour residential care facilities or foster homes for more than six (6) individuals in addition to the residing family;
- M. Adult day care in excess of twelve (12) individuals;
- N. Planned developments may utilize the provisions of Chapter 17.26;
- O. New one-family dwelling, meeting density identified in the general plan land use element designations;

- P. Other uses similar in nature and intensity as determined by the city planner;
- Q. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards;
- R. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-1 Zone District.

(Ord. 2020-09 (part), 2020; Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: amended during 10/97 supplement: Ord. 9717 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7293)

**17.16.050 Site area and configuration.**

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7294)

**17.16.060 Site area per dwelling unit and per structure.**

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7295)

**17.16.070 Front yard.**

A. The minimum front yard shall be as follows:

<b>Zone</b>	<b>Minimum Front Yard</b>
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk. (Ord. 2017-01 (part), 2017: Ord. 2004-20 (part), 2004: Ord. 9717 § 2 (part), 1997: prior code § 7297)

**17.16.080 Side yards.**

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7298)

**17.16.090 Rear yard.**

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

**17.16.090**

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking. Through the site plan review process, consistency with this section may be determined for permitting purposes subject to the provisions of Section 17.28.050.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: Ord. 9717 § 2 (part), 1997: prior code § 7299)

#### **17.16.100 Height of structures.**

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

(Ord. 2017-13 (part), 2017: Ord. 2017-01 (part), 2017: Ord. 2012-02, 2012: Ord. 2006-07 § 2 (part), 2006: Ord. 9717 § 2 (part), 1997: prior code § 7300)

#### **17.16.110 Off-street parking.**

Off-street parking shall be subject to the provisions of Chapter 17.34. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7301)

#### **17.16.120 Fences, walls and hedges.**

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7302)

#### **17.16.130 Trash enclosures.**

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7303)

#### **17.16.140 Site plan review.**

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28. (Ord. 2017-01 (part), 2017)

#### **17.16.150 Open space and recreational areas.**

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools,

gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7305)

**17.16.160 Screening.**

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7306)

**17.16.170 Screening fence.**

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7307)

**17.16.180 Landscaping.**

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Ord. 2017-01 (part), 2017: Ord. 9717 § 2 (part), 1997: prior code § 7308)

**17.16.190 Model good neighbor policies.**

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. (Ord. 2017-01 (part), 2017: Ord. 2006-11 § 1, 2006)

**17.16.200 Signs.**

Signs shall be placed in conformance with Chapter 17.48. (Ord. 2017-01 (part), 2017)

RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-03, A REQUEST FOR THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT R-M-3 (MULTI-FAMILY RESIDENTIAL, 1,200 SQUARE FOOT OF LOT AREA PER UNIT) ZONE. THE PROPERTY IS LOCATED ON THE NORTHSIDE OF NORTHWEST 5<sup>TH</sup> AVENUE BETWEEN NORTH COURT STREET AND STRAWBERRY STREET. (ADDRESS: 1209 N. COURT STREET) (APNS: 094-055-005).

**WHEREAS**, Conditional Use Permit No. 2022-03, is a request for the development of a new single-family residence on a vacant R-M-3 (Multi-Family Residential, 1,200 square foot of lot area per unit) zone. The property is located on the northside of Northwest 5<sup>th</sup> Avenue between North Court Street and Strawberry Street. (Address: 1209 N. Court Street) (APNs: 094-055-005); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on October 24, 2022; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2022-03, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15303.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

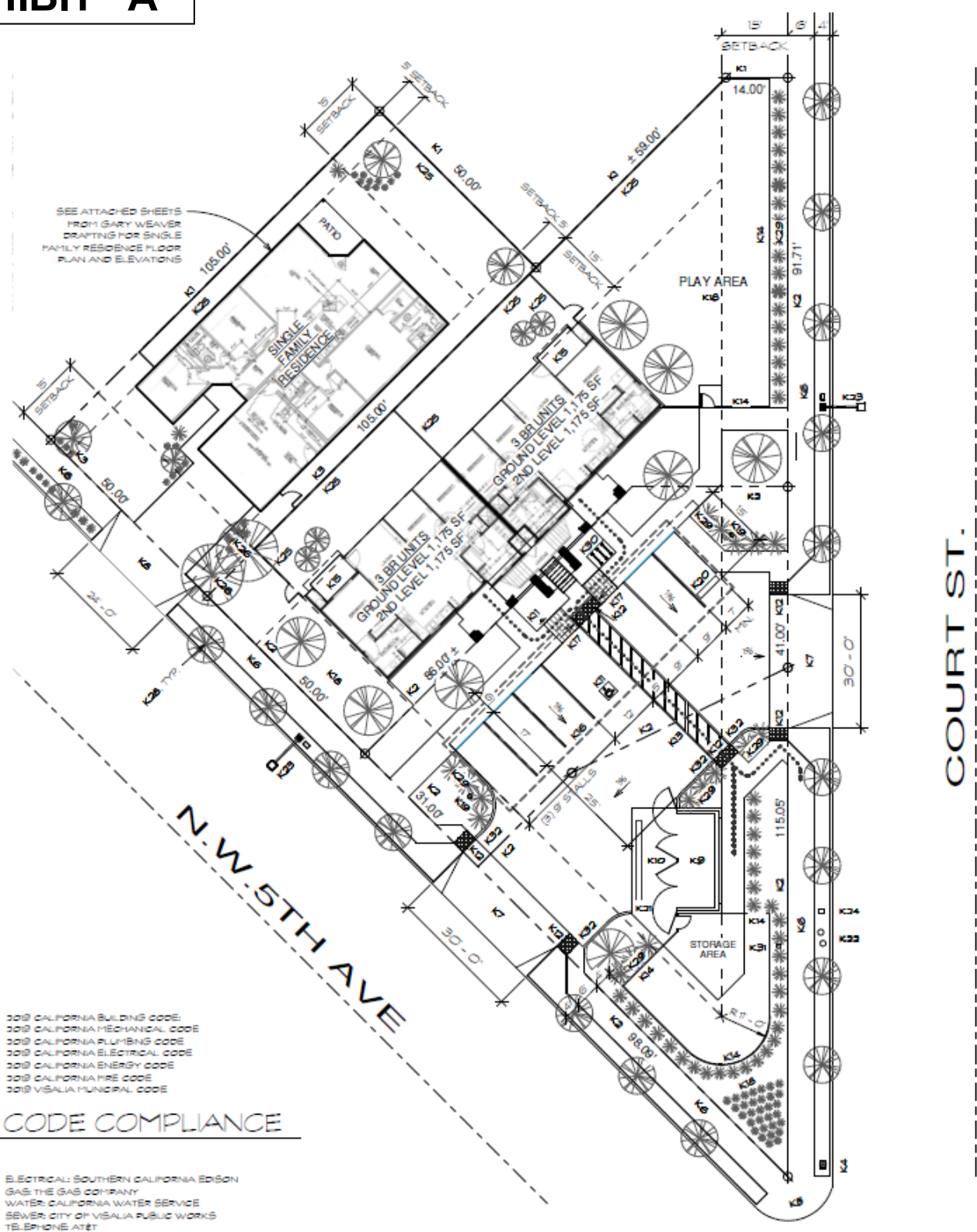
3. That the requested action is Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2022-11).

**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 site shall be developed in substantial compliance with the comments and conditions of Site Plan Review No. 2022-129.
2. That the project be developed consistent with Exhibits "A", "B", "C", and "D".
3. That the Lot Line Adjustment be approved and recorded prior to any building permit final.
4. That all other federal, state and city codes, ordinances and laws be met.



# EXHIBIT "A"



SEE ATTACHED SHEETS FROM GARY WEAVER DRAFTING FOR SINGLE FAMILY RESIDENCE FLOOR PLAN AND ELEVATIONS

- 009 CALIFORNIA BUILDING CODE
- 009 CALIFORNIA MECHANICAL CODE
- 009 CALIFORNIA PLUMBING CODE
- 009 CALIFORNIA ELECTRICAL CODE
- 009 CALIFORNIA ENERGY CODE
- 009 CALIFORNIA FIRE CODE
- 009 VISALIA MUNICIPAL CODE

## CODE COMPLIANCE

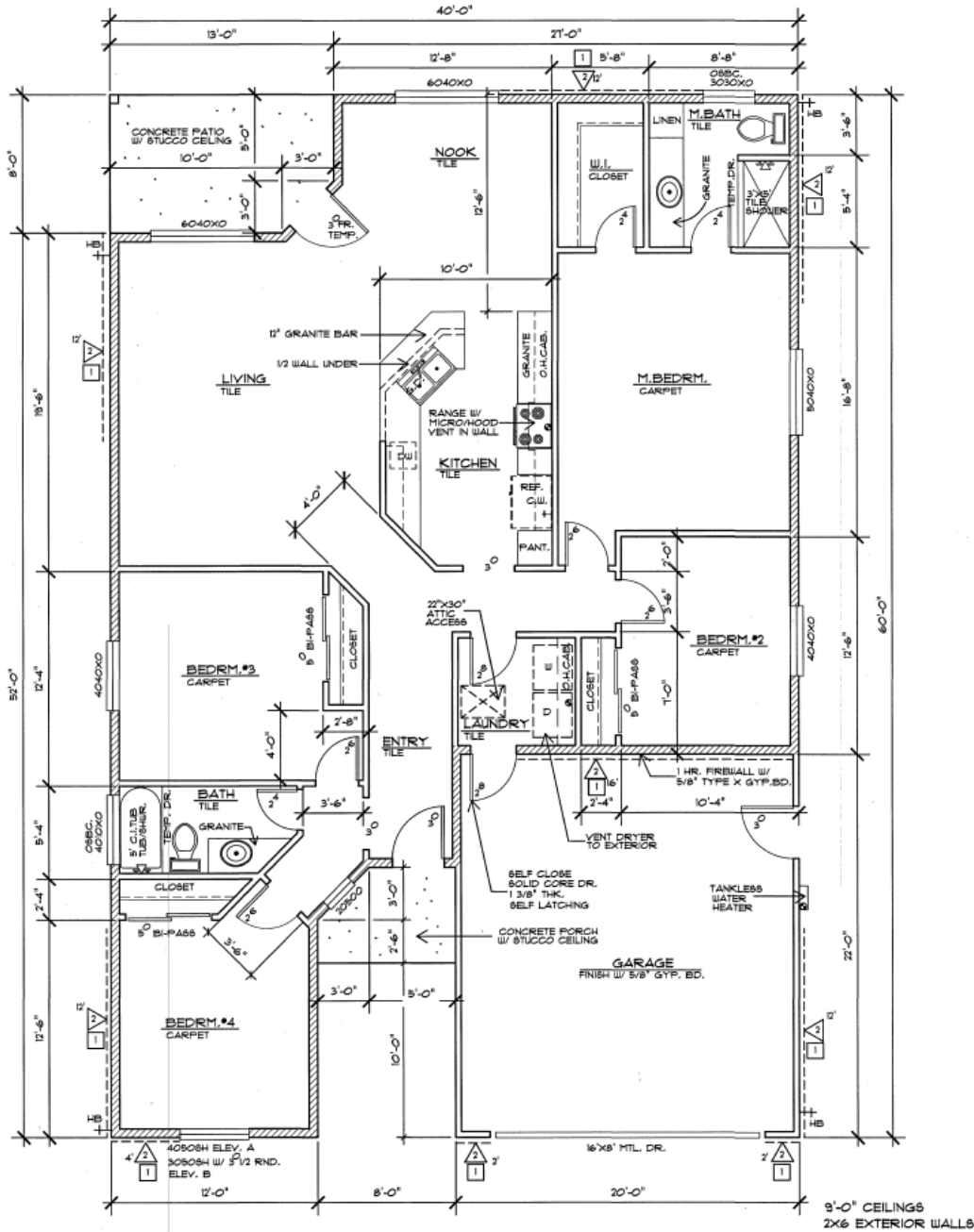
- ELECTRICAL: SOUTHERN CALIFORNIA EDISON
- GAS: THE GAS COMPANY
- WATER: CALIFORNIA WATER SERVICE
- SEWER: CITY OF VISALIA PUBLIC WORKS
- TELEPHONE: AT&T
- SANITATION: CITY OF VISALIA SOLID WASTE

## UTILITIES PROVIDERS

**SITE PLAN**  
SCALE: 1/8" = 1'-0"



# EXHIBIT "B"



## FLOOR PLAN

1/4"=1'-0"  
1738 S.F.

### SHEAR PANEL SCHEDULE

- ▲ 3/8" O.S.B. SHEATHING W/8d NAILS • 6" O.C. • EDGES AND 12" O.C. FIELD.
- USE 5/8" X 12" ANCHOR BOLTS • 4'-0" MAX. U.N.O.

### TOP PLATE SPLICES

- 1 DEL. 2x TOP PLATE (D.F.#2) W/ 16-16d SINKERS • EACH SIDE OF 4'-0" LAP SPLICE OR SIMPSON ST6236 W/10d CHN. OR MATCH W/16d SINKERS • BUTT SPLICES, TYP. U.N.O.

ARCHITECTURAL STAMP AND SIGNATURE ON PLANS ARE LIMITED TO THE ITEMS ADDRESSED IN THE STRUCTURAL CALCULATIONS ONLY. NO OTHER APPROVAL, LIABILITY OR CONSENT FOR ANY OTHER ASPECT OR PHASE OF THIS STRUCTURE IS IMPLIED OR EXPRESSED.



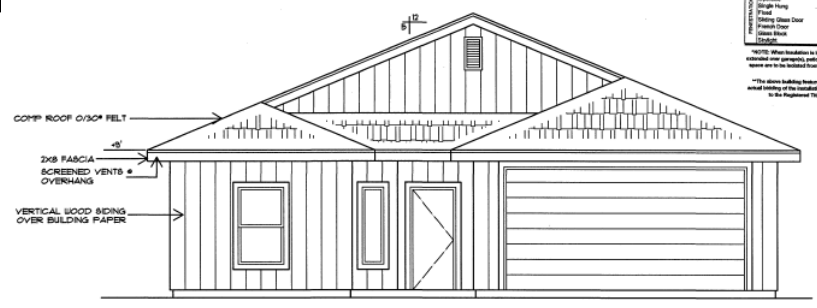
17221
<b>GARY WEAVER DRAFTING</b>
1210 Lotus Way Porterville, Ca. 93257 (559)784-4189
<b>FLOOR PLAN FRONT ELEVATIONS</b>
SHEET TITLE
PROJECTED NEW RESIDENCE FOR: <b>VARO-REAL 1738 RIGHT</b>
DRAWN BY: G. DEAN DATE: 9-2-01 SHEET NO. <b>2</b>

# EXHIBIT "C"

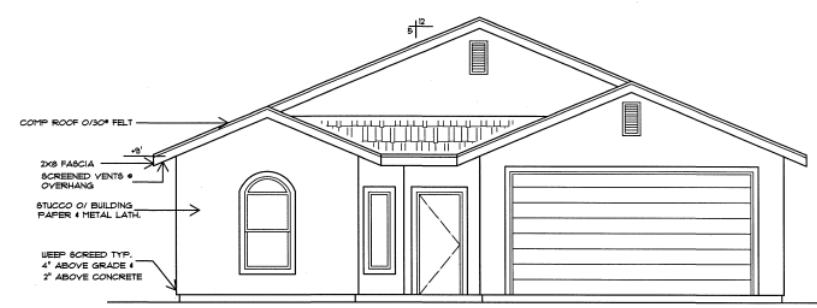
Material Schedule - 1/4" Grids 1/8"	
Roofing	Asph/Flt
Exterior Wall	Stucco
Interior Wall	Plaster
Single Hung	UPVC
Double Hung	UPVC
Sliding Glass Door	UPVC
French Door	UPVC
Screen Door	UPVC
Screen Mesh	30 Mesh
Paint	White

\*NOTE: When installation is completed or a material is not specified, refer to the approved specifications and specifications for the material to be used. All materials shall conform to the requirements of the applicable codes.

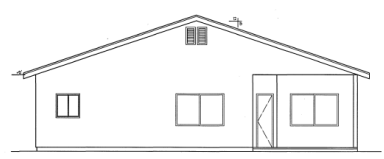
\*\*The above building features are for the general building of the structure in accordance with the requirements of the applicable codes.



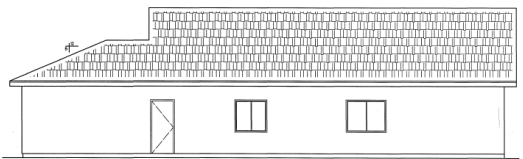
FRONT ELEVATION 'B' 1/4"=1'-0"



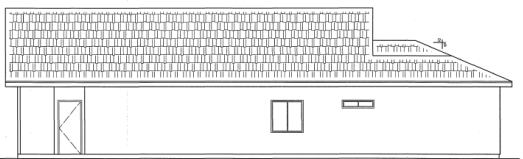
FRONT ELEVATION 'A' 1/4"=1'-0"



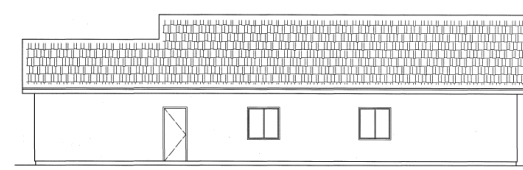
REAR ELEVATION 'A' & 'B' 1/4"=1'-0"



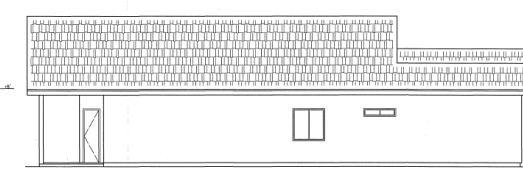
SIDE ELEVATION 'B' 1/4"=1'-0"



SIDE ELEVATION 'B' 1/4"=1'-0"



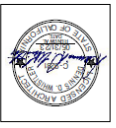
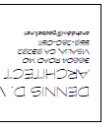
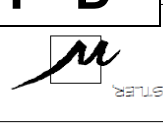
SIDE ELEVATION 'A' 1/4"=1'-0"



SIDE ELEVATION 'A' 1/4"=1'-0"

15.12.21
GARY WEAVER DRAFTING 100 LOMA BLVD PO BOX 111228 DALLAS, TX 75211
EXTERIOR ELEVATIONS
VARO-REAL 1138 RIGHT
3

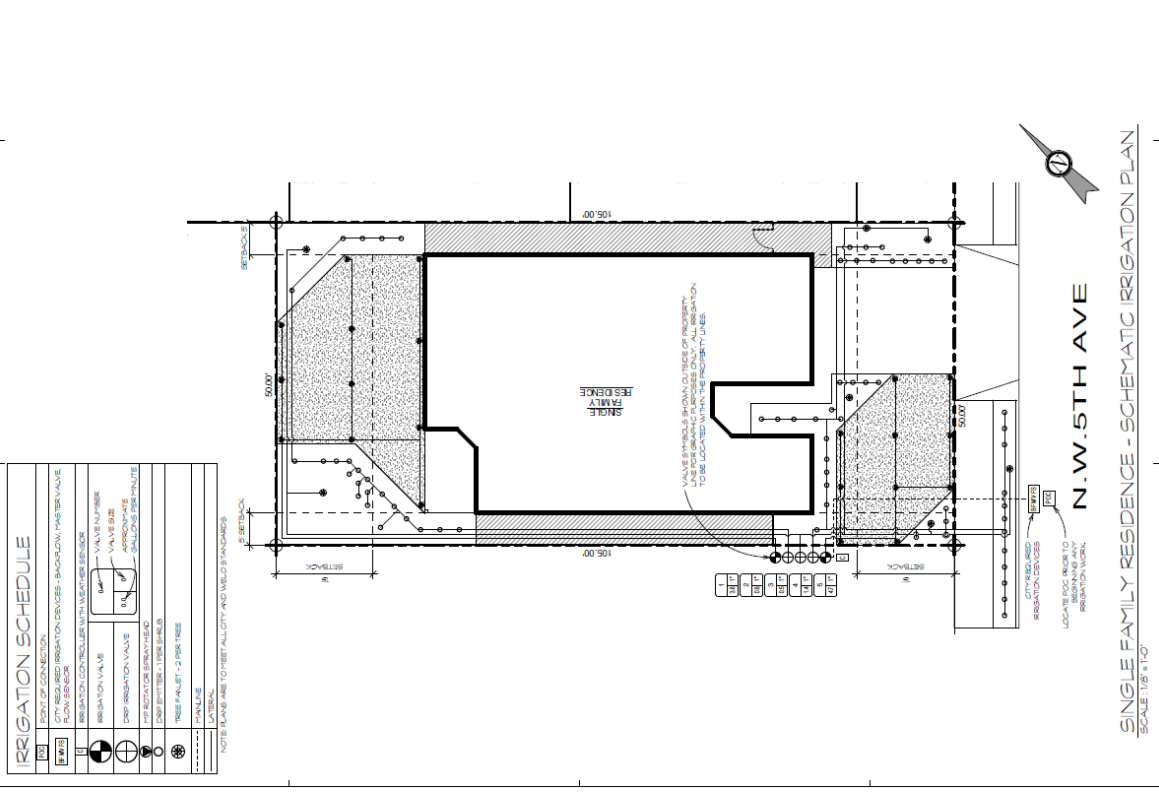
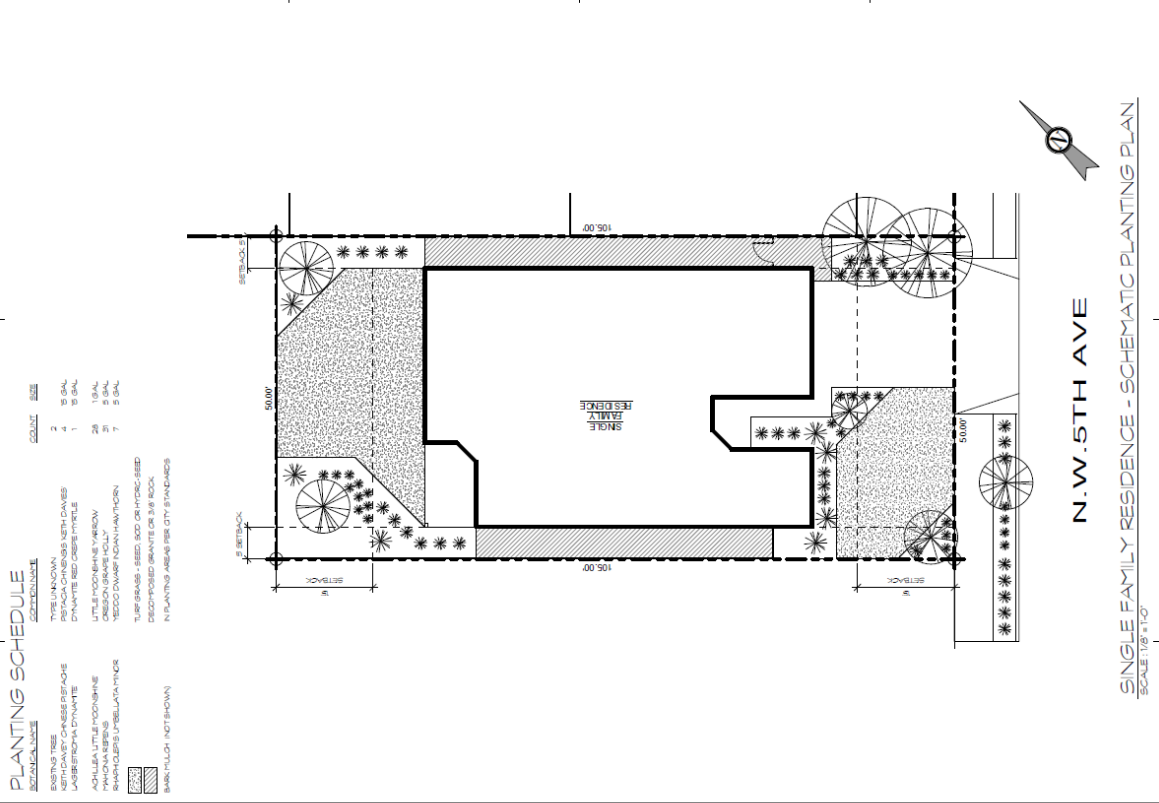
# EXHIBIT "D"



COURT STREET APARTMENTS  
 SINGLE FAMILY RESIDENCE  
 YARD REAL INVESTMENTS LLC  
 1008 & 1009 N. COURT STREET VESALIA, CA

DATE	REVISIONS

SHEET TITLE  
 SINGLE FAMILY RESIDENCE - IRRIGATION & PLANTING PLAN  
 SHEET NO. A  
 SPR-2  
 JOB NUMBER: 202002  
 COURT STREET APARTMENTS



N.W. 5TH AVE  
 SINGLE FAMILY RESIDENCE - SCHEMATIC IRRIGATION PLAN  
 SCALE 1/8" = 1'-0"

**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

Conditional Use Permit 2022-03

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**PROJECT TITLE**

The property is located on the northside of Northwest 5<sup>th</sup> Avenue between North Court Street and Strawberry Street. (Address: 1209 N. Court Street) (APNs: 094-055-005)

---

**PROJECT LOCATION - SPECIFIC**

Visalia

Tulare

---

**PROJECT LOCATION - CITY**

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**COUNTY**

Allow construction of a 1,738 sq. ft. single family residence in the R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area) Zone.

---

**DESCRIPTION - Nature, Purpose, & Beneficiaries of Project**

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4003,  
Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

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**NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT**

Varo Real Investments LLC., P.O. Box 1029, Visalia CA 93291

---

**NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT**

Dennis D. Whistler, 36604 Road 140, Visalia CA 93292, [archddw@pacbell.net](mailto:archddw@pacbell.net)

---

**NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT**

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15303, Construction of small structures
- Statutory Exemptions- State code number:

Project consists of in the construction of a 1,738 sq. ft. residence in the R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum) Zone. The project is exempt as it consists of construction of a single-family residence in a residential zone, within an urbanized area.

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**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

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**CONTACT PERSON**

(559) 713-4003

---

**AREA CODE/PHONE**

---

**DATE**

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**Brandon Smith, AICP  
ENVIRONMENTAL COORDINATOR**



February 9, 2022

**Site Plan Review No. 21-129-B:**

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

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

This is your Site Plan Review Permit; your Site Plan Review became effective **February 2, 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 blue oval-shaped background.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE February 2, 2022  
SITE PLAN NO. SPR 21-129-B  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

**RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning  Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

HISTORIC PRESERVATION

OTHER – STAFF FOR LLA

**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

Rafael Garcia, Planning Division, 559-713-4031

Date: February 2, 2022

SITE PLAN NO: 2021-129-B  
PROJECT TITLE: Court Street Apartments  
DESCRIPTION: 4-Plex Apartments, 2-story with parking, play area, and landscape.  
APPLICANT: Dennis D. Whistler  
PROP. OWNER: Trikha Rohit  
LOCATION TITLE: 1205 and 1209 N. Court St  
APN TITLE: 094-055-005, 006, 007  
GENERAL PLAN: High Density Residential  
EXISTING ZONING: R-M-3 – Multi-Family Residential 1,200 sq. ft. min. site area per unit

## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

**Rule 9510** – This project is not subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) – see District website for information.

## Project Requirements

- Conditional Use Permit
- Lot Line Adjustment
- Administrative Adjustment
- Building Permit.
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** February 2, 2022

1. **The applicant shall file a Conditional Use Permit for the placement of a single family residence in the R-M-3 Zone.**
2. **A Lot Line Adjustment shall be filed to relocate the property lines. The lot line adjustment must be submitted, processed, and recorded before staff can review/process the CUP.**
3. An operational statement shall be provided detailing what is proposed. The operational statement shall also note the size of the proposed lots.
4. **Residential units with three or more bedrooms require 1.75 stalls per unit. A minimum of 7 parking spaces are required for the four-plex. All stalls as part of the site plan must be numbered/labeled demonstrating compliance. Parking stalls are required to be a minimum of 9'x19' with 25' of back up.**
5. Provide a landscaping and irrigation plan. The landscape plan shall verify that the parking lot is screened from view and that a minimum 6% of the parking lot is landscaped.
6. The applicant shall comply the City of Visalia Good Neighbor Policies.
7. The applicant shall submit an Operational Management Plan for review and approval with the Building Permit submittal. The Operational Management Plan shall be recorded with the County of Tulare Recorder prior to issuance of a Building Permit.
8. The applicant shall provide calculations verifying that a minimum 5% of the project site is devoted to open space. Note that landscape areas adjacent to public street shall not be counted towards the open space calculation.
9. **The storage area is not allowed within the front or corner side setback. Relocate the storage area and provide the height of the walls/fences. Height of the walls and fences associated with the storage area must comply height requirements.**
10. The applicant shall obtain a Building Permit for all work.
11. The proposal shall show the location of any carports proposed onsite. All carports and parking stalls shall be located outside the street side yard setback. If this is not possible the applicant shall submit for an Administrative Adjustment to request a no more than 20% encroachment into the setback.



**PROJECT SPECIFIC INFORMATION:** August 4, 2021

1. The applicant shall file a Conditional Use Permit for the placement of a single family residence in the R-M-3 Zone. It is recommended that the single family residential site be combined with the multifamily site in order to avoid the Conditional Use Permit requirement.
2. A Lot Line Adjustment shall be filed to relocate the property lines.
3. The site plan shall show the location of all existing and proposed fencing onsite, in particular surrounding the playground equipment. If fencing taller than four feet is proposed on the property line, it shall be made of wrought iron material with stone pilasters.
4. An operational statement shall be provided detailing what is proposed. The operational statement shall also note the size of the proposed lots.
5. It is recommended that additional units be placed on the project site in order to meet General Plan density standards for the Residential Medium Density land use designation.
6. Provide floor plans verifying the number of bedrooms proposed within each unit. This information shall be used to determine parking demand, with units containing two or less bedrooms requiring 1.5 stalls per unit, and units with three or more bedrooms requiring 1.75 stalls per unit.
7. Provide building elevations. Elevations shall verify that visibility from 2<sup>nd</sup> story units into single family residential areas is limited.
8. Provide a landscaping and irrigation plan. The landscape plan shall verify that the parking lot is screen from view and that a minimum 6% of the parking lot is landscaped.
9. The applicant shall comply the City of Visalia Good Neighbor Policies, provided within the body of this letter.
10. The applicant shall submit an Operational Management Plan for review and approval with the Building Permit submittal. The Operational Management Plan shall be recorded with the County of Tulare Recorder prior to issuance of a Building Permit.
11. The applicant shall provide calculations verifying that a minimum 5% of the project site is devoted to open space. Note that landscape areas adjacent to public street shall not be counted towards the open space calculation.
12. The playground equipment shall be located outside of the front and street side yard setbacks.
13. The applicant shall obtain a Building Permit.
14. The proposal shall show the location of any carports proposed onsite. All carports and parking stalls shall be located outside the street side yard setback. If this is not possible the applicant shall submit for an Administrative Adjustment to request a no more than 20% encroachment into the setback.

---

**DEVELOPMENT STANDARDS** - **R-M-3 [17.16]**

**Maximum Building Height:** 35 Feet

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Front	15 Feet	15 Feet
➤ Side	5 Feet	5 Feet*
➤ Street side on corner lot	10 Feet	10 Feet
➤ Rear	15 Feet	15 Feet

**Minimum Site Area:** 1,200 square feet per unit

- Common open space
- Conditional Use Permit for 40 or more units
- Alley exception for rear setback to parking structure, open space still needed.
- Minimum site area 2 acres, unless CUP, zoning action, or Master Plan approved by SPR.
- Screen all parking areas adjacent to public streets. Parking subject to Chapter 17.34.

See Zoning Ordinance Section 17.16 for complete standards and requirements.

**Parking:**

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot-tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3- to 6-foot-tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements.
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

#### **Fencing and Screening:**

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

#### **Landscaping:**

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect

or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### **Lighting:**

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot-high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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

### **17.16.190 Model Good Neighbor Policies.**

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The

maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution. A statement referencing the applicability of the Plan to the project, and noting the Plan's availability at the City Community Development Department shall be recorded with the Tulare County Recorder. This Section shall be enforceable on a continuous basis pursuant to Chapter 17.46.

#### **A. Operational Management Plan Required**

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

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

#### **B. Plan Shall Be Recorded**

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

#### **C. Maintenance and Operations**

1. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
2. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
3. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
4. Maintain all electrical, plumbing, heating, and other facilities in good working order.
5. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
6. Remove graffiti within 24 hours of it having been observed.
7. Recreation facilities shall be for tenant use only.
8. Provide 24-hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
9. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to regular inspections of common areas and scheduled re-paintings, re-plantings, and other

similar activities that typically require attention at periodic intervals but not necessarily continuously.

10. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

**D. Landscape Care and Maintenance**

1. Automatic irrigation systems shall be maintained.
2. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
3. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
4. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

**E. Parking** - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

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

1. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
2. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
3. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
4. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
5. Standards of behavior for tenants that could lead to eviction.

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

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

\_\_\_\_\_  
Signature



**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

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

ITEM NO: <u>1</u>	DATE: <u>FEBRUARY 2, 2022</u>
SITE PLAN NO.:	21-129 RESUBMITTAL
PROJECT TITLE:	COURT STREET APARTMENTS
DESCRIPTION:	4-PLEX APARTMENTS, 2-STORY WITH PARKING, PLAY AREAS, AND LANDSCAPE (RM3)
APPLICANT:	DENNIS WHISTLER
PROP OWNER:	TRIKHA ROHIT
LOCATION:	1205 & 1209 N COURT ST
APN:	094-055-005, 006, 007

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with **MATCH EXISTING** radius; **UPDATE TO CURRENT STDS**
- Install curb;  gutter **IN-KIND WITH DRIVE APPROACH DEMOS**
- Drive approach size:  Use radius return; **REFER TO CITY STDS**
- Sidewalk: **6'** width;  **4'** parkway width at **STREET FRONTAGES**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit; **SIDEWALK EASEMENT, SEE ADDL COMMENTS.**
- City Encroachment Permit Required. **FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO DRAIN TO STREETS**
- 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. **IMPROVE STREET FRONTAGES AS REQUIRED.**

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW.**
- Install landscape curbing (typical at parking lot planters). **TYPICAL ONSITE**
- 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. **AS NECESSARY PER PROJECT LAYOUT**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.     Resubmit with additional information.     Redesign required.

**Additional Comments:**

1. ***Proposed new residential buildings will incur impact fees.***
2. ***Building permits are required, standard plan check and inspection fees will apply.***
3. ***Provide compliance with current accessibility code requirements - update/modify existing curb return.***
4. ***All backflow devices to be installed on private property and not in the public right-of-way.***
5. ***Remove and replace drive approaches and replace in-kind sidewalks and curb & gutters.***
6. ***Comply with parking lot standards onsite.***
7. ***As shown, remove existing sidewalk and install 6' sidewalk with a 4' parkway. Landscape parkway, include street trees, to be maintained by private development HOA or equivalent.***
8. ***Street lighting required with site development. Per local street lighting requirements, new street lights shall be installed on both street frontages. A service pedestal shall be installed to power & meter the new lighting. City to own and maintain street lights. Site plan indicates new street lights to be installed, locations and number of lights required to be further determined at time of improvement plan review.***
9. ***The parking stall onsite nearest Court St. is too close in proximity to the access drive. As shown, the stall has been reduced to a compact sized stall and is acceptable.***
10. ***Approaches to the 4-plex appear to be adequately sized and placed.***
11. ***Areas of sidewalk encroachment onsite will required Grant of Easements to the City. Dedication required prior to project final. Further coordinate with City Engineer.***
12. ***New buildings to connect to City sewer. Install laterals if none exist to serve parcels.***
13. ***Lot Line Adjustment required, follow City std procedures.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **21-129 RESUBMITTAL**

Date: **2/2/2022**

**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: **SFD + MFD**)

Existing uses may qualify for credits on Development Impact Fees. **SERV COMM**

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>SFD @ \$6,235/UNIT X 1</b> <b>MFD @ \$4,376/UNIT X 4</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>SFD @ \$836/UNIT X 1, MFD @ \$473/UNIT X 4</b> <b>TREATMENT PLANT FEE:</b> <b>\$830/UNIT X 5</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$46/LF X 120</b>
<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	<b>SFD @ \$607/UNIT X 1</b> <b>MFD @ \$536/UNIT X 4</b>
<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 21129  
COURT STREET APTS.  
1209 N COURT 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. **EACH STRUCTURE** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities. **FOR THE 4-FLEX SITE**
- 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. **GROUND FLOOR UNITS OF 4-FLEX**
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements ~~at property lines.~~ **BETWEEN UNITS 1 HR MIN. (VERT. & HORIZ.)**
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential **\$4.41 PER S.F.**
- Park Development fee \$\_\_\_\_\_, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: **PROVIDE 13R TYPE FIRE SPINKLERS AT THE 4-FLEX AND 13D TYPE SPINKLERS FOR THE DWELLING UNIT. PROVIDE ACCESS INTO THE TRASH ENCLOSURE. LANDSCAPING SHALL MEET THE MWEL0 REQUIREMENTS.**

VAL GARCIA 2/2/22  
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	February 1, 2022
Item #	1
Site Plan #	21129
APN:	094055005, 6 & 7

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.

---

Corbin Reed  
Fire Marshal

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

21129

February 2, 2022

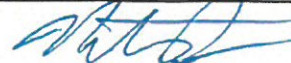
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures 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 (R3/R4) double enclosure looks good for STAB load services. Solid waste services 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. Gain bolts must be included to secure gates when open. Customer is encouraged to contact Nathan Garza with City of Visalia Solid Waste Division at 559-713-4532 to schedule a waste assessment when ready to have bins assigned.

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

Nathan Garza, Solid Waste, 559-713-4532



## SITE PLAN REVIEW AGENDA

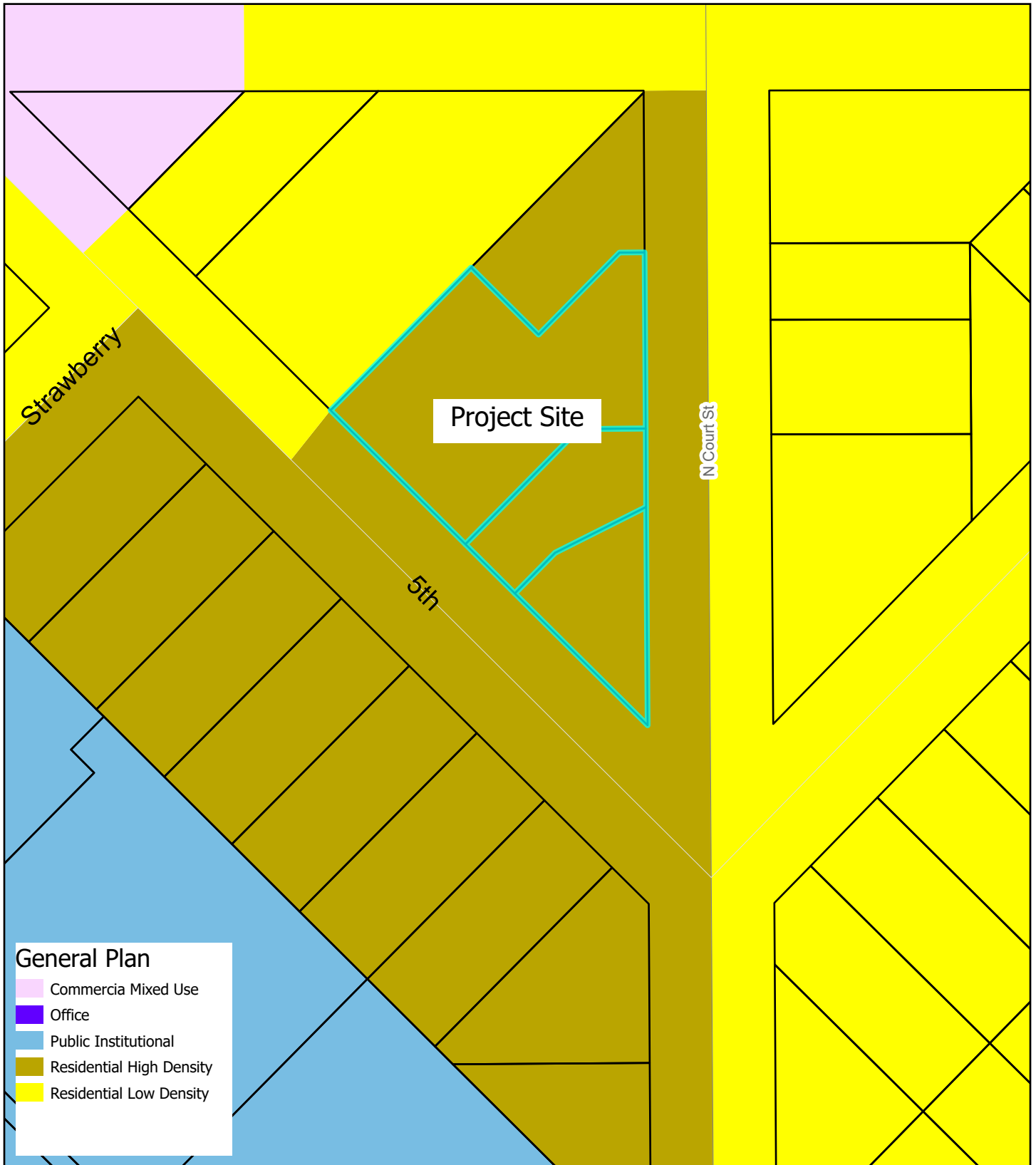
2/2/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

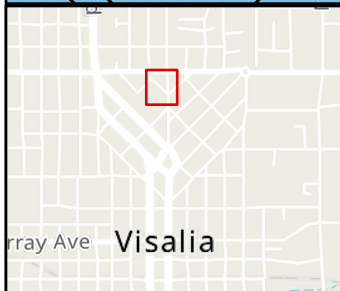
- ITEM NO: 1**      **Resubmit**      *- No Valley oaks on submitted plan.*  
SITE PLAN NO: SPR21129  
PROJECT TITLE: Court Street Apartments  
DESCRIPTION: 4-Plex Apartments, 2-Story with Parking, Play Areas, and Landscape. (R-M-3)  
APPLICANT: Dennis D. Whistler  
OWNER: TRIKHA ROHIT  
APN: 094055006  
          094055007  
          094055005  
LOCATION: 1209 N COURT ST  
          1205 N COURT ST
- ITEM NO: 2**      **Resubmit**      *- No Valley oaks on submitted plan.*  
SITE PLAN NO: SPR21174  
PROJECT TITLE: Riggan Ave Mixed Use Project  
DESCRIPTION: A new mixed use project with office, a restaurant and a fast food restaurant with a drive thru. (C-MU)  
APPLICANT: Eric McConnaughey  
OWNER: CRS FARMING LLC  
APN: 078350050  
LOCATION: Riggan Ave west of Mooney Blvd.
- ITEM NO: 3**      **Resubmit**      *- No Valley oaks on submitted plan.*  
**SITE PLAN NO: SPR21229**      *- Light and landscape District is on the submitted plan.*  
PROJECT TITLE: Iron Ridge II      *- A Park is on the submitted plan.*  
DESCRIPTION: To Develop a 199 Lot Subdivision (R-1-20 / X)  
APPLICANT: Ernie Escobedo      *- A Trail is on the submitted plan*  
OWNER: ROAD 88 LLC  
APN: 081030036  
LOCATION: Between Shirk Road and Road88, South of W. Goshen Ave
- ITEM NO: 4**      **Resubmit**      *- No Valley oaks on submitted plan.*  
SITE PLAN NO: SPR22003      *- Pocket Park is on the submitted plan.*  
PROJECT TITLE: River Run 2022  
DESCRIPTION: New TSM 172 lots (R-1-5/RM2)  
APPLICANT:      *? - Is development going to be a LLC?*  
OWNER: DYT DORIS (TR) (REV TR)  
APN: 103020051  
          103020052  
          103020057  
          103020070  
          103020064  
LOCATION: 4000 E ST JOHNS PKWY
- ITEM NO: 5**      **Resubmit**      *- No Valley oaks on submitted plan.*  
SITE PLAN NO: SPR22015  
PROJECT TITLE: Dark Sunday  
DESCRIPTION: Tattoo Studio: Body Art in the form of Tattoos (C-MU)  
APPLICANT: Layman Whitlatch  
OWNER: GOLDEN STATE REALTY ASSOCIATION

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.



**General Plan**

- Commercial Mixed Use
- Office
- Public Institutional
- Residential High Density
- Residential Low Density

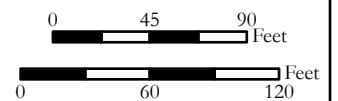


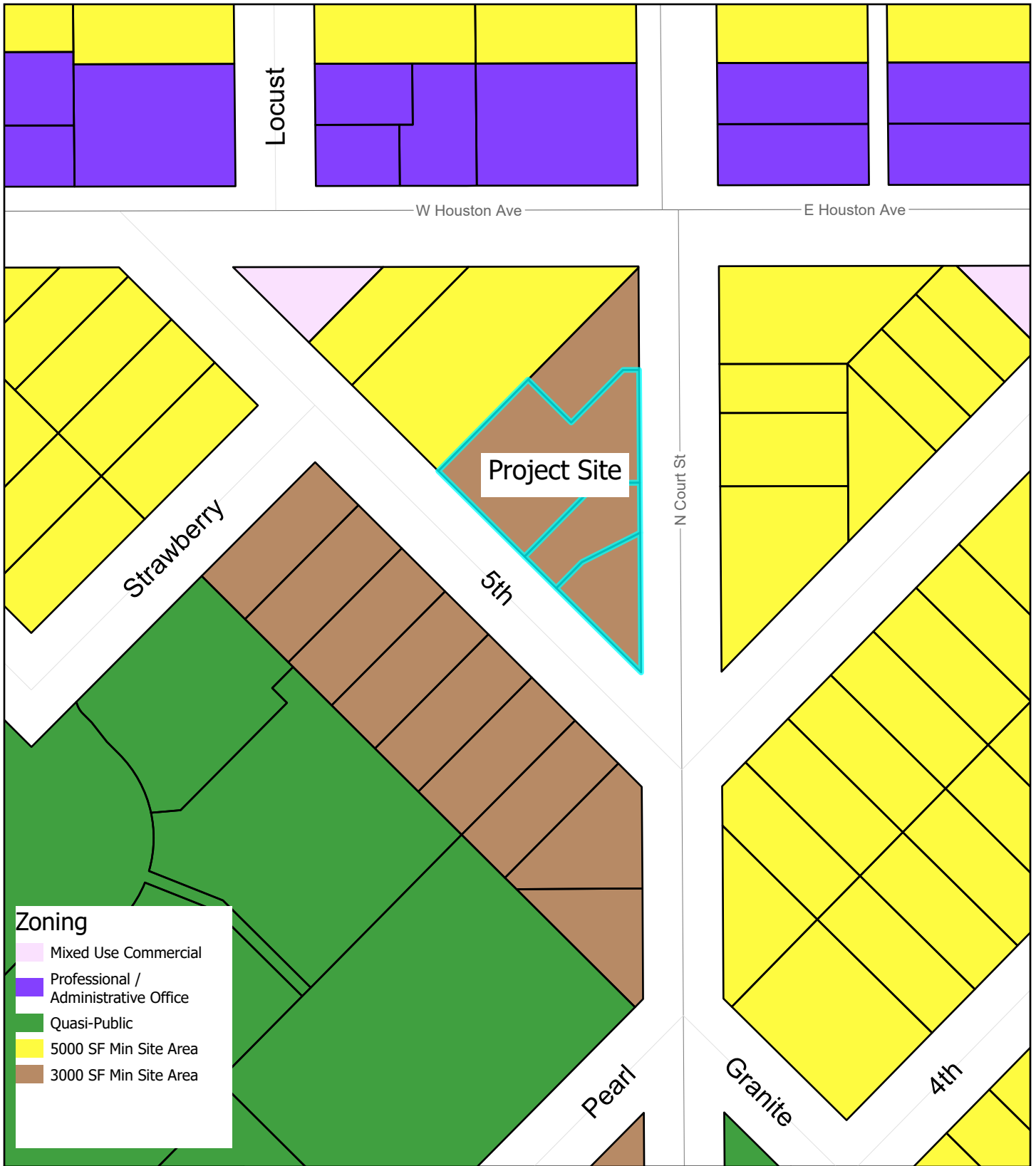
# General Plan Land Use Map

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

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





**Zoning**

- Mixed Use Commercial
- Professional / Administrative Office
- Quasi-Public
- 5000 SF Min Site Area
- 3000 SF Min Site Area



# Zoning Map

Esri, NASA, NGA, USGS, FEMA, 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, US Census Bureau, USDA

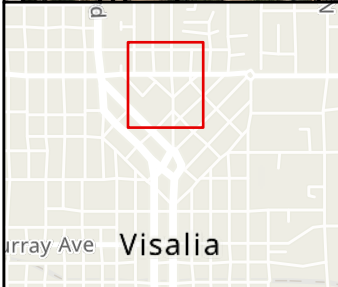
2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 70 140 Feet

0 90 180 Feet



# 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

