

# 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  
Phone No.: (559) 713-4003  
Email: [josh.dan@visalia.city](mailto:josh.dan@visalia.city)

**SUBJECT: San Marino Tentative Subdivision Map No. 5594:** A request by 4Creeks, Inc. 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 Street and the future West Delaware Avenue alignment. (Address: not yet assigned) (APN: 000-015-283).

## STAFF RECOMMENDATION

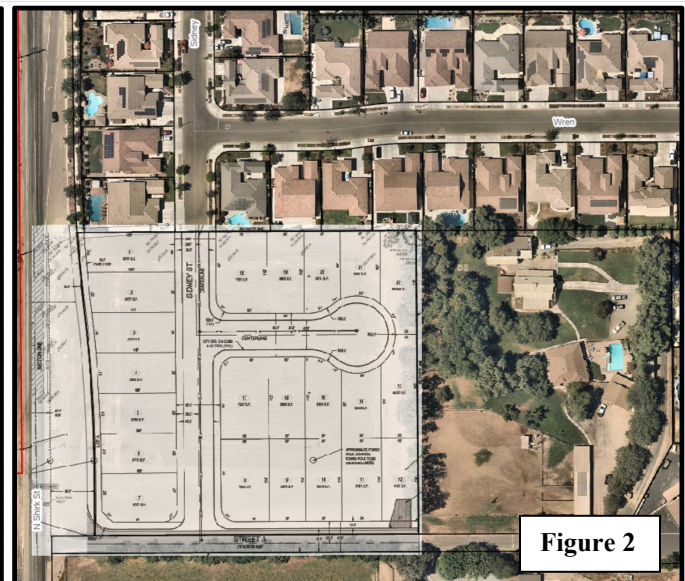
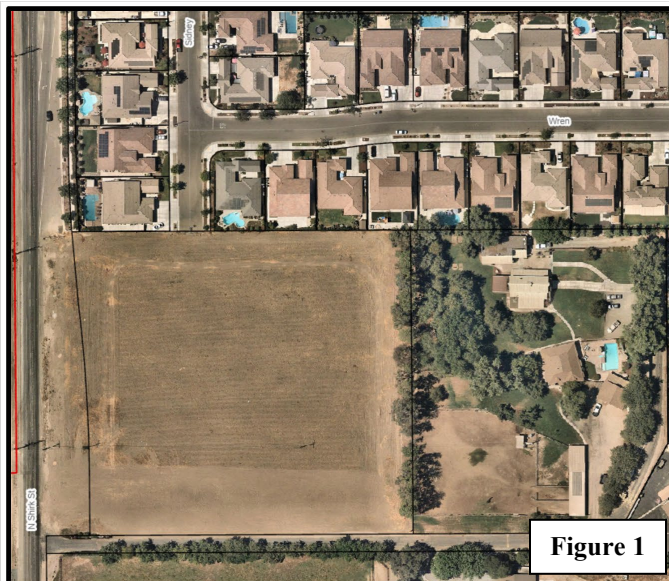
Staff recommends approval of the San Marino Tentative Subdivision Map No. 5594 based on the findings and conditions in Resolution No. 2022-52. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning, and Subdivision Ordinances.

## RECOMMENDED MOTION

I move to approve San Marino Tentative Subdivision Map No. 5594, based on the findings and conditions in Resolution No. 2022-52.

## PROJECT DESCRIPTION

The project applicant, 4Creeks Inc., has filed an entitlement application for the San Marino tentative subdivision map (shown in Exhibit "A" and in Figures 1 and 2 below) to allow for the subdivision and development of 22 single-family homes on a 4.30-acre parcel. The proposed subdivision is located approximately 570 feet north of the intersection of North Shirk Street and West Ferguson Avenue, situated on the east side of North Shirk Street (an arterial roadway). The San Marino project site is within the city limits and within Urban Development Boundary Tier I.



The proposed subdivision will provide a development pattern similar to the Pheasant Ridge subdivision to the north and northeast of the project site. Access to the subdivision will be from North Shirk Street, an arterial street and from North Sidney Street, a local street which currently stubs southward from the Pheasant Ridge Unit No. 7, Phase 1 subdivision to the north. All local streets will be improved to their ultimate 60-foot-wide right-of-way width within the boundaries of the subdivision map. In addition, frontage improvements along North Shirk Street will include construction of curb, gutter, sidewalk, streetlights, and roadway pavement consistent with the Shirk Street alignment.

The lots established by the subdivision will meet the R-1-5 zoning designation standards, including minimum setbacks and site area. The lot sizes proposed with this subdivision are between ±5,000 square feet to ±7,781 square feet (see Exhibit “A”).

The setbacks for the R-1-5 zone are as follows:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage	5-ft.	10-ft.	25-ft.

As part of the subdivision improvements, Shirk Street, which has already been dedicated to the City of Visalia for the Shirk Street Capital Improvement Project (CIP), will have right-of-way street widening and frontage improvements. The project will extend sewer lines, storm drainage, and other public infrastructure, utilities, and services (i.e., electricity, gas, and water) to serve the proposed residential lots.

**BACKGROUND INFORMATION**

Existing General Plan Land Use Designation:	Residential Low Density
Existing Zoning Designation:	R-1-5 (Single-family Residential, 5,000 square foot minimum lot size)
Surrounding Zoning and Land Use:	North: R-1-5 / Pheasant Ridge Unit No. 7, Phase 1 South: R-1-5 / Single Family Residence East: R-1-5 / Pheasant Ridge Unit No. 2, Phase 1 West: X, IL / Fallowed field, County parcel vacant
Environmental Review:	Categorical Exemption No. 2022-52
Special Districts:	None
Site Plan Review:	Site Plan Review No. 2022-061

**RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

**RELATED PROJECTS**

None.

## PROJECT EVALUATION

Staff recommends approval of San Marino Tentative Subdivision Map No. 5594 based on the project's consistency with the Land Use Element of the General Plan and the Zoning and Subdivision Ordinances. The following potential issue areas have been analyzed for the proposed project.

### **General Plan Consistency**

The proposed 22-lot single-family residential subdivision on 4.30-acres is compatible with existing residential development surrounding the site. The project is consistent with Land Use Policy LU-P-19 of the 2014 General Plan, which states *"ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."* Existing utility infrastructure (i.e., sewer, storm and water) can be extended from nearby urban development to accommodate the project at buildout.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agrarian use to urban residential development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states: *"the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I."*

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The proposed 22-lot single-family subdivision will be developed at a gross density of 5.11 units per acre, which is within the Low Density Residential land use designation range of 2 to 10 units per acre. The proposed San Marino Tentative Subdivision Map meets all the codified standards contained in the Zoning and Subdivision Ordinances, as well as all General Plan policies pertaining to residential development. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

### **Shirk Street Improvements and Local Street Connectivity**

The developer of the subdivision will be required work with the Visalia CIP Engineering Division to coordinate street improvements along Shirk Street. Improvements along the subdivision frontage include improving Shirk Street to its ultimate right-of-way design.

Shirk Street is a designated 110-foot wide arterial street. Shirk Street is currently improved with one northbound and one southbound, with partial street frontage improvements on the east side. A separate capital improvement project (CIP) is planned for the widening of Shirk Street to four lanes between Riggin Avenue and School Avenue (1/4-mile north of State Highway 198). This project will include buildout of the east side of Shirk Street immediately west of the San Marino subdivision, including curb, gutter and street pave out (see Exhibit "B"). As depicted on the subdivision map, dedication of the Shirk Street right-of-way has already been purchased by the City of Visalia along the project frontage. The City's CIP is tentatively scheduled to commence Summer 2023, to be preceded by the installation of a sewer trunk line to begin Fall/Winter of 2022/23 that is anticipated to take between six to eight months.

Although the City's CIP could complete curb, gutter and street pavement along the subdivision's frontage, the developer of the subdivision is still required to construct along the subdivision's frontage the block wall, landscaping and lighting lot, sidewalk, parkway landscaping, and streetlights. However, if the San Marino subdivision improvements are ahead of the City's CIP project, then the developer of the San Marino subdivision will be required to install curb, gutter and street pavement. The developer of the subdivision will need to coordinate with the City's CIP project manager to ensure timing of these improvements is done in a manner that is consistent with the City's Shirk Street improvements. The City's Engineering Development

Division's Site Plan Review comments, attached and conditioned as part of the project, include the requirement of coordination and construction of these improvements based on timing as noted above.

Furthermore, the landscaping frontage is required to be dedicated as part of a Landscape and Lighting District, which will be formed with the San Marino subdivision map. The Landscape and Lighting District lot is identified as "Lot A" on the subdivision map (see Exhibit "A"). The establishment of the district provides maintenance of the landscape lots, block wall, street pavement and street lighting. Also, as noted in the Engineering Division's Site Plan Review comments, all new utilities that will service the residential subdivision will be placed underground.

**Local Street Connectivity:** The proposed subdivision will incorporate a local street connection to the existing Pheasant Ridge Subdivision to the north from Sidney Street. The existing Sidney Street stub was constructed to the previous 56-foot-wide city standard. Extending the roadway into the proposed subdivision will require the applicant to increase the roadway width to the existing 60-foot local road standard. The Community Development Engineering Division's Site Plan Review comments include the requirement to have this local street transition from 56 to 60 feet occur at the Sidney Street / cul-de-sac intersection.

### **Development Standards**

The proposed subdivision's lots will utilize standard single-family residential standards for lot size and setbacks. The lots will be required to meet R-1-5 zone setback standards, including a 15-foot setback to living space, a 22-foot setback to a front-loading garage, a 5-foot setback to an interior side property line, a 10-foot setback to a street side property line, and a 20 to 25-foot setback to rear property lines.

All lots will have lot depths ranging from approximately 103 feet to 120 feet, excepting lots located on cul-de-sac or knuckle street bulbs that account for approximately 27% of the total lot count (i.e., approximately 6 lots). These lots will also be required to utilize standard single-family residential setback standards but are permitted to have a 20-foot setback for front-loading garages as identified in Section 17.12.080.C of the Zoning Ordinance.

### **Infrastructure**

Staff has included Condition No. 5 that requires a valid Will Serve letter from the California Water Service Company be obtained if, prior to development of the subdivision, the determination of water availability letter lapses.

**Sanitary Sewer:** The subdivision will have sanitary sewer flows directed into the City's sewer system. There is a sewer line stubbed in Sidney Street north of the project site. Upon development of the subdivision, sewer lines will be extended throughout the subdivision.

**Storm Drainage:** The subdivision will have storm-water flows directed into the City's storm drain system.

### **Landscape and Lighting District and Block Walls**

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the out lot, which include blocks walls, streetlights, and landscaping as noted on Exhibit "A". The block walls along the Shirk Street frontage will be typical City standard block wall. The subdivision map block wall heights will be reduced to three feet where the block wall runs adjacent to the front yard setback areas. The three-foot transition areas are applicable for the corner residential lots within the subdivision. Staff has included Map Condition No. 4 in the map to require the stepped down walls.

## **Subdivision Map Act Findings**

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

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

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed maps have been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 5.11 units per acre. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, subject to City Council approval of the General Plan and Change of Zone, for the proposed Low Density Residential land use designation. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project’s determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.



(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.
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**Environmental Review**

The requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2022-52).

Projects determined to meet this classification are characterized as in-fill development and are with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, the development occurs within the city limits on a site no more than five acres, site has no value has habitat for endangered, rare or threatened species and the site can adequately be served by all required utilities and public service.

## RECOMMENDED FINDINGS

1. That the proposed location and layout of the San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 4.30-acre project site, which is the site of the proposed 22-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The San Marino Tentative Subdivision Map No. 5594 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of vacant parcels located to the south of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 4.30-acre project site, which is the site of the proposed 22-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed San Marino Tentative Subdivision Map No. 5594, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 22-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 22-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, connection to Sidney Street to the north and frontage street improvements along Shirk Street.
6. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-52).

## RECOMMENDED CONDITIONS

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-061, incorporated herein by reference.
2. That the San Marino Tentative Subdivision Map No. 5594 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the San Marino Tentative Subdivision Map No. 5594.
5. That if, prior to development of the subdivision, the determination of water availability letter lapses, then the applicant/developer shall obtain and provide the City with a valid Will Serve letter from the California Water Service Company.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. 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. 2022-52
- Exhibit "A" – Site Plan
- Exhibit "B" – Shirk Street Improvements (City's CIP)
- Site Plan Review No. 2022-061 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

## RELATED PLANS AND POLICIES

**General Plan and Zoning:** The following General Plan and Zoning Ordinance policies apply to the proposed project:

**General Plan Land Use Policies:**

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
  
- LU-P-20:** Allow annexation and development of residential, commercial, and industrial land to occur within the “Tier I” Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.
  
- LU-P-45** Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.
  
- LU-P-46** Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community.

**Zoning Ordinance Chapter for R-1 Zone**

**Chapter 17.12**

**R-1 SINGLE-FAMILY RESIDENTIAL ZONE**

**17.12.010 Purpose and intent.**

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

**17.12.015 Applicability.**

The requirements in this chapter shall apply to all property within R-1 zone districts.

**17.12.050 Site area.**

The minimum site area shall be as follows:

<b>Zone</b>	<b>Minimum Site Area</b>
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

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

<b>Zone</b>	<b>Interior Lot</b>	<b>Corner Lot</b>
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

**17.12.060 One dwelling unit per site.**

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

**17.12.080 Front yard.**

A. The minimum front yard shall be as follows:

<b>Zone</b>	<b>Minimum Front Yard</b>
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) 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. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

**17.12.090 Side yards.**

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

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

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

### **17.12.100 Rear yard.**

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

- A. On a corner or reverse corner lot 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. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

### **17.12.110 Height of structures.**

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

### **17.12.120 Off-street parking.**

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

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

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

RESOLUTION NO 2022-52

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING SAN MARINO TENTATIVE SUBDIVISION MAP NO. 5594, A REQUEST BY 4CREEKS, INC. 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 STREET AND THE FUTURE WEST DELAWARE AVENUE ALIGNMENT.  
(ADDRESS: NOT YET ASSIGNED) (APN: 000-015-283)

**WHEREAS**, San Marino Tentative Subdivision Map No. 5594 is a request by 4Creeks, Inc. 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 Street and the future West Delaware Avenue alignment. (Address: not yet assigned) (APN: 000-015-283); and

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

**WHEREAS**, the Planning Commission of the City of Visalia finds the San Marino Tentative Subdivision Map No. 5594 in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project; 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 15332.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 4.30-acre project site, which is the site of the proposed 22-lot single-family residential subdivision, is consistent with Land Use

Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”

2. That the proposed San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development and two major streets.
3. That the site is physically suitable for the proposed tentative subdivision map. The San Marino Tentative Subdivision Map No. 5594 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site and the future development of vacant parcels located to the south of the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the San Marino Tentative Subdivision Map No. 5594, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan and Zoning Ordinance and Subdivision Ordinance. The 4.30-acre project site, which is the site of the proposed 22-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
5. That the proposed San Marino Tentative Subdivision Map No. 5594, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 22-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. The development of the site with a 22-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, connection to Sidney Street to the north and frontage street improvements along Shirk Street.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) development occurring within the city on a project site of not more than five acres and substantially surrounded by urban uses. (Categorical Exemption No. 2022-52).



**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-061, incorporated herein by reference.
2. That the San Marino Tentative Subdivision Map No. 5594 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.
4. That block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the San Marino Tentative Subdivision Map No. 5594.
5. That if, prior to development of the subdivision, the determination of water availability letter lapses, then the applicant/developer shall obtain and provide the City with a valid Will Serve letter from the California Water Service Company.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

# Exhibit A

SEPTEMBER 29, 2022

## SAN MARINO - PHASE 4 TENTATIVE SUBDIVISION MAP

BEING A PORTION OF A PORTION OF SEC. 21, T. 18 S., R. 54 E., M. 28 B., S.M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

**SITE DATA:**  
APN: 077-689-001  
GROSS ACREAGE: 44.30 AC.  
NET ACREAGE: 43.11 AC.  
PROPOSED LOTS: 22  
EXISTING ZONING: R-1-S  
PROPOSED ZONING: R-1-S  
FLOOD ZONE: X  
GENERAL PLAN: LOW DENSITY RESIDENTIAL  
EXISTING USE: VACANT  
PROPOSED USE: LOW DENSITY RESIDENTIAL  
PROPOSED MAINTENANCE: CITY OF VISALIA

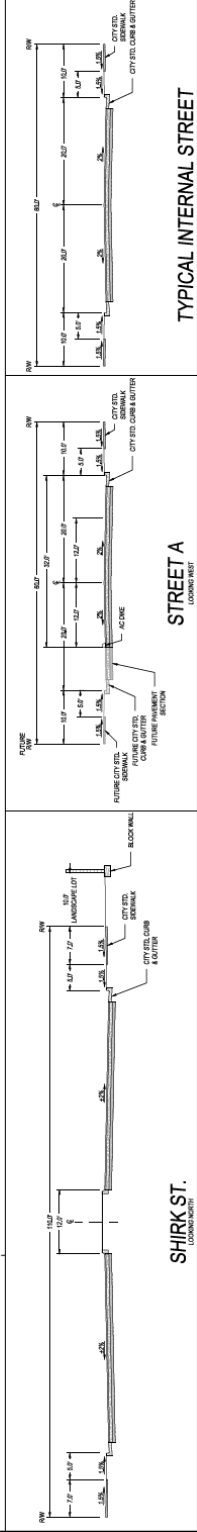
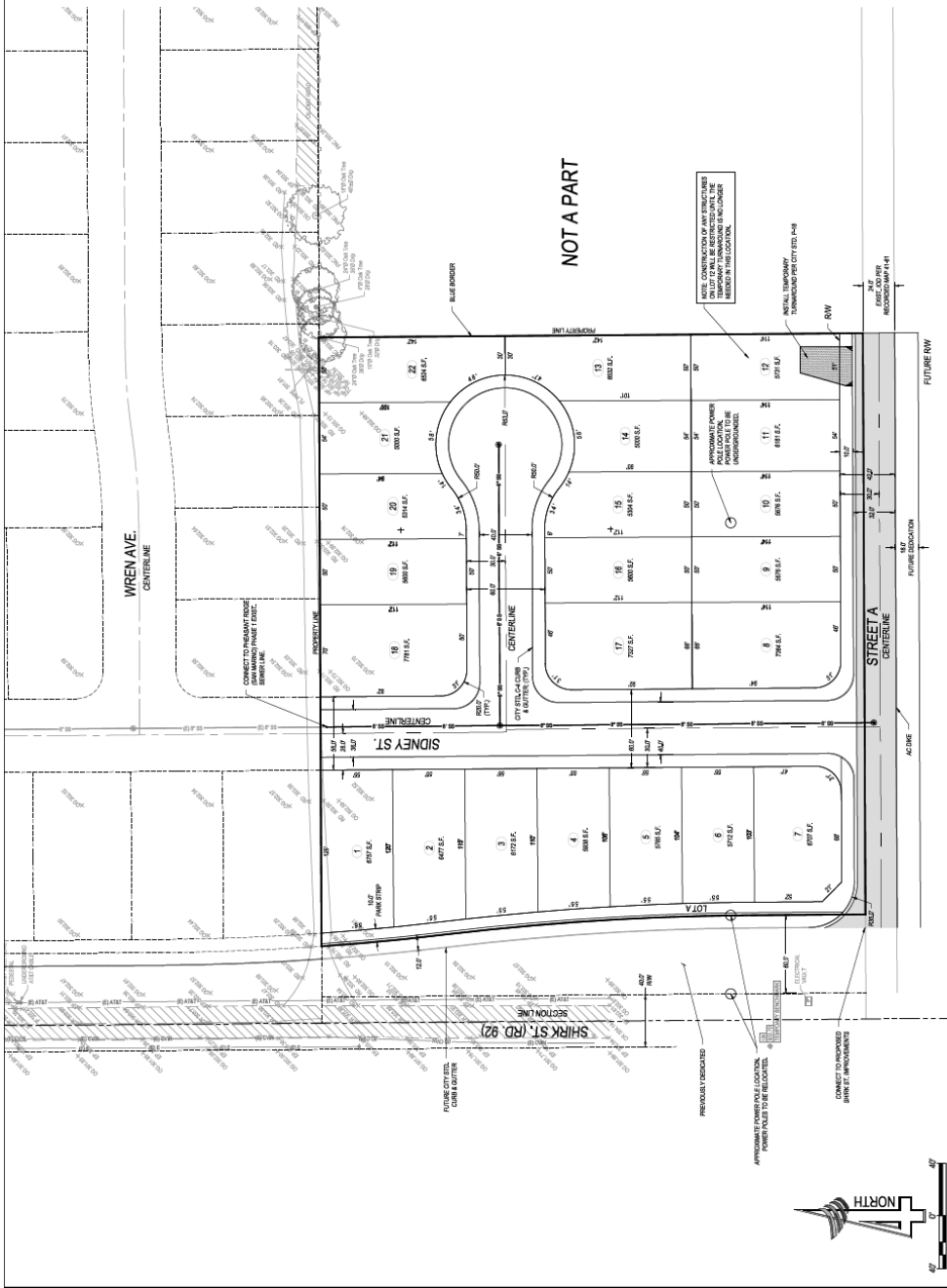
**UTILITIES:**  
CITY OF VISALIA  
CALIFORNIA WATER SERVICE COMPANY  
CITY OF VISALIA  
SOUTHERN CALIFORNIA GAS COMPANY  
AT&T (TDD)  
CITY OF VISALIA

**LOT DATA:**  
TOTAL LOT AREA: 5,000 S.F.  
MAXIMUM LOT AREA: 7,781 S.F.  
AVERAGE LOT AREA: 6,099 S.F.  
TOTAL LOT AREA (AC): 43.11 AC.  
LOTS PER GROSS AREA: 5 LOTS PER ACRE



VICINITY MAP  
SCALE: 1" = 500'

PREPARED BY:  
  
4CREKS  
150 S. ANAHEIM ST. #10  
VISALIA, CA 93292  
TEL: 559.733.1111  
FAX: 559.733.1115



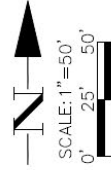
TYPICAL INTERNAL STREET

STREET A

SHIRK ST.

# Exhibit B

PROPOSED SHIRK ALIGNMENT JUST NORTH OF FERGUSON



**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

San Marino Tentative Subdivision Map No. 5594

**PROJECT TITLE**

The site is located on the northeast corner of North Shirk Street and the future West Delaware Avenue alignment. (Address: not yet assigned) (APN: 000-015-283).

**PROJECT LOCATION - SPECIFIC**

Visalia

Tulare

**PROJECT LOCATION - CITY**

**COUNTY**

A request by 4Creeks, Inc. 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.

**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)

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

Michelle Thompson, 1414 K St., 3rd Floor, Sacramento, CA 95814 — 916-710-5837

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

Steve Macias, 4Creeks Inc., 4024 W. Iris, Visalia CA 93292, [stevenm@4-creeks.com](mailto:stevenm@4-creeks.com)

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

**EXEMPT STATUS:** (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15332,
- 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.

**REASON FOR PROJECT EXEMPTION**

Josh Dan, Associate Planner

(559) 713-4003

**CONTACT PERSON**

**AREA CODE/PHONE**

**DATE**

Brandon Smith, AICP  
**ENVIRONMENTAL COORDINATOR**



July 21, 2022

**Site Plan Review No. 2022-061-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 **June 29, 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 light blue horizontal line.

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

**Attachment(s):**

- Site Plan Review Comments



MEETING DATE June 29, 2022  
SITE PLAN NO. 2022-061 - 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

- |                                      |   |                                     |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. |                                     |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation   | <input type="checkbox"/> 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:

- |   |  |
|---|--|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT   |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input checked="" type="checkbox"/> TSM                 |  |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input type="checkbox"/> OTHER –         |

**ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440  
Site Plan Review Committee

# SITE PLAN REVIEW COMMENTS

**Josh Dan, Planning Division (559) 713-4003**

Date: June 29, 2022

SITE PLAN NO: 2022-061 - B  
PROJECT: Pheasant Ridge (San Marino Phase 4)  
DESCRIPTION: 22 LOT SINGLE FAMILY SUBDIVISION (R-1-5)  
APPLICANT: MICHELE THOMPSON  
PROP. OWNER: WHITE ROCKY FLOYD  
LOCATION: EAST SIDE OF N. SHIRK STREET, 500 FEET NORTH OF FERSUSON AVE.  
APN TITLE: 077-650-001  
GENERAL PLAN: RLD (Residential Low Density)  
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

## **Planning Division Recommendation:**

- Revise and Proceed  
 Resubmit

## **Project Requirements**

- Tentative Subdivision Map
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** June 29, 2022

1. The proposal will require the applicant to submit a Tentative Subdivision Map application.
2. An Initial Study may be required. Staff will determine whether the site can be considered categorically exempt at time of submittal.
3. The submittal shall comply with the development criteria of the R-1-5 Zone District.
4. Meet all other Codes and Ordinances.

## **PROJECT SPECIFIC INFORMATION:** April 20, 2022

5. The subdivision has not been previously entitled. A tentative subdivision map along with environmental review as well as additional approvals (TBD) will be required in order to approve the subdivision. The subdivision will be required to comply with all code requirements.
6. The proposal to develop a residential subdivision will require the applicant to file for the following:
  - a. Tentative Subdivision Map, including the following:
    - i. Phasing Plan and operational statement.
7. The proposal will require CEQA Initial Study and environmental determination (potentially a Negative Declaration).
  - a. Tribal consultation as required by AB 52 shall be conducted for the project.
  - b. Records searches with the Native American Heritage Commission and CHRIS if necessary.
  - c. Submittal of a Cultural Resource Study if necessary.
8. Lot widths shall be 50 ft. for interior lots and 60 ft. for corner lots. Lots shall have a minimum 40 ft. of frontage on a public street. Lot dimensions for all lots shall be provided on the site plan.
9. The applicant shall provide building footprints for all residences located on parcels with atypical lot dimensions.
10. Meet all other Codes and Ordinances.
11. Must comply with all items required by Engineering and Traffic Divisions.

## **Note:**

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

2. 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.

**Sections of the Municipal Code to review:**

**Title 16 Subdivisions**

**17.12 Single-Family Residential Zone**

**17.32.080 Maintenance of landscaped areas.**

**17.34 Off-street parking and loading facilities**

17.34.020(A)(1) Single-family dwelling

**17.36 Fences Walls and Hedges**

17.36.030 Single-family residential zones

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

Signature:





**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362
- Lupe Garcia 713-4197

ITEM NO: 1 DATE: JUNE 29, 2022

SITE PLAN NO.: 22-061 RESUBMITTAL  
 PROJECT TITLE: Pheasant Ridge( San Marino Phase 4)  
 DESCRIPTION: Provide Civil improvements to a new phase of an existing subdivision  
 APPLICANT: Michelle Thompson  
 PROP OWNER: White Rocky Floyd  
 LOCATION:  
 APN: 077650001

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius; **see comments**
- Install curb;  gutter **city stds**
- Drive approach size: **see comments**  Use radius return; **city stds**
- Sidewalk: \_\_\_\_\_ width;  ' parkway width at **see comments**
- 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. **BY MAP**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**  
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards: **based on street classification**

- Install street striping as required by the City Engineer.
  - Install landscape curbing (typical at parking lot planters).
  - Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
  - Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
  - Provide "R" value tests: **at street centerlines @ 300' intervals** 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. **POLES within project site**
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH PROJECT**
  - 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. ***Install curb ramp returns based on street classification. 20' radius for local, 30' for arterial. >> Street "A" connection to Shirk is a typical local street connection therefore a 30' radius return is required and not 35' as shown on site plan.***
2. ***Standard development fees apply for acreage and SFD units. >> Still applies.***
3. ***Underground poles where allowable, relocate where necessary. >> Still applies. Existing utility poles on east side of Shirk appear to be distribution lines therefore Developer shall underground as part of project requirements and not relocated as per callouts on Site Plan.***
4. ***Sidney is old local road standard. Widen to current city standard with full width achieved at intersection of new street from the north going south. All other local streets shall be full width to current standards. >> Appears to comply. Although CL is offset, construction of street crown shall not be modified.***
5. ***Clearly delineate blue border, it is not shown correctly. Clearly show all dedication areas. >> Appears to comply, depicted from Shirk ROW dedication.***
6. ***Show all oaks; it appears that there may be oaks along south and east side of project. >> Still applies, ensure construction around existing oaks complies with City stds. Provide oak tree performance bond.***
7. ***City CIP is slated to install improvements along Shirk. Coordination will be necessary. Should City CIP project not be installed before this project, this project will be responsible for all frontage improvements along Shirk, including transitions. >> Still applies. Project is conditioned to install all Shirk street frontage improvements with subdivision development. Improvements to include, but***

*may not be limited to, pavement, street lighting, sidewalk, curb and gutter, striping and signage, utility undergrounding/relocations, demolition, curb ramps, and utility extensions.*

- 8. There is a 2-foot discrepancy between the provided Shirk cross section and the subdivision layout. Layout indicates a 10-foot width from curb face to ROW when it should be 12-feet. Adjustments are necessary, revise accordingly.*
- 9. Turn-around at east end of Street A is required. coordinate with City staff on method to achieve this. redesign required. >> Appears to comply. Temp turnaround requires an easement and building restrictions on LOT 12. Coordinate with City Engineer. A barricade is not suitable given access that must remain for existing residential to the east. Additional signage/improvements will be necessary.*
- 10. provide cut section of Shirk. show full width and necessary improvements. >> Provided, median width to be determined.*
- 11. Install median, street lights and full improvements along Shirk >> Still applies.*
- 12. Coordinate with City staff on method to collect storm drain runoff before resubmitting. >> To be further coordinated with City CIP PM as storm infrastructure would be extended north on Shirk from existing stub to the south.*
- 13. Show method of sewer collection. >> Provided. Additional SS extension necessary in Street "A" for future service to parcel to the east. It is recommended Project coordinate with City CIP PM for possible connection/extension from SS trunk line in Shirk. There is a sewer main shown across a portion of Lots 18 & 19 that appears to be in error.*
- 14. Out Lot dedications will be required. show on plans. >> Provided.*
- 15. Further coordination of IOD take and a "Street A" alignment required. Coordinate with City staff prior to resubmit. >> Portion of IOD will become right-of-way with dedications by map.*
- 16. This subdivision doesn't appear to be tied to previous developments, it will be entitled as a new subdivision. >> Still applies.*
- 17. Provide storm drain collection for south side of Street "A" whether temporary or permanent.*
- 18. Install street lighting to City standards. A new service pedestal may be required. An electrical design plan with voltage drop calcs shall be submitted with civil drawings.*
- 19. Construct any necessary retaining walls to City standards.*
- 20. Transitions from Shirk to Street "A" on south side, due to the partial street construction, would likely be necessary. Other modifications may be necessary for curb ramps, sidewalks, etc. to be coordinated with City Engineer.*
- 21. Transition from existing 10' wide parkway and 5' sidewalk from the north to current stds of 5' pkwy and 7' sidewalk on Shirk St. Transitional and temporary striping will be necessary on Shirk.*
- 22. There is existing landscaping, fencing, and utilities at the private road entrance that will need to be demo'd / relocated. Ensure existing utilities that serve residents to the east are relocated according to subdivision street design plan. Developer to coordinate with residents prior to and during construction for access and any interruptions.*

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-061 RESUBMITTAL**  
Date: **6/29/2022**

**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:**01/01/2022**)  
(Project type for fee rates:**SFD**)

Existing uses may qualify for credits on Development Impact Fees.

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	<b>\$1,366/AC X TBD</b>
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$6235/UNIT XTBD</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$836/UNIT X TBD</b>
	<b>TREATMENT PLANT FEE: \$830/UNIT X TBD</b>
<input checked="" type="checkbox"/> Sewer Front Foot Fee	<b>\$46/LF X TBD</b>
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	<b>\$3690 TBD</b>
<input checked="" type="checkbox"/> Park Acq/Dev Fee	<b>\$3867/UNIT X TBD</b>
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	<b>\$2711 xTBD</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	<b>\$1832/AC X TBD</b>
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	<b>\$2002/AC X TBD</b>
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$602/UNIT X TBD</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 22061  
PLEASANT RIDGE  
071650001

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

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

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

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VAL GARCIA 06/29/22  
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	June 27, 2022
Item #	1
Site Plan #	22061
APN:	077650001

- 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.



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Corbin Reed  
Fire Marshal



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

Date: 06/29/2022  
Item: 1  
Site Plan: SPR22061  
Name: Henry Martinez

**Site Plan Review Comments**

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:
 

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- Territorial Reinforcement: Define property lines (private/public space).
 

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- Access Controlled/ Restricted etc.
 

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- lighting Concerns:
 

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- Traffic Concerns:
 

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- Surveillance Issues:
 

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- Line of Sight Issues:
 

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- Other Concerns:
 

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# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 29, 2022

ITEM NO: 1      **Resubmit**  
SITE PLAN NO: SPR22061  
PROJECT TITLE: Pheasant Ridge (San Marino Phase 4)  
DESCRIPTION: Provide civil improvements to a new phase of an existing subdivision.  
APPLICANT: Michelle Thompson  
OWNER: WHITE ROCKY FLOYD  
APN: 077650001  
LOCATION:

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

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

## **Additional Comments:**

- Future median access restriction for Street A at Shirk limited to right in/out only.  $\frac{3}{4}$  access may be considered to allow left ins, but no left outs.

*Leslie Blair*  
\_\_\_\_\_  
**Leslie Blair**



## Susan Currier

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**From:** Joel Hooyer  
**Sent:** Monday, June 27, 2022 7:37 AM  
**To:** Cristobal Carrillo; Josh Dan; Rafael Garcia; Susan Currier  
**Cc:** Alvin Dias  
**Subject:** June 29, 2022 Site Plan Review  
**Attachments:** 6-29-22 Site Plan Review.pdf

**Importance:** High

**See attached and following for the June 29, 2022, Site Plan Review comments.**

**SPR22061** – (5) five existing Valley oak trees are indicated on the submitted plan.

- Is development to be a Light and Landscape District?
- Is there any Landscape to be maintained by the City of Visalia?

**Note\* Need to work with Urban Forestry for the protection or the removal of the existing Valley oak trees indicated on the submitted plan.**

**\* If this newly proposed development is to become a Park, LLD, Trail or any other dedicated land to be maintained by the City of Visalia all lots shall be accessed appropriately to accommodate such intended maintenance and all the landscaping plans will need to be approved by Urban Forestry.**

**SPR22070** - No Valley oaks trees are on the submitted plans.

**SPR22106** - No Valley oaks trees are on the submitted plans.

**SPR22107** - No Valley oaks trees are on the submitted plans.

**SPR22108** - No Valley oaks trees are on the submitted plans.

**SPR22109** - No Valley oaks trees are on the submitted plans.

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

22061

June 29, 2022

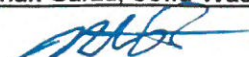
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

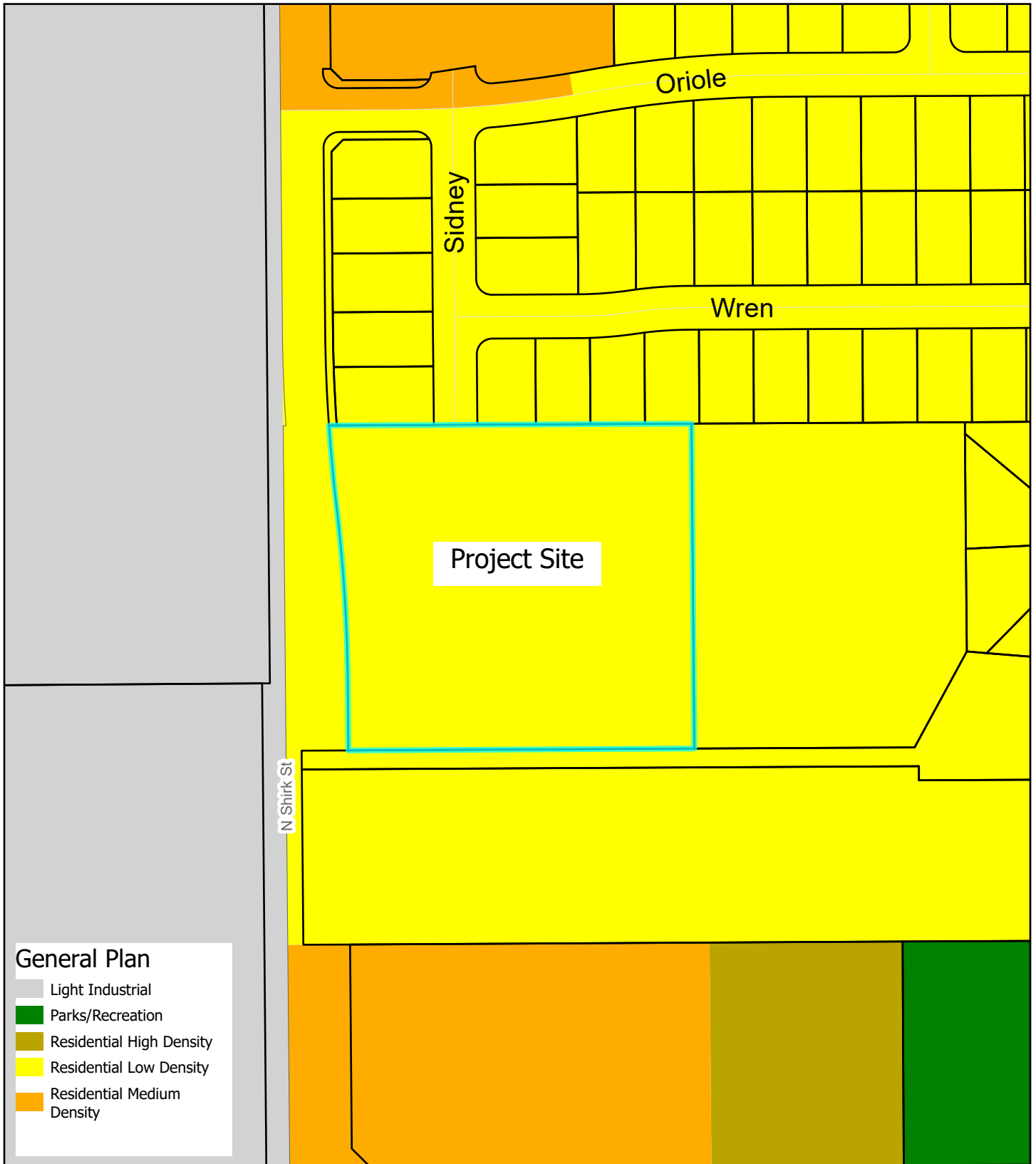
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

**Comment** City standard (3-can) residential services to be assigned per address. Services to include trash, recycle, and organic collections.

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

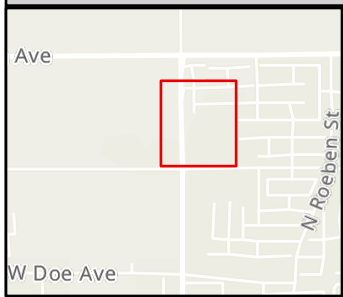
Nathan Garza, Solid Waste, 559-713-4532





**General Plan**

- Light Industrial
- Parks/Recreation
- Residential High Density
- Residential Low Density
- Residential Medium Density

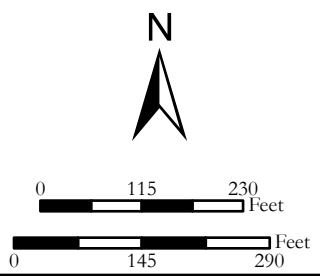


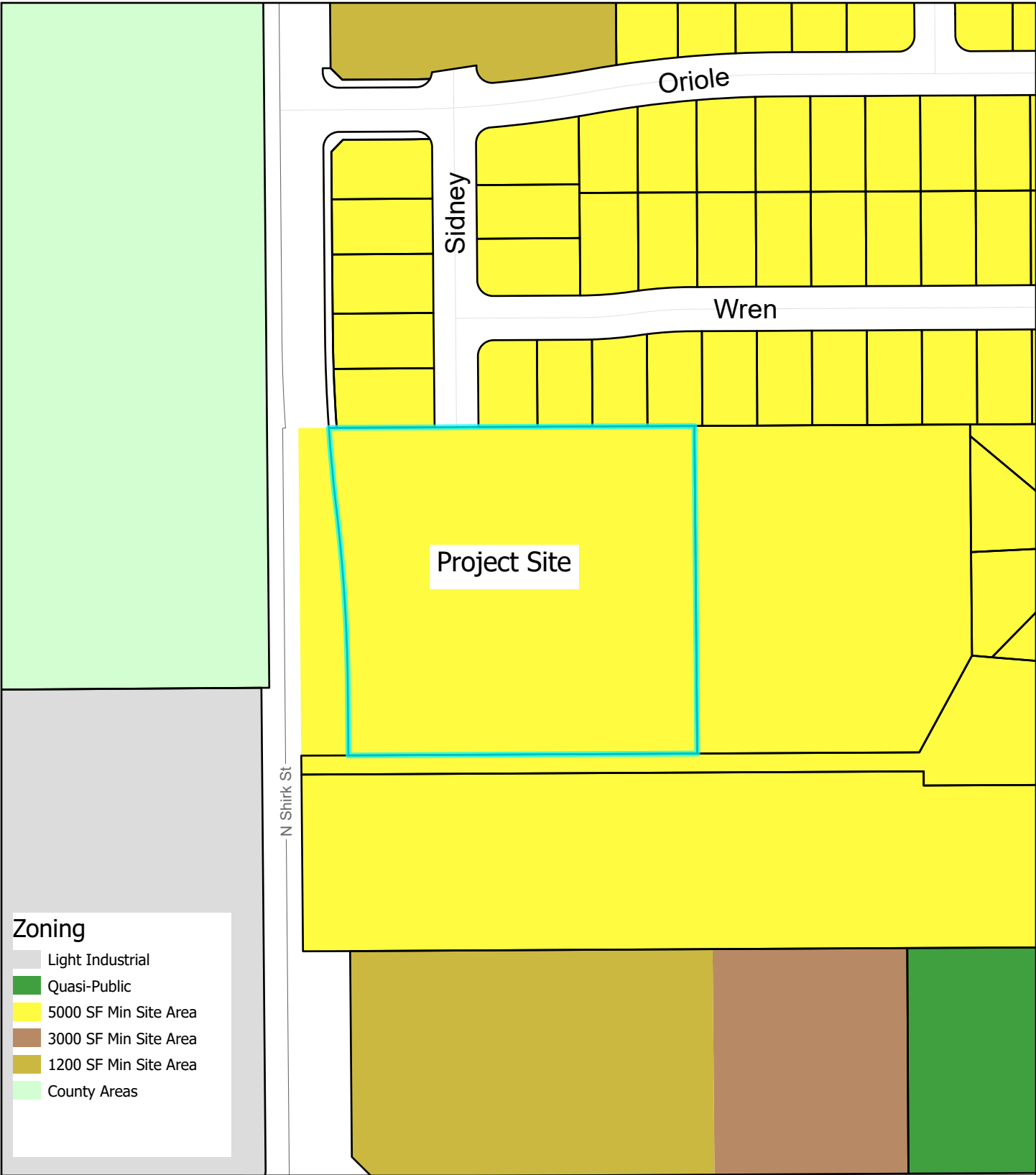
# General Plan Land Use Map

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

## 2022

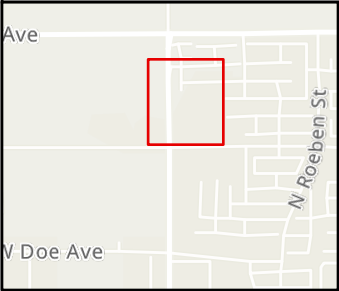
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





**Zoning**

- Light Industrial
- Quasi-Public
- 5000 SF Min Site Area
- 3000 SF Min Site Area
- 1200 SF Min Site Area
- County Areas



# Zoning Map

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

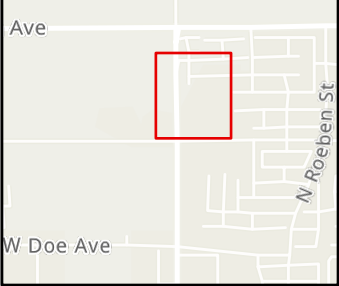
## 2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 115 230 Feet

0 145 290 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

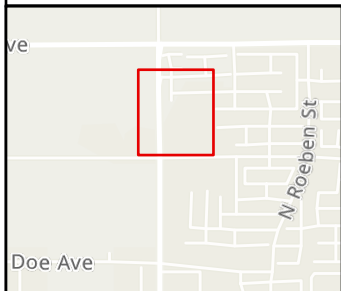
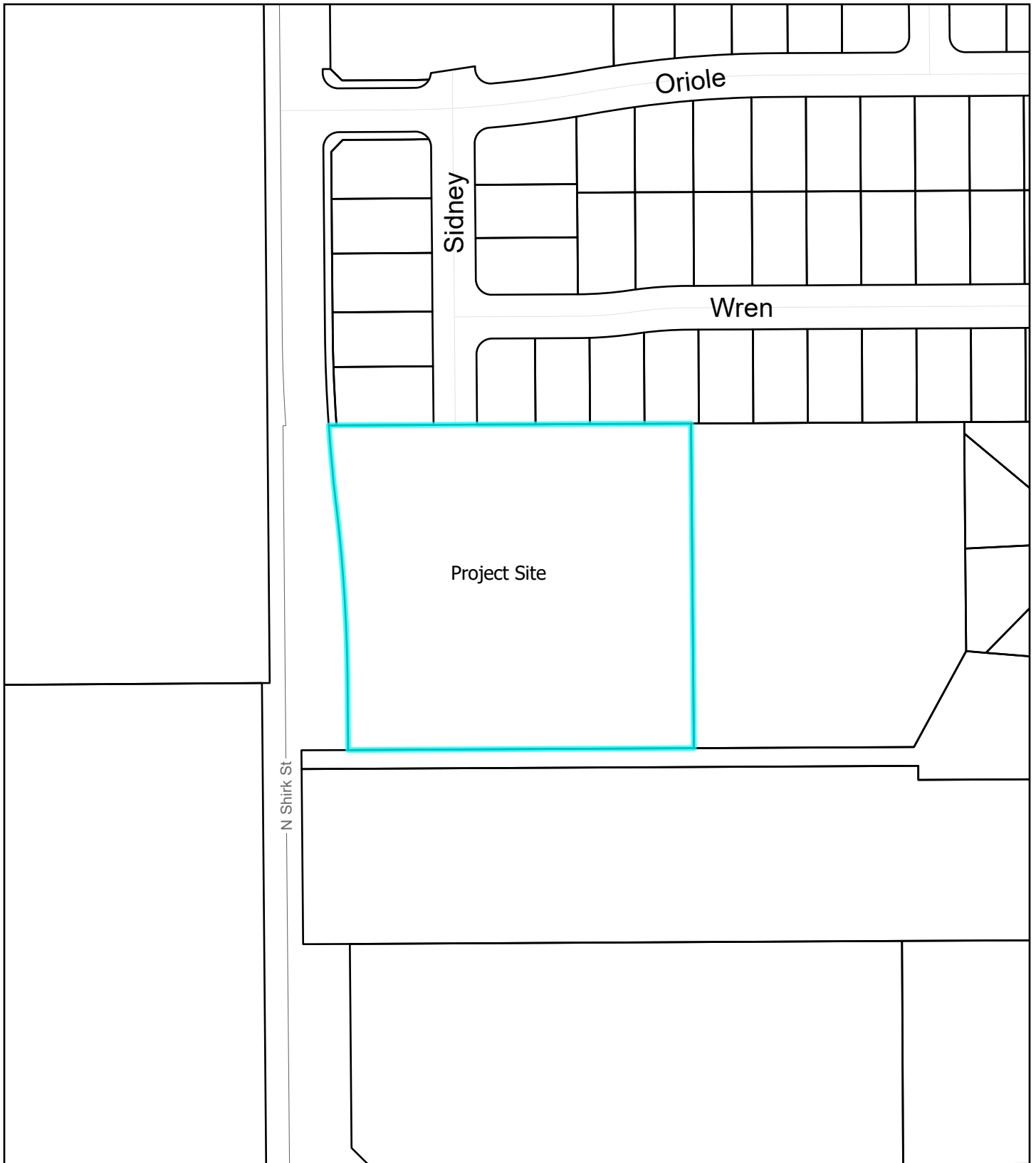
**2022**

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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0 115 230 Feet

0 145 290 Feet



**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

