

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, MARCH 13, 2023
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA
MEETING TIME: 7:00 PM

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

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. Time Extension Request for Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31.
6. PUBLIC HEARING – (Continued from February 27, 2023) Cristobal Carrillo, Associate Planner

General Plan Amendment No. 2022-01: A request by the Visalia Public Cemetery District to amend the General Plan Land Use Map to change the land use designation of 15 parcels totaling 3.33 acres from Residential Low Density to Public Institutional, and to change the land use designation of one parcel totaling 0.24 acres from Residential Medium Density to Public Institutional. The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Change of Zone No. 2022-02: A request by the Visalia Public Cemetery District to change the zoning designation of 15 parcels totaling 3.33 acres from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to QP (Quasi-Public), and to change the zoning designation of one parcel totaling 0.24 acres from R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) to QP (Quasi-Public). The project sites are located at 919 West Allen Avenue, 618, 700, 706, 808, 918, 1010 North Rinaldi Street, 1410, 1420, 1430 West Sady Avenue, 816, 1004 North Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-002, 010, 093-083-013, 014, 015, 016, 025, 093-102-001, 002, 093-112-021). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Conditional Use Permit No. 2023-02: A request by the Visalia Public Cemetery District to amend Conditional Use Permit No. 2005-08, permitting the expansion of the Visalia Public Cemetery District master planned area, encompassing 13 parcels totaling 2.8 acres. The project sites are located at 914 and 920 W. Allen Avenue, 1304 W. Goshen Avenue, 916, 920, 1000, 1002, 1004, 1006, 1010, 1012, 1014, 1016, and 1020 N. Turner Street (APNs: 093-083-035, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

7. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-03: A request by Ron Clark to develop a five-acre Industrial zoned parcel with 118 unit mini-storage facility and managers office. The project site is located on the north side of West Sunnyview Avenue approximately 635 feet west of North Clancy Street (APN: 077-200-037). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2023-06.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on Draft Agricultural Preservation Ordinance
- b. Housing Element Workshop No. 2 set for Wednesday March 15th at 6:00 p.m.
- c. Planning Commission Updates

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, MARCH 23, 2023, BEFORE 5 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 27, 2023

City of Visalia

Memo



To: Planning Commission
From: Brandon Smith, Principal Planner
Date: March 13, 2023
Re: Time Extension for:

Houdini Acres Tentative Subdivision Map No. 5563: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Conditional Use Permit No. 2017-31: A request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map No. 5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013).

RECOMMENDATION

Staff recommends that the Planning Commission approve a one-year time extension of Houdini Acres Tentative Subdivision Map No. 5563, extending the expiration date to March 25, 2024, pursuant to Section §66452.6(e) of the Subdivision Map Act.

Conditional Use Permit (CUP) No. 2017-31 was also approved together with the subdivision map and is linked with the timeline of the tentative subdivision map based on a condition of approval. Therefore, the expiration date of Conditional Use Permit No. 2017-31 would also be extended by the time extension request.

BACKGROUND

On September 25, 2017, the Visalia Planning Commission approved Houdini Acres Tentative Subdivision Map No. 5563 approving a 10 lot subdivision, and Conditional Use Permit No. 2017-31, approving two of the subdivision lots for duplex units on corners.

The original expiration date of Houdini Acres Tentative Subdivision Map No. 5563 and CUP No. 2017-31 was September 25, 2019, two years from the date of approval by Planning Commission. The expiration date was extended two years to September 25, 2021, following the filing of two one-year time extension requests with the City and approval by the Planning Commission on October 14, 2019, and October 26, 2020. The expiration date was extended 18 months to March 25, 2023, following the passage of Assembly Bill No. 1561 in 2020 which authorized an automatic 18-month extension to tentative maps.

REQUEST

The proponents of the Tentative Subdivision Map have submitted a written request received by the City of Visalia in a timely manner on March 7, 2023, for a one-year time extension. Time extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years, including the initial two-year approval. This would be the third time extension applied for under this code for the Tentative Subdivision Map.

Conversely, Section 17.38.030 of the Visalia Zoning Ordinance allows only a one year extension for Conditional Use Permits. However, this CUP is tied to the subdivision map and is not considered a standalone CUP project. Therefore, the time extension provisions of Section §66452.6 of the Subdivision Map Act shall apply to both the Houdini Acres Tentative Subdivision Map No. 5563 and CUP No. 2017-31.

Staff recommends that the one-year time extension be granted at this time in keeping with the City's practice of recommending time extensions. The extension request, if approved by the Planning Commission, will extend the expiration date of the Tentative Subdivision Map and CUP from March 25, 2023, to March 25, 2024.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date, March 25, 2024, to record a final subdivision map. If the request is denied, the applicant would have to re-file a new tentative map and conditional use permit application.

ATTACHMENTS

1. Letter of Request for the Time Extension
2. Approved Resolution No. 2017-66 for Houdini Acres Tentative Subdivision Map
3. Approved Resolution No. 2017-65 for Conditional Use Permit No. 2017-31
4. Tentative Subdivision Map
5. Location Map

**Mario Valmonte & Associates
5379 N. Aurora Avenue
Fresno, California 93722
Cell No. 559.351.4415**

**7 March 2023
City of Visalia
Planning Division
315 E. Acequia Avenue
Visalia, CA 93291**

Re: Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31

We are requesting a one (1) year extension of time for the recording of the Final Subdivision Map.

The expiration date is March 25, 2023.

Respectfully,


Mario Valmonte

RESOLUTION NO 2017-66

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING HOUDINI ACRES TENTATIVE SUBDIVISION MAP #5563: A REQUEST BY LARRY RAMBAUD TO SUBDIVIDE THREE LOTS CONSISTING OF 2.15 GROSS ACRES INTO 10 LOTS FOR RESIDENTIAL USE IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF DEMAREE STREET BETWEEN IRIS AND HOWARD AVENUES (APN: 087-122-010, 011, 013)

WHEREAS, Houdini Acres Tentative Subdivision Map #5563 is a request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 25, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map 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, 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 Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the proposed ten 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 Houdini Acres Tentative Subdivision Map No. 5563, 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. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development and an arterial street.
3. That the site is physically suitable for the proposed tentative subdivision map. The Houdini Acres Tentative Subdivision Map No. 5563 is consistent with the intent of the Visalia 2014 General Plan and 2017 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 bordered by existing residential development, and the subdivision is a continuation of the pattern and configuration of residential lots surrounding the development. Proposed lot sizes and dimensions are also consistent with those of residential lots surrounding the development.
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 Houdini Acres Tentative Subdivision Map No. 5563, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the Visalia 2014 General Plan and 2017 Zoning Ordinance and Subdivision Ordinance. The 2.15-acre project site, which is the site of the proposed ten 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 Houdini Acres Tentative Subdivision Map No. 5563, design of the subdivision or 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. Areas of dedication will be obtained as part of the tentative map recording for the completion of street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, along the Demaree Street and Howard Avenue frontages.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). 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 services.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 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. 2017-085, incorporated herein by reference.
2. That the Houdini Acres Tentative Subdivision Map No. 5563 be prepared in substantial compliance with Exhibit "A".
3. That setbacks for the lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) standards for the front, side, street side and rear yard setbacks, except as provided in Conditional Use Permit No. 2017-31 for the development of duplexes on corner lots if applicable.
4. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
5. That the valley oak trees identified in the subdivision map, Exhibit "A", shall be removed subject to the issuance of a Valley Oak Tree Removal Permit. The remaining valley oak trees identified in the map shall be properly maintained, trimmed and watered as stated in the evaluation. Development around the valley oak trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any valley oak tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
6. That the construction of curb, gutter, curb return, sidewalk, parkway landscaping, pavement, and a transit stop if applicable, is required along and shall be constructed along the entire Demaree Street and Howard Avenue frontage with the initial phase of development of the subdivision.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

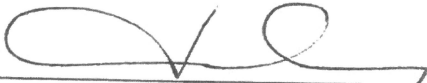
Commissioner Peariso offered the motion to this resolution. Commissioner Gomez seconded the motion and it carried by the following vote:

AYES: Commissioners Peariso, Gomez, Wynn, Taylor
NOES:
ABSTAINED:
ABSENT: Commissioner Hansen

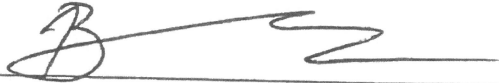
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Jason Huckleberry, Assistant Community Development Director

I, Jason Huckleberry, Acting Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2017-66, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on September 25, 2017.



Jason Huckleberry
Assistant Community Development Director



Brett Taylor, Chairperson

RESOLUTION NO. 2017-65

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-31: A REQUEST BY LARRY RAMBAUD TO ALLOW TWO DUPLEX STRUCTURES (FOUR DWELLING UNITS TOTAL) ON TWO CORNER LOTS WITHIN PROPOSED TENTATIVE SUBDIVISION MAP #5563 IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF DEMAREE STREET BETWEEN IRIS AND HOWARD AVENUES (APN: 087-122-013)

WHEREAS, Conditional Use Permit No. 2017-31 is a request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 25, 2017; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2017-31, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT 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 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 Visalia 2014 General Plan and 2017 Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - 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.
 - The proposed conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-67). 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 services.

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 be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2017-085, incorporated herein by reference.
2. That the corner lots being developed with duplexes be prepared in substantial compliance with the site plan and floor plans attached as Exhibit "B".
3. That the building elevations for the dwelling units be prepared in substantial compliance with the elevations attached as Exhibit "C".
4. That Houdini Acres Tentative Subdivision Map No. 5563 shall also be approved, and that requirements of the tentative map which relate to this conditional use permit shall be fulfilled.
5. That Conditional Use Permit No. 2017-31 shall be null and void unless Houdini Acres Tentative Subdivision Map No. 5563 is approved.
6. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded prior to or with the recording of the final parcel map.
7. That all of the conditions and responsibilities of Conditional Use Permit No. 2017-31 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
8. That the corner lots shall be subject to the following building height and minimum setbacks as measured from property lines or right-of-way as specified:

Maximum Building Height: 35 Feet, limited to single-story construction per development plan

Minimum Setbacks:

- | | |
|---|---------|
| ➤ Building setback to front property line (Iris & Howard) | 15 Feet |
| ➤ Units' Living Space Setback to drive aisle | 5 Feet |
| ➤ Units' Garage Door Setback to drive aisle | 15 Feet |

- Building setback to street side property line (Demaree) 15 Feet; 10 Feet Avg. to wall
 - Building setback to rear property line 5 Feet
9. That a block wall with height between six and seven feet tall be allowed along the Demaree Street frontage and the fronts of Lots 5 and 6 for the purpose of noise mitigation and screening. The wall may be located within the front and street side yard setback areas.
 10. That the initial two year timeline for the conditional use permit is tied to the recordation of any portion of the tentative subdivision map.
 11. That the owner/operator(s) of all dwelling units shall be subject to the following conditions:

A. Maintenance and Operations

- a. 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.
- b. 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.
- c. 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.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. 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.
- i. 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.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
 - b. 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.
 - c. 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.
 - d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- C. 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.
- D. Tenant Agreement** - The tenant agreement for the complex must contain the following:
- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.

12. That all federal, state, regional, and city codes and ordinances be met.

Commissioner Peariso offered the motion to this resolution. Commissioner Gomez seconded the motion and it carried by the following vote:

AYES: Commissioners Peariso, Gomez, Wynn, Taylor

NOES:

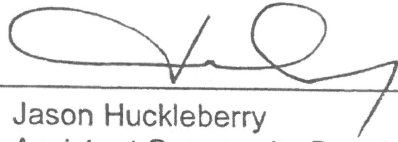
ABSTAINED:

ABSENT: Commissioner Hansen

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Jason Huckleberry, Assistant Community Development Director

I, Jason Huckleberry, Acting Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2017-65, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on September 25, 2017.



Jason Huckleberry
Assistant Community Development Director



Brett Taylor, Chairperson

HOUDINI ACRES TENTATIVE SUBDIVISION MAP & CONDITIONAL USE PERMIT

BEING LOTS 43, 44 & 45 OF TRACT NO. 24, LAMARCO ACREAGE, 5.2 ACRES, MORE OR LESS, AS SHOWN IN A PORTION OF THE CITY MAP OF THE CITY OF DENVER, COLORADO, AS RECORDED IN THE CITY OF DENVER, COUNTY OF DENVER, STATE OF COLORADO.

APR. 2017

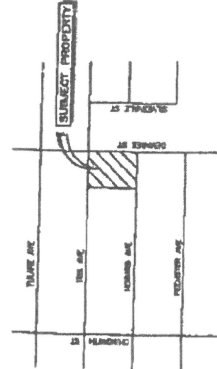
OWNERS:
LARRY RAMBAUD
30801 Grand St
Highlands, Colorado, 80521

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1970 W. Harvard Way, Suite 8
Vista, Colorado 80521
Phone: (303) 732-0102
www.fwa.com

NOTES:
EXISTING PROPERTY LINES IDENTIFIED BY DOTTED LINES.
PROPOSED PROPERTY LINES IDENTIFIED BY SOLID LINES.
DIMENSIONS ARE IN FEET AND INCHES.
ALL CORNERS TO BE MARKED WITH IRON PIPES.
ALL CORNERS TO BE MARKED WITH IRON PIPES.
ALL CORNERS TO BE MARKED WITH IRON PIPES.
SITE PLAN 17-008 / MAP 8-31-2017



SCALE 1" = 30'



Vicinity Map
NO SCALE

ONE SHEET ONLY

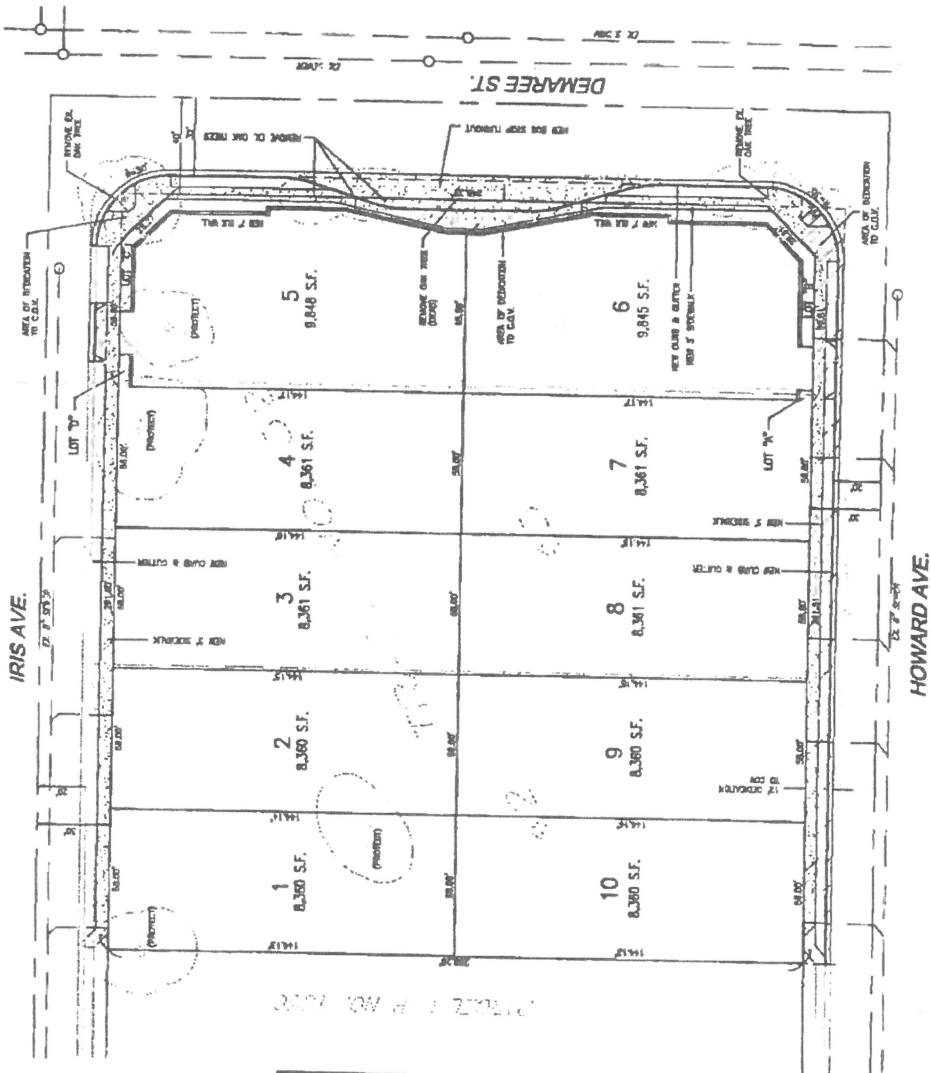


Exhibit "A"



SCOTT ASSOCIATES
ARCHITECTURE

1000 North Broadway
San Francisco, California 94109
Tel: 415.774.1000
Fax: 415.774.1001



RESIDENTIAL SUBDIVISION & APARTMENTS

NOTE:
LARRY RAMBAUD

REGISTERED PROFESSIONAL ENGINEER
NO. 41094

PROJECT NO. 7700

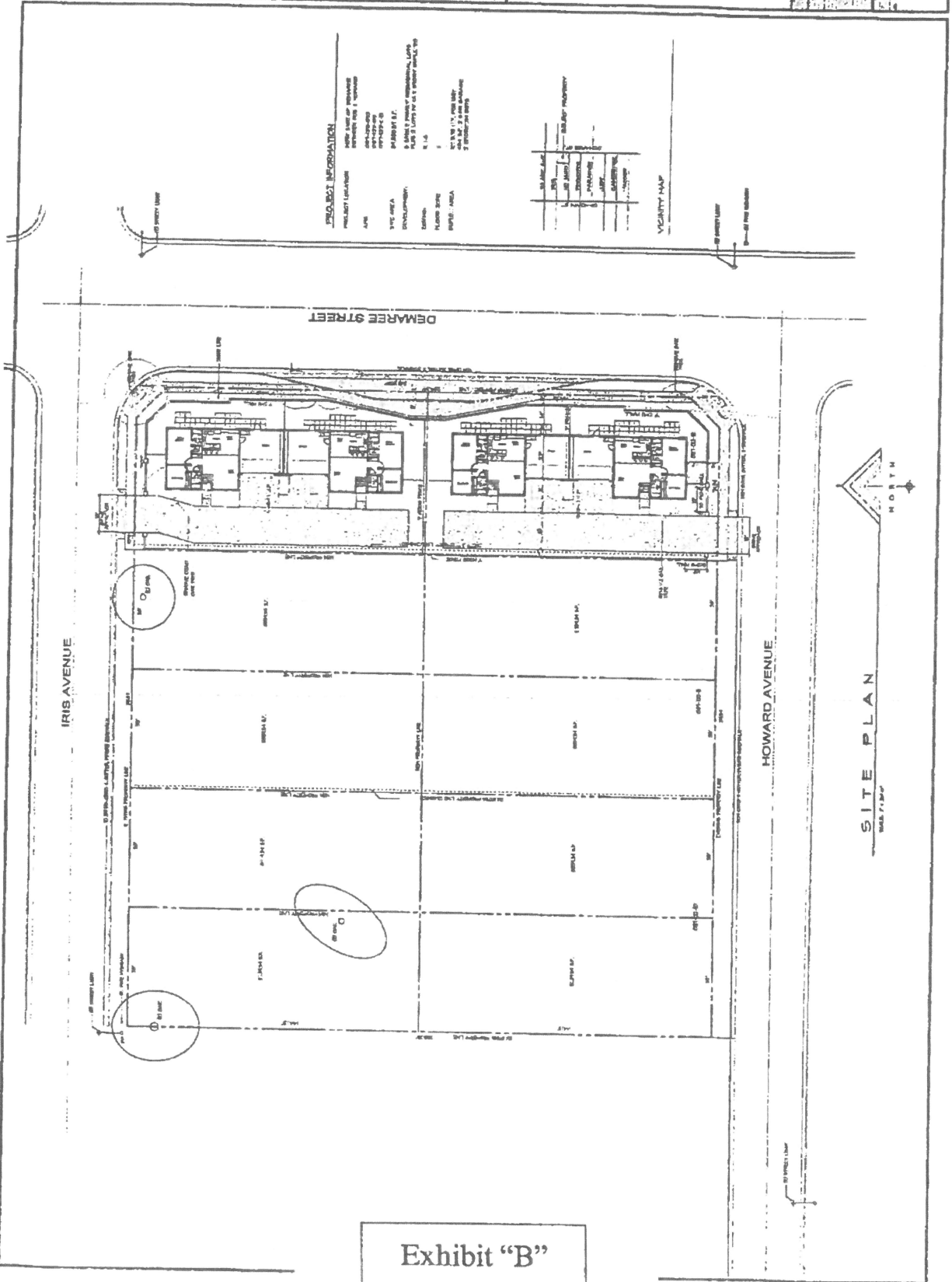
DATE: 11-11-79

SCALE: AS SHOWN

SHEET PLAN

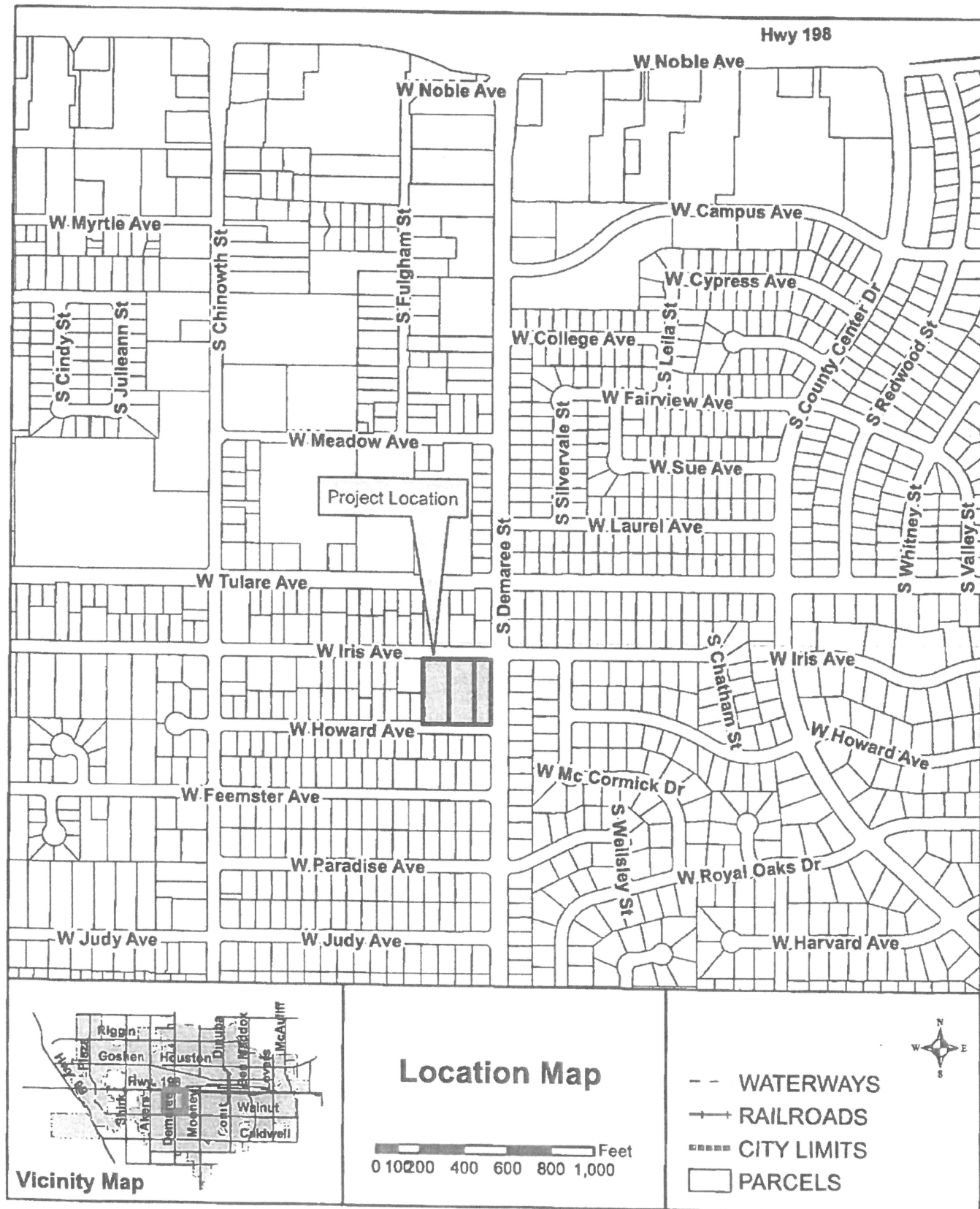
Sheet 1 of 1

1.1



Houdini Acres Tentative Subdivision Map No. 5563 & Conditional Use Permit No. 2017-31

The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013)



Location Map



- WATERWAYS
- + RAILROADS
- CITY LIMITS
- PARCELS

