

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS: Bill Davis, Charlie Norman, Adam Peck, Chris Tavarez, Mary Beatie

MONDAY, AUGUST 26, 2024

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. ROLL CALL –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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. Adoption of Revised Resolution No. 2024-46 for Conditional Use Permit No. 2024-29.
7. PUBLIC HEARING – Josh Dan, Senior Planner & Nathan Perez, Planning Intern
 - a. **Tentative Parcel Map No. 2024-09:** A request by Peter Pao Moua to divide a 0.56-acre parcel into 4 parcels in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot area) Zone.
 - b. **Conditional Use Permit No. 2024-28:** A request by Peter Pao Moua to create three residential parcels without direct street access in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot area) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2024-42.

Location: The project site is located on the north side of East Roosevelt Avenue, 350 feet west of North Simon Court (APN: 103-330-104).

8. CITY PLANNER UPDATE

9. ADJOURNMENT

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, SEPTEMBER 5, 2024, BEFORE 5:00 PM

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

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 9, 2024

City of Visalia



To: Planning Commission

From: Josh Dan, Senior Planner

Date: August 26, 2024

Re: Revised Resolution No. 2024-46

A resolution of the Planning Commission of the City of Visalia denying Conditional Use Permit No. 2024-29, A request by Mike Davis to amend Condition of Approval No. 10 of Conditional Use Permit No. 2021-22, limiting the hours of operations from 5:00 A.M. to 12:00 A.M. for a Jack in the Box fast food restaurant in the Neighborhood Commercial (C-N) zone. The project site is located at 1145 South Lovers Lane (APN: 100-120-051).

The Planning Division, at their August 12, 2024 meeting, denied the applicants request to amend Condition No. 10 of Conditional Use Permit No. 2021-22, to increase the hours of operation. The Revised Resolution No. 2024-46 has been prepared for the Planning Commission's adoption, which reflects the Planning Commission's decision to deny the amended CUP request.

ATTACHMENTS

- Revised Resolution No. 2024-46

REVISED
RESOLUTION NO. 2024-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA DENYING CONDITIONAL USE PERMIT NO. 2024-29, A REQUEST BY MIKE DAVIS TO AMEND CONDITION OF APPROVAL NO. 10 OF CONDITIONAL USE PERMIT NO. 2021-22, LIMITING THE HOURS OF OPERATIONS FROM 5:00 A.M. TO 12:00 A.M. FOR A JACK IN THE BOX FAST FOOD RESTAURANT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE. THE PROJECT SITE IS LOCATED AT 1145 SOUTH LOVERS LANE (APN: 100-120-051).

WHEREAS, Conditional Use Permit No. 2024-29 is A request by Mike Davis to amend Condition of Approval No. 10 of Conditional Use Permit No. 2021-22, limiting the hours of operations from 5:00 A.M. to 12:00 A.M. for a Jack in the Box fast food restaurant in the Neighborhood Commercial (C-N) zone. The project site is located at 1145 South Lovers Lane (APN: 100-120-051); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on August 12, 2024; and

WHEREAS, Section 17.38.010 of the Zoning Ordinance of the City of Visalia provides: "In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the Planning Commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits"; and

WHEREAS, Section 17.38.110, Subsection A of the Zoning Ordinance of the City of Visalia requires that the Planning Commission make certain findings in order to grant a conditional use permit application, and if such findings cannot be made, Subsection C. of Section 17.38.110 provides that the Planning Commission may deny an application for a conditional use permit.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia finds that the project is not consistent with the required findings of Zoning Ordinance Section 17.38.110.A., and makes the following specific findings based on the evidence in the record, including public testimony, and written materials received or presented to the Planning Commission:

1. That the proposed use is not consistent with the policies and intent of the General Plan and Zoning Ordinance. The request to amend the existing Jack in the Box operating hours to 24-hour is not compatible with the existing residential character of existing neighborhoods to the west, southwest, and east of the site and none of the conditions proposed will have the effect of eliminating the inconsistency.

That the proposed amended hours of operation to a 24-hour drive thru-use is not compatible with adjacent residential land uses because the project's neighborhood commercial zoning designation, its proximity to sensitive land uses, and requested intensification of operating hours, which will have a direct impact to the neighboring residential uses by interfering with the enjoyment of properties in the existing neighborhoods that are adjacent or nearby the project site, and would therefore be materially injurious to properties or improvements in the vicinity; none of the conditions proposed will have the effect of eliminating the injurious effect of the project on the neighboring properties.

NOW, THEREFORE, BE IT FURTHER RESOVLED, that the Planning Commission denies Conditional Use Permit No. 2024-29, based on the findings contained in this Revised Resolution No. 2024-46, consistent with Visalia Municipal Code Section 17.38.110.C.

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

AYES: Commissioners Peck, Norman, Davis, Tavarez, Beatie
NOES:
ABSTAINED:
ABSENT:

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

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2024-46, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on August 12, 2024.

Paul Bernal, Community Development Director

Mary Beatie, Chairperson



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: August 26, 2024

PROJECT PLANNER: Nathan Perez, Planning Intern
Phone No. (559) 713-4449
E-Mail: nathan.perez@visalia.city

SUBJECT: Tentative Parcel Map No. 2024-09: A request by Peter Pao Moua to divide a 0.56-acre parcel into two parcels sized 0.15 acers and two parcel sized 0.13 acers in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone.

Conditional Use Permit No. 2024-28: A request by Peter Pao Moua to create three residential parcels without direct street access in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone.

Project Location: The project site is located on the north side of East Roosevelt Avenue, 350 feet west of North Simon Court (APN: 077-190-015).

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2024-09 based on the findings and conditions in Resolution No. 2024-48. Staff's recommendation is based on the conclusion that the parcel map, as conditioned, is consistent with the City's, Housing Element, Zoning and Subdivision Ordinance.

Staff recommends approval of Conditional Use Permit No. 2024-28 based on the findings and conditions in Resolution No. 2024-49. Staff's recommendation is based on the conclusion that the project is consistent with the Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2024-09, based on the findings and conditions in Resolution No. 2024-48.

I move to approve Conditional Use Permit No. 2024-28 based on the findings and conditions in Resolution No. 2024-49.

PROJECT DESCRIPTION

Tentative Parcel Map No. 2024-09 is a request to subdivide a 0.56-acre parcel into four parcels. The proposed parcel sizes are roughly 0.13 acers on Parcels 1 and 4, and roughly 0.15 acers in size for Parcels 2 and 3 (see Exhibit A). The entire site is zoned R-1-5 (Single Family Residential, 5,000 minimum site area) and is currently undeveloped and without frontage improvement. Without direct street frontage to Roosevelt Avenue, Parcels 1, 2, and 3 are considered "landlocked" and therefore require a conditional use permit to deviate from adopted development standards.

The subdivision of Parcels 1 through 4 will comply with the R-1-5 development standards, with the exception for those parcels that do not have direct street access. The parcel sizes comply with the minimum 5,000 square foot lot size requirement in the R-1-5 zone. The applicant is proposing identical, single floor, 1,300 square feet single-family residences on all four parcels.

Improvements along West Roosevelt Avenue are required when the parcels are developed. A City standard residential drive approach, sidewalk, and additional pavement are all detailed in both map exhibits submitted by the applicant.

BACKGROUND INFORMATION

General Plan: Residential Low Density
 Zoning: R-1-5 Single-family Residential
 Surrounding Zoning and Land Use: North: VUSD Adult School & R-1-5 / Single-family Residential
 South: R-1-5 / Single-family Residential (Golden West Estates)
 East: R-1-5 / Single-family Residential (East Roosevelt Estates)
 West: R-1-5 / Single-family Residential (Madison Heights)
 Environmental Review: Categorical Exemption No. 2024-42
 Site Plan: Site Plan Review No. 2023-223

PROJECT EVALUATION

Consistency with General Plan, Zoning and Subdivision Ordinances

Staff supports the proposed tentative parcel map based on the project’s consistency with the intent of the Land Use Element of the General Plan and the Zoning Ordinance.

Policy LU-P-45 of the Land Use Element encourages the City to promote development of vacant, underdeveloped, and/or re-developable 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, while achieving objectives of compact development as established in the General Plan. Staff supports the project because it meets the overall intent of this policy.

The division of the site enables the construction of four additional residences on the project site, doubling the potential density of the existing single parcel. The proposed division and lot configuration is also consistent with the existing development pattern of the surrounding neighborhood, consisting of both typical R-1-5 development and larger Planned Residential Development neighborhoods.

Development Standards

The setbacks within the R-1-5 zone for lots 5,000 square feet or greater 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. or 20-ft. for single-story homes

The setbacks for the lots proposed each exceed the 5,000 square feet minimum and are as follows:

Minimum Lot Area	Front	Side	Street Side	Rear
Parcel 1 (5,932 sq. ft.)	15-ft. to habitable space 22-ft. to garage	5-ft.	10-ft.	23-ft.
Parcel 2 (6,856 sq. ft.)	15-ft. to habitable space 22-ft. to garage	5-ft.	N/A	23-ft.
Parcel 3 (6,126 sq. ft.)	15-ft. to habitable space 22-ft. to garage	5-ft.	N/A	23-ft.
Parcel 4 (5,375 sq. ft.)	15-ft. to habitable space 22-ft. to garage	5-ft.	N/A	23-ft.

Typically, R-1-5 parcels would be required to have a rear-yard setback of 25 feet. Being single-story structures, however, VMC Section 17.12.100C states that the main single-story structure can encroach up to five (5) feet into the rear 25 feet.

Access and Site Improvements

The site is located on the northside of East Roosevelt Avenue, which provides direct vehicular access to the site presently as a single parcel. While proposed Parcel 4 will be adjacent to this local street, all proposed structures across the landlocked parcels and Parcel 4 will instead face a gated, shared driveway occupying the westernmost 21 feet (See Exhibit “A”). This shared driveway, which is delineated on the parcel map, also includes a turnaround spanning Parcels 2 and 3 to be used by emergency vehicles when accessing the site. This shared driveway will also be used for the location of all shared utilities that will be installed underneath the drive.

Staff is recommending Condition No. 3 be adopted for the Tentative Parcel Map and Condition No. 2 be adopted for the Conditional Use Permit. These conditions require the recordation of an agreement addressing shared vehicular access, utilities, and any other pertinent infrastructure or services for all parcels including Parcels 1, 2, and 3, which can only be accessible from the public right-of-way via the existing shared access driveway. This agreement 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.

Northeast Area Specific Plan

Visalia’s Northeast Area Specific Plan was originally established in the late-1970s to redirect growth into the northeast of the City. The plan intends to balance community growth patterns, take advantage of existing infrastructure, and better utilize Visalia’s natural features. The Specific Plan was amended in the late-1980s to reflect changing market conditions and community values that included factors such as appropriate development densities, levels of public improvement, and development costs.

Staff finds that the tentative parcel map is consistent with the Northeast Area Specific Plan and recommends annexation into the Northeast Area Improvement District (per Condition No. 4 of Resolution No. 2024-48). Once annexed, the development must pay fees that go toward improvements in storm drainage, block walls, parkway landscaping, bike paths, medians, and parks within the Specific Plan area.

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 none of the findings can be made for the proposed 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 parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has not been found to conflict with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel 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 not been found to conflict with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is not physically unsuitable for the proposed map and its affiliated development plan, which as of now includes only one extra residential structure. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is not physically unsuitable for the proposed density of development in the Low-Density Residential land use designation and R-1-5 zone. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or	The proposed design and improvement of the map has not been found to cause substantial environmental damage or avoidable injury of fish wildlife or their habitat. This finding is

wildlife or their habitat.	further supported by Categorical Exemption No. 2024-42 and included as recommended Finding No. 4 of the Tentative Parcel 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 not been found to cause serious public health problems. This is included as recommended Finding No. 5 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 6 of the Tentative Parcel Map.

Environmental Review

The project is considered to be categorically exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for the subdivision of certain properties in urban areas into four or fewer parcels (Categorical Exemption No. 2024-42).

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2024-09

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. The site is suitable for the proposed map and its affiliated development plan.
3. The site is suitable for the proposed density of development in the Low-Density Residential land use designation and R-1-5 zone.
4. The proposed design and improvement of the map has not been found cause substantial environmental damage or avoidable injury of fish wildlife or their habitat per Categorical Exemption 2024-42.
5. The proposed design of the map has not been found to cause serious public health problems.
6. The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.

Conditional Use Permit No. 2024-28

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

4. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
5. That the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-42)

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2024-09

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2023-223.
2. That Tentative Parcel Map No. 2024-09 be prepared in substantial compliance with Exhibit "A".
3. 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. 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 the issuance of any building permits.
4. That the tentative parcel map be annexed into the Northeast Area Improvement District.
5. That all other federal, state and city codes, ordinances and laws be met.

Conditional Use Permit No. 2024-28

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-223.
2. 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. 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 the issuance of any building permits.
3. That Conditional Use Permit No. 2024-28 shall be null and void unless Tentative Parcel Map No. 2024-09 is approved.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2024-48
- Resolution No. 2024-49
- Exhibit "A" – Tentative Parcel Map No. 2024-09
- Exhibit "B" – Planned Residential Development
- Site Plan Review Comments No. 2023-223
- 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-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

Chapter 17.12

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:

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

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

Zone	Interior Lot	Corner Lot
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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:

Zone	Minimum Front Yard
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.

NOTICE OF EXEMPTION

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

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

Tentative Parcel Map No. 2024-09

PROJECT TITLE

The project site is located on the north side of E. Roosevelt Avenue, 350 feet west of Simon Court (APN: 077-190-015).

PROJECT LOCATION – SPECIFIC

Visalia

Tulare

PROJECT LOCATION – CITY

COUNTY

Tentative Parcel Map to divide a 0.56-acre parcel into two parcels sized 0.13 acers and two parcel sized 0.13 acers.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Peter Pao Moua, 5699 N. 7th St., Fresno, CA 93710

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

N/A

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

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

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

REASON FOR PROJECT EXEMPTION

Nathan Perez, Planning Intern

(559)713-4449

CONTACT PERSON

AREA CODE/PHONE

August 13, 2024

DATE

Brandon Smith
ENVIRONMENTAL COORDINATOR

RESOLUTION NO. 2024-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2024-09, A REQUEST BY PETER PAO MOUA TO DIVIDE A 0.56-ACRE PARCEL INTO TWO PARCELS SIZED 0.15 ACERS AND TWO PARCEL SIZED 0.13 ACERS IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM LOT AREA) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF EAST ROOSEVELT AVENUE, 350 FEET WEST OF NORTH SIMON COURT (APN: 077-190-015).

WHEREAS, Tentative Parcel Map No. 2024-09, is a request by Peter Pao Moua to divide a 0.56-acre parcel into two parcels sized 0.15 acers and two parcel sized 0.13 acers in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone. The project site is located on the north side of East Roosevelt Avenue, 350 feet west of North Simon Court (APN: 077-190-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on August 26, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2024-09, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2024-42).

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2024-42 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

1. That the proposed tentative parcel map, as conditioned, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. The site is suitable for the proposed map and its affiliated development plan.
3. The site is suitable for the proposed density of development in the Low-Density Residential land use designation and R-1-5 zone.
4. The proposed design and improvement of the map has not been found cause substantial environmental damage or avoidable injury of fish wildlife or their habitat per Categorical Exemption 2024-42.
5. The proposed design of the map has not been found to cause serious public health problems.

6. The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2023-223.
2. That Tentative Parcel Map No. 2024-09 be prepared in substantial compliance with Exhibit "A".
3. 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. 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 the issuance of any building permits.
4. That the tentative parcel map be annexed into the Northeast Area Improvement District.
5. That all other federal, state and city codes, ordinances and laws be met.

RESOLUTION NO. 2024-49

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-22, A REQUEST BY PETER PAO MOUA TO CREATE THREE RESIDENTIAL PARCELS WITHOUT DIRECT STREET ACCESS IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM LOT AREA) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF EAST ROOSEVELT AVENUE, 350 FEET WEST OF NORHT SIMON COURT (APN: 077-190-015).

WHEREAS, Conditional Use Permit No. 2024-28, is a request by Peter Pao Moua to create three residential parcels without direct street access in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone. The project site is located on the north side of East Roosevelt Avenue, 350 feet west of North Simon Court (APN: 077-190-015); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 26, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2024-28, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15315.

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 within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
4. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

5. That the project is considered Categorical Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2024-42)

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 consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-223.
2. 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. 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 the issuance of any building permits.
3. That Conditional Use Permit No. 2024-28 shall be null and void unless Tentative Parcel Map No. 2024-09 is approved.

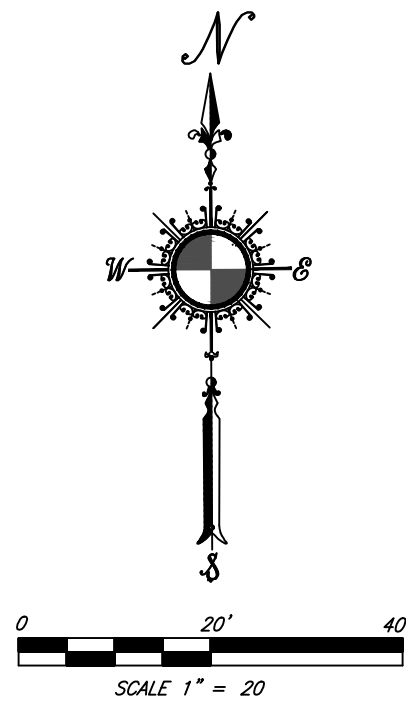
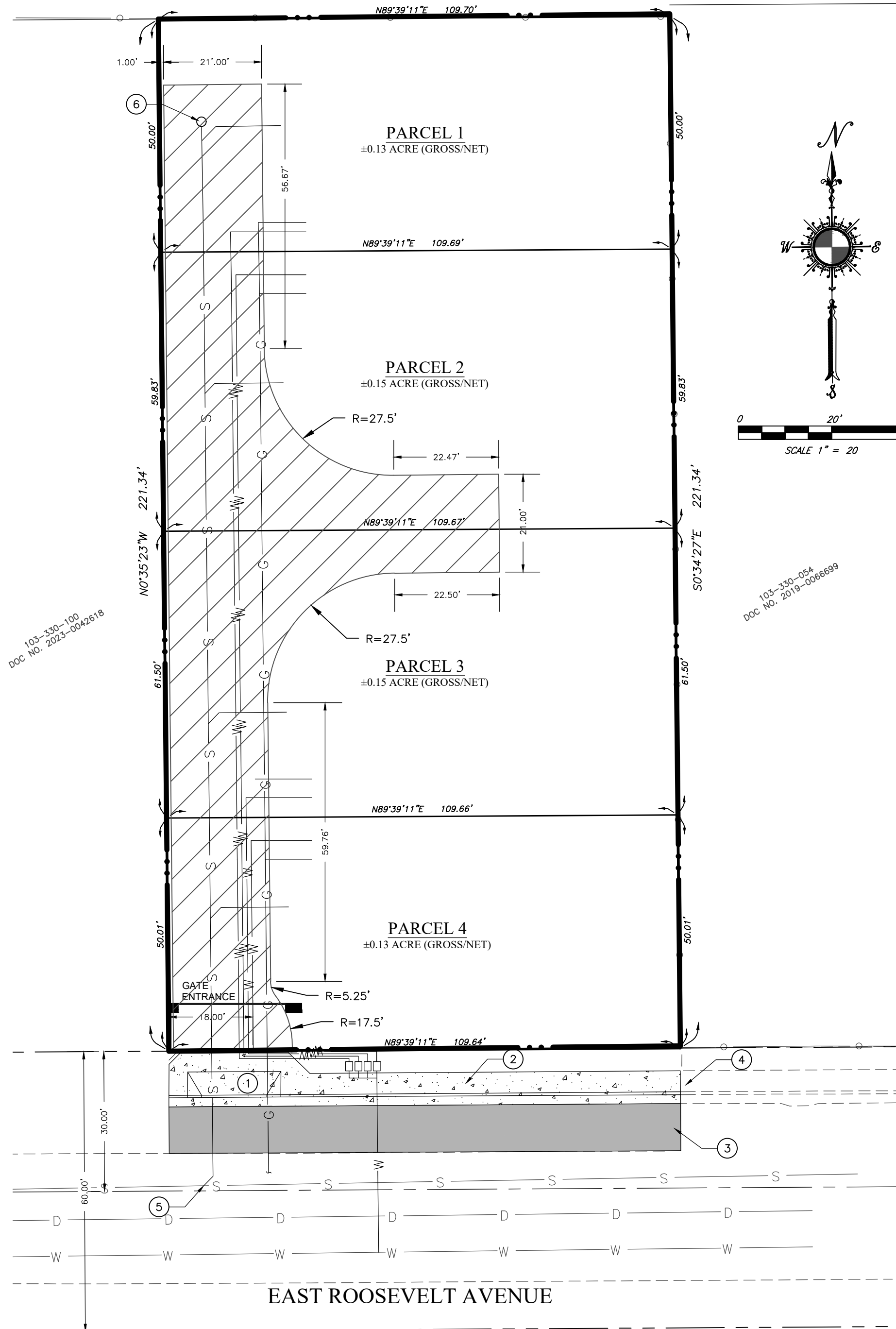
Exhibit "A"

TENTATIVE PARCEL MAP NO. 2023-XX

(A.P.N. 103-330-100)

103-330-100
DOC. NO. 2023-0042618

103-330-098
DOC. NO. 2005-0126227



103-330-054
DOC. NO. 2019-0066699

103-330-100
DOC. NO. 2023-0042618

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF TULARE, CITY OF VISALIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 3 OF PARCEL MAP NO. 5047, FILED FOR RECORD AUGUST 31, 2023 IN PARCEL MAP BOOK 55, PAGE 15, TULARE COUNTY RECORDS

OWNER:

FELIPE DE J CONTRERAS
3808 EAST SCHOOL AVENUE
VISALIA, CA 93292

PREPARED BY:

ME Moua Engineering & Surveying
5699 N. 7th Street
Fresno, CA 93710
559-288-3217

SITE ADDRESS

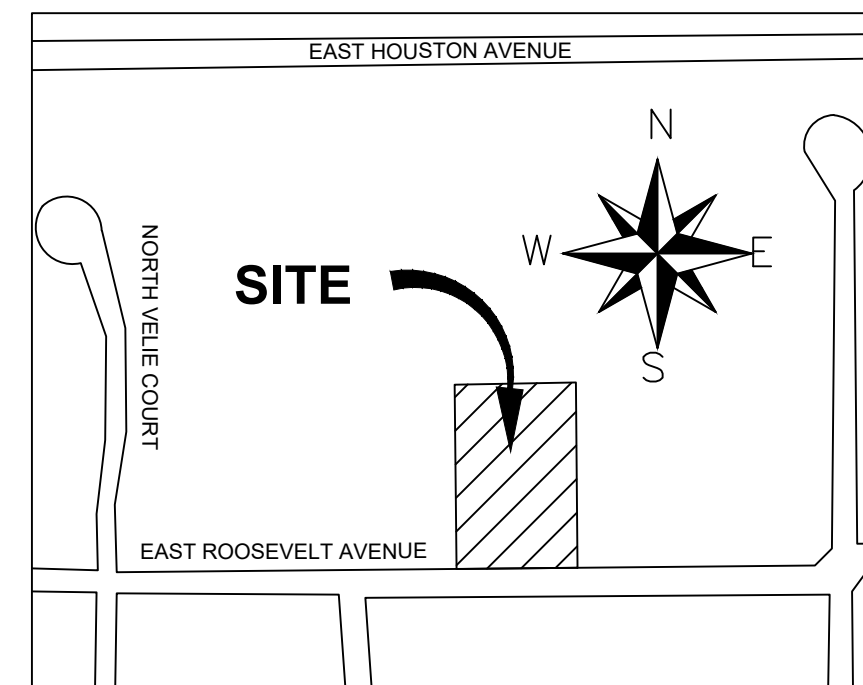
3307 E. HOUSTON AVE.
VISALIA, CA 93292

PROJECT INFO

ZONE:	R-1-5
ZONING DESCRIPTION:	SINGLE-FAMILY RESIDENTIAL 5,000 SF MIN. LOT SIZE
APN/PARCEL ID(s):	103-330-100
FLOOD ZONE:	ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FLOOD MAP NO.:	06017C0934E
FLOOD MAP EFFECTIVE DATE:	JUNE 16, 2009
PLANNED LAND USE:	RESIDENTIAL
EXISTING USE:	VACANT LOT / BARE LAND
SOURCE OF WATER SUPPLY:	CITY OF VISALIA
SOURCE OF SEWER DISPOSAL:	CITY OF VISALIA
LOT ACREAGE	0.56 ACRE

KEYNOTES:

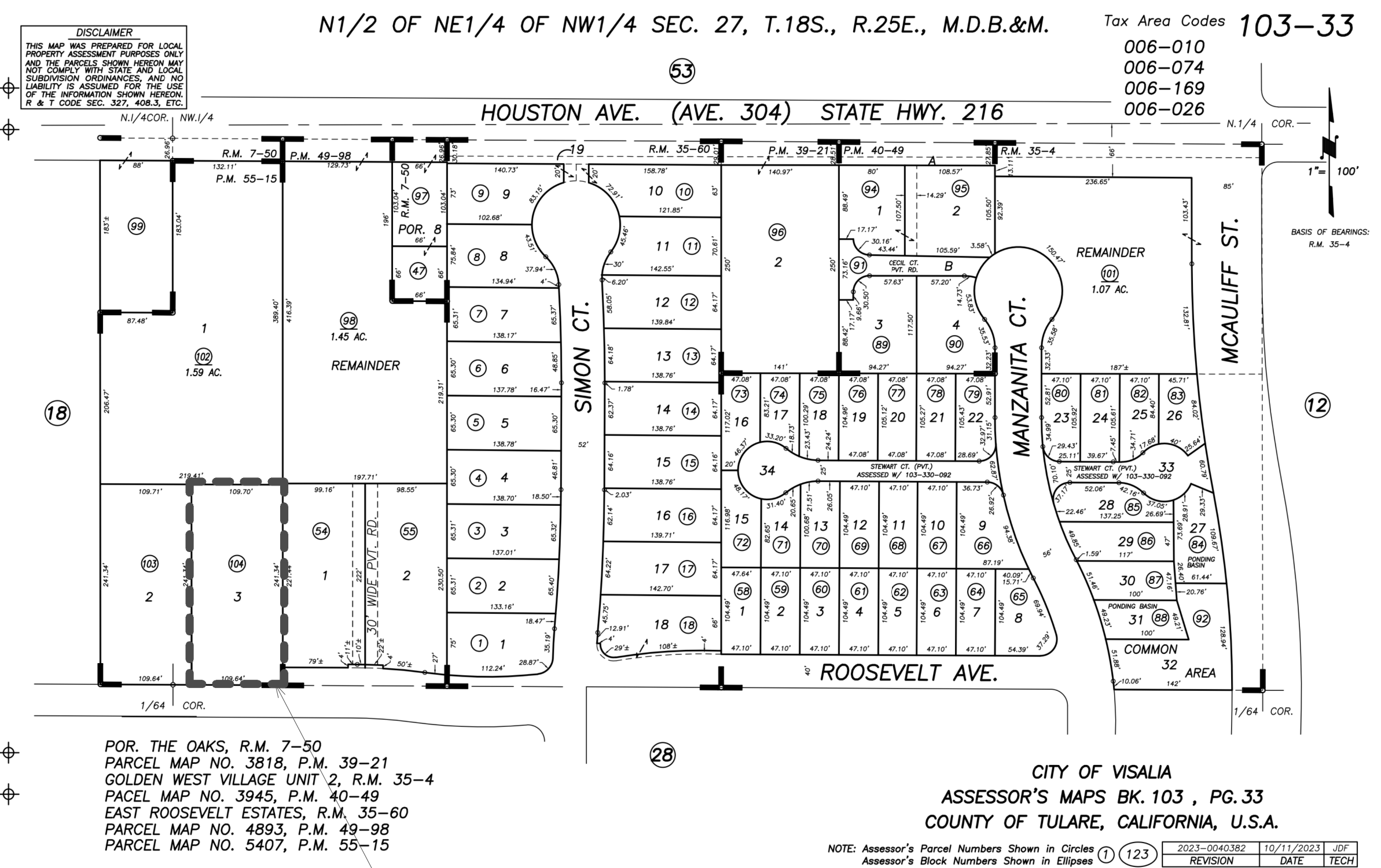
- ① INSTALL 20' RESIDENTIAL DRIVE APPROACH WITH ADJACENT SIDEWALK PER CITY STD. C-25
- ② INSTALL 4.5' SIDEWALK - RESIDENTIAL ADJACENT TO CURB PER CITY STD. C-10
- ③ EXISTING EDGE OF PAVEMENT
- ④ EXISTING EDGE OF SIDEWALK
- ⑤ INSTALL SANITARY SEWER CONNECTION PER CITY STD. S-10
- ⑥ INSTALL SANITARY SEWER CLEANOUT PER CITY STD. S-11



VICINITY MAP
NTS

LEGEND

	SECTION LINE
	RIGHT-OF-WAY LINE
	PROJECT SITE
	PARCEL (PROPOSED)
	PROPOSED SHARED ACCESS EASEMENT
	PROPOSED AC PAVEMENT IMPROVEMENT
	EXISTING FENCE
	EXISTING WATER SERVICE LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED 1" WATER SERVICE LINE
	PROPOSED 2" SANITARY SEWER LINE



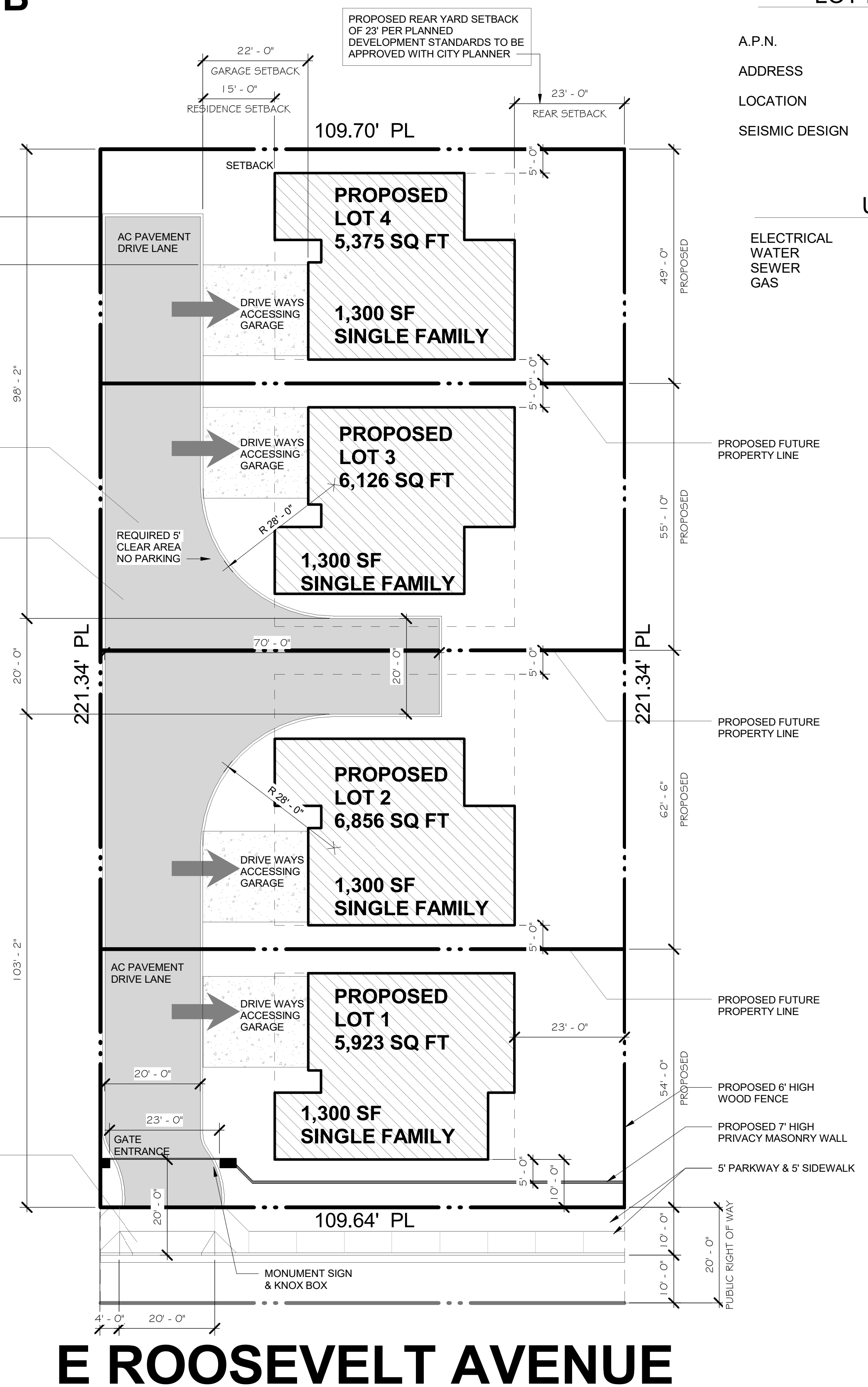
APN SITE LOCATION

Exhibit "B"

GRAY AREA SHALL DEPICT THE AC PAVED SHARED PRIVATE EASEMENT.

EACH OWNER OF THEIR PROPERTY WILL SHARE THE EASEMENT

CITY STD DRIVE APPROACH WILL BE OFF OF ROOSEVELT



E ROOSEVELT AVENUE

LOT INFORMATION

A.P.N.	103-330-104
ADDRESS	E ROOSEVELT AVENUE
LOCATION	VISALIA, CA 93292
SEISMIC DESIGN	CATEGORY "D"

UTILITIES

ELECTRICAL	S.C.E.
WATER	CITY OF VISALIA
SEWER	CITY OF VISALIA
GAS	CITY OF VISALIA

SITE PLAN REVIEW

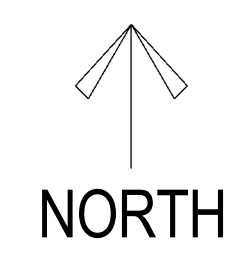
3808 E School Avenue
Visalia, CA 93292
(559)300-9371

Site plan review
Felipe Contreras
VISALIA, CA

PROJECT NO.
SPR-321

DRAWING
CUP

SITE PLAN
SCALE: 1/16" = 1'-0"





January 18, 2024

Site Plan Review No. 2023-223:

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 **December 20, 2023**. 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 black ink, appearing to read "Paul Bernal". The signature is written in a cursive style with a large, looping initial "P".

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE December 20, 2023
SITE PLAN NO. 2023-223
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

- Planning Engineering prior to resubmittal plans for Site Plan Review.
 Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

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

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

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
 PLANNING COMMISSION PARK/RECREATION
 TPM & CUP / PRD
 HISTORIC PRESERVATION OTHER – Lot Line Adjustment

ADDITIONAL COMMNTS:

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

Brandon Smith, Planning Division, (559) 713-4636

Date: December 20, 2023

SITE PLAN NO: 2023-223
PROJECT TITLE: Parcel map into 4 residential lots
DESCRIPTION: Subdivision of parcel created less than two years ago into 4 properties, each to contain a new single family residence. Three parcels will not have public street frontage. Includes shared easement between the four properties.
APPLICANT: Felipe Contreras
LOCATION TITLE: North of E. Roosevelt Ave. between Vista and Simon
APN TITLE: 103-330-100
GENERAL PLAN: Low Density Residential
EXISTING ZONING: R-1-5 (Single-family Residential)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit for Planned Residential Development
- Building Permit

PROJECT SPECIFIC INFORMATION: December 20, 2023

1. The proposed residential uses are consistent with the General Plan land use designation of Low Density Residential, which permits dwelling units between 2 to 10 dwelling units per acre. The uses are further allowed in the R-1-5 zone (5,000 square foot minimum lot size), however a Conditional Use Permit is need for a Planned Residential Development containing lots without public street frontage.
2. As part of the Conditional Use Permit application, provide additional information and materials: building elevations, floor plans, location and height of fencing, and other information as requested by Planning.
3. An Operation and Easement Agreement will be required as a condition of approval for the maintenance of the access drive and utility easement.
4. On the site plan / tentative parcel map, indicate setbacks between drive lane and front of residence and between drive lane and garage.
5. Standard development setbacks for the R-1-5 zone district will apply to the lots, with front setbacks measured from the back of the drive lane, unless otherwise indicated by the applications filed by the applicant. Driveways shall be a minimum 22' depth to accommodate for guest parking. A 10' building setback and 5' fence setback will apply to the lot fronting onto Roosevelt Avenue.
6. Planning Division suggests that the lot fronting onto Roosevelt Avenue have a 60-foot width along the access drive.
7. Clearly indicate any proposed access gates on the drive lane. If included, provide an elevation and height of the gate.
8. Planning Division will recommend that the west side of the access drive include a raised curb, separation from property line, and fencing.
9. East and West property line distances are mislabeled; correct length is 221.34' not including the r.o.w. dedication.

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

Applicable Sections of the Visalia Municipal Code to review:

17.12 Single-Family Residential Zone

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

Signature



A handwritten signature in black ink, appearing to read "B. S.", is written over a horizontal line.

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: 1 DATE: DECEMBER 20, 2023

SITE PLAN NO.: 23-223
PROJECT TITLE: PARCEL MAP INTO 4 RESIDENTIAL LOTS
DESCRIPTION: LOT SPSUBDIVISION OF PARCEL CREATED
LESS THAN 2 YEARS AGO INTO 4 PROPERTIES,
EACH CONTAIN A NEW SFDLIT (R15)
APPLICANT: FELIPE CONTRERAS
PROP. OWNER: FELIPE CONTRERAS
LOCATION: 3307 E HOUSTON AVE
APN: 103-330-100

SITE PLAN REVIEW COMMENTS

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

connection with adequate capacity is available to the City's storm drainage system. On-site basin:
: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO DRAIN TOWARDS THE STREET**

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

Additional Comments:

- 1. Proposed tentative parcel map subdividing one parcel into 4 separate parcels shall be submitted per City parcel map process, subject to filing fees.**
- 3. Public improvements to Roosevelt to be installed at time of development of first parcel. Roosevelt is a local 60' right-of-way standard. Improvements to include, but may not be limited to, curb and gutter, 5' sidewalk, 5' parkway, 6-foot minimum paveout, street lighting, utility relocations/extensions, and sewer laterals.**
- 4. There is an existing 8" sewer main on Roosevelt that can serve the parcels. Future development shall connect to City sewer.**
- 5. The parcel to be subdivided is located in the Northeast Specific Plan District. New subdivision will be required to be annexed into the NE Open Space District as part of final map recording. Further coordinate with City Engineer.**
- 6. Development impact fees will apply to the future development on each parcel. Subject to fee rates at the time.**
- 7. Roosevelt is local street, project to install street light per local standards at time of development.**

- 8. The proposed Drive approach will need to conform to City standards C-32 for drive approach locations, min 4' from property line.*
- 9. If Gated entry is desired, Gate shall be placed 20 feet min from the face of curb.*
- 10. A common access and utility easement will need to be established on the map.*
- 11. Future development of each parcel subject to City standards applicable at the time.*
- 12. Requirements and fees deferred until time of development shall be made conditions on the map.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 23-223
Date: 12/20/2023

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

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

(Fee Schedule Date:08/19/2023)
(Project type for fee rates:SFD)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$960/unit
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$52/lf
<input type="checkbox"/> Storm Drainage Acquisition Fee	
<input type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	\$1,693/unit
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,112/ac

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

City Reimbursement:

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


Luqman Ragabi

City of Visalia
Building: Site Plan
Review Comments

SPR 23223
PARCEL MAP
3307 E HOUSTON AVE

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

- A building permit will be required. *FOR NEW DWELLING AT THE TIME OF CONSTRUCTION.* *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. *RESIDENTIAL: \$5.50 PER SF.*
- 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: ALL DWELLINGS SHALL BE PROTECTED WITH TYPE 13D SPRINKLER SYSTEM. ALL DWELLINGS SHALL CONNECT TO CITY SEWER. ALL ADDRESSES SHALL BE VISIBLE FROM THE STREET.

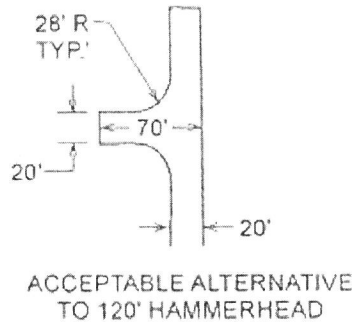
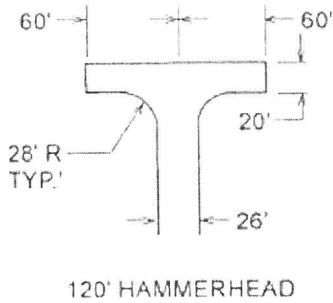
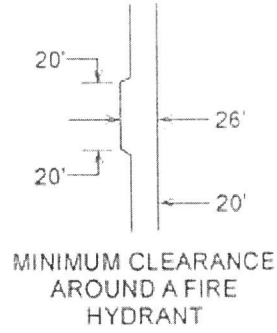
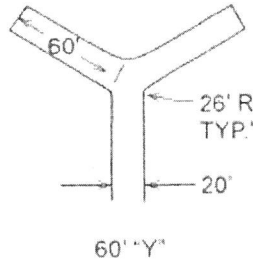
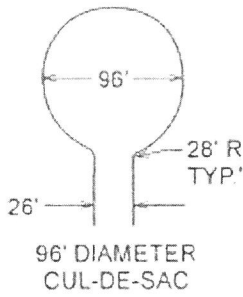
VAL GARCIA 12/19/23
Signature



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	December 20, 2023
Item #	1
Site Plan #	2223
APN:	103330100

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines**.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2022 CFC 507.5.1, App B and C
- Fire apparatus access roads in excess of 150 feet that dead end shall be provided with a **turnaround**. Fire apparatus access roads with a length of 151-500 feet shall be a minimum of 20 feet in width. Length of 501-750 feet shall be 26 feet in width. 2022 CFC Table D103.4



- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following (2022 CFC D103.5):
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.

[Handwritten signature]



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once all of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D.**



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

Date: 12/20/23
 Item: 1
 Site Plan: SPR23223
 Name: Robert Avalos

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:
 - Territorial Reinforcement: Define property lines (private/public space).
 - Access Controlled/ Restricted etc.
 - lighting Concerns:
 - Traffic Concerns:
 - Surveillance Issues:
 - Line of Sight Issues:
 - Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 20, 2023

ITEM NO: 1 Added to Agenda MEETING TIME: 09:00
SITE PLAN NO: SPR23223 ASSIGNED TO: Brandon Smith Brandon.Smith@visalia.city
PROJECT TITLE: Parcel map into 4 residential lots
DESCRIPTION: Subdivision of parcel created less than two years ago into 4 properties, each to contain a new single family residence. Three parcels will not have public street frontage. Includes shared easement between the four properties.
APPLICANT: Felipe Contreras - Applicant
APN: 103330100
ADDRESS: 3307 E HOUSTON AVE

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

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

Additional Comments:

If gate is installed, required to be setback a minimum of 20-ft from face of curb.

Leslie Blair

Leslie Blair

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

23223

December 20, 2023

- 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 insufficient to comply with state recycling mandates. See comments for suggestions.
- 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.

City standard (3-can) residential services to be assigned per address. Customer to install "No Parking for Solid Waste collections" signs along Roosevelt frontage, insuring a minimum of 3' space between cans. Solid waste services will include trash, recycling, and organics recycling, per the State of California's mandatory recycling laws (AB341 & AB1826). Cans must be rolled out onto E. Roosevelt for scheduled collections.

Comment

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

Nathan Garza, Solid Waste, 559-713-4532



Susan Currier

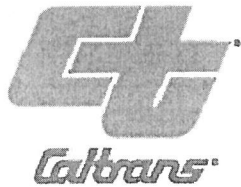
From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Tuesday, December 19, 2023 4:56 PM
To: Susan Currier
Cc: lorena.mendibles@dot.ca.gov; Deel, David@DOT
Subject: Caltrans response to Visalia SPR 122023

Hi Susan,

I have reviewed the Visalia SPR Agenda for December 20, 2023, and here are my comments:

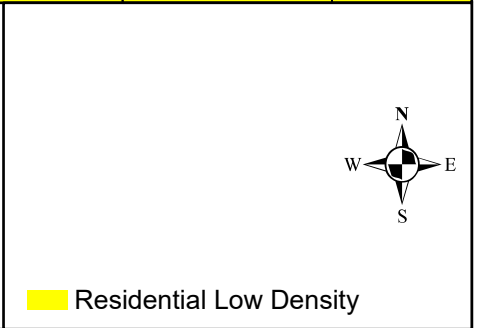
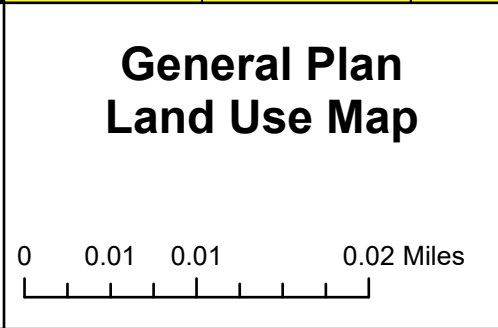
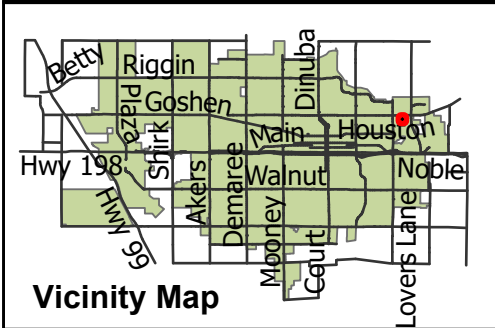
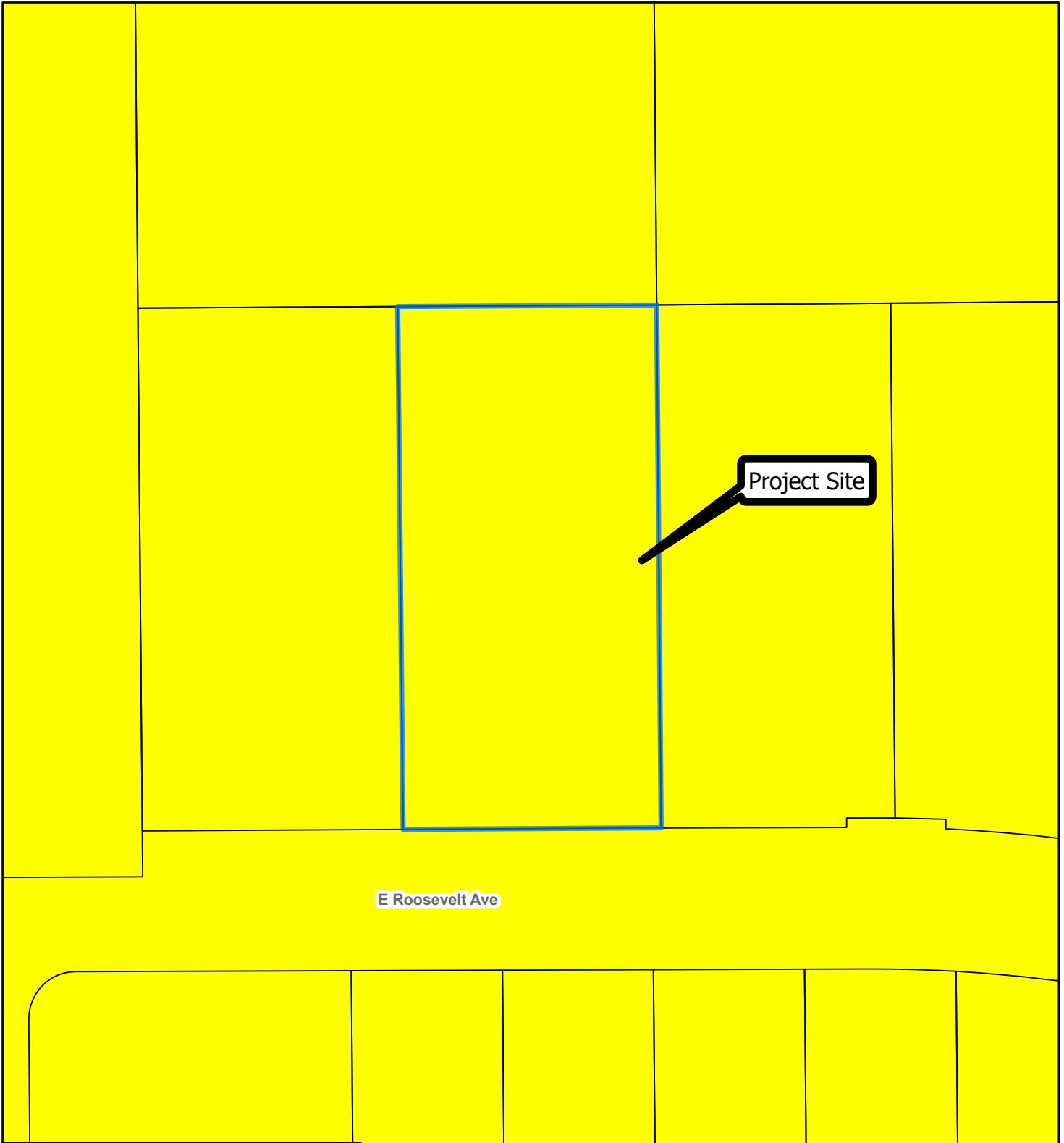
1. SPR 23223 – Residential Parcel Split: **Routed for review.**
2. SPR 23224 – Dynamic Controls: No comments.

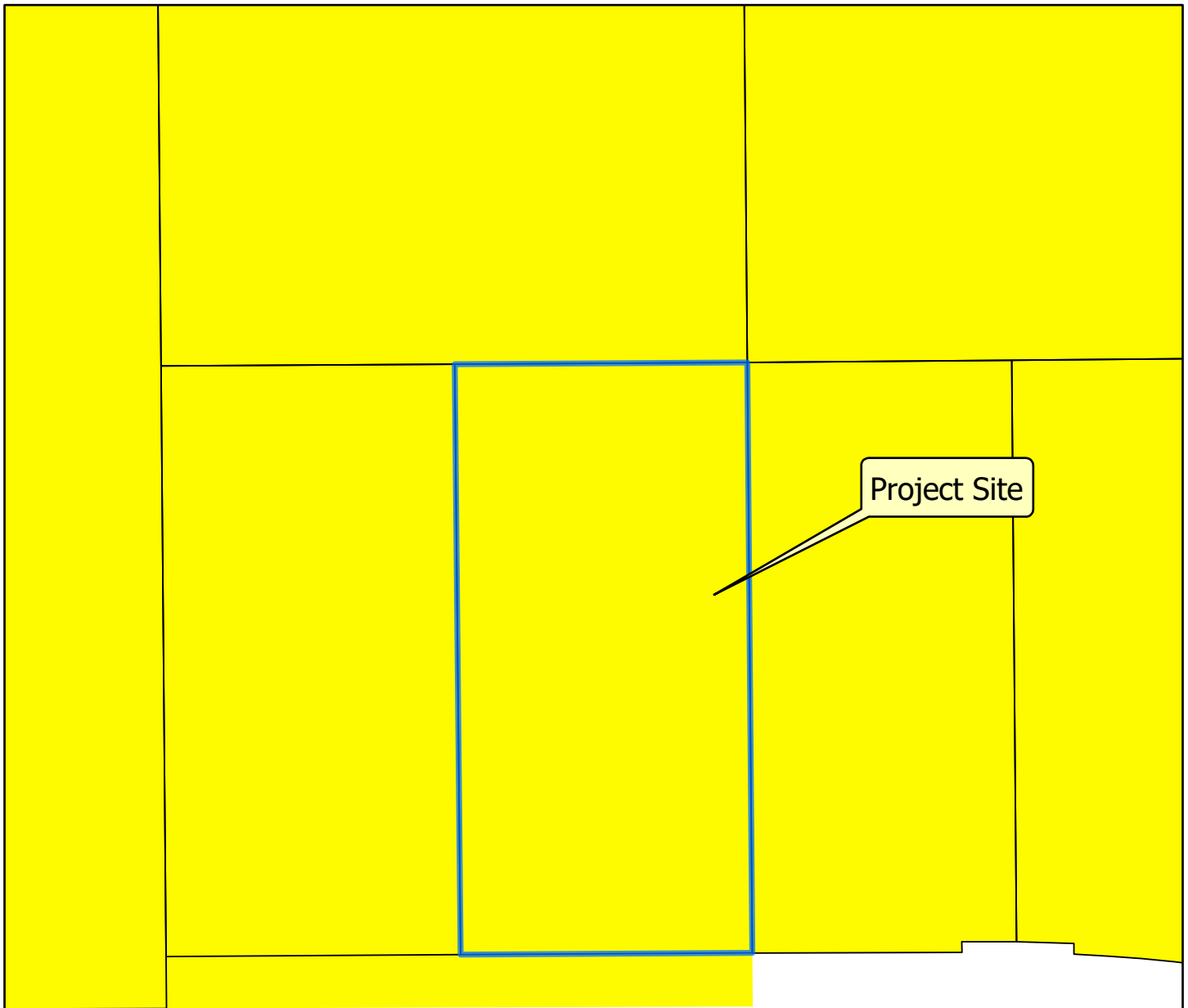
Respectfully,



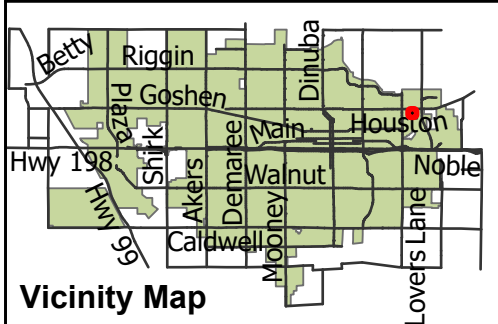
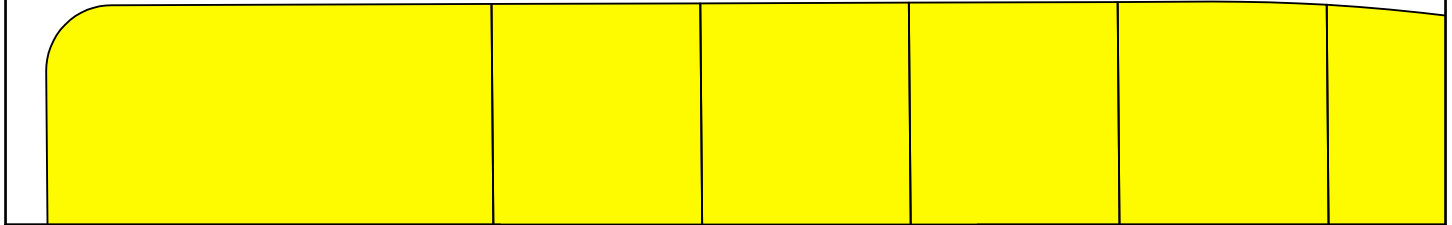
Scott Lau

Associate Transportation Planner
California Department of Transportation
1352 West Olive Avenue
Fresno, CA 93778
Cell: (559) 981-7341





E Roosevelt Ave




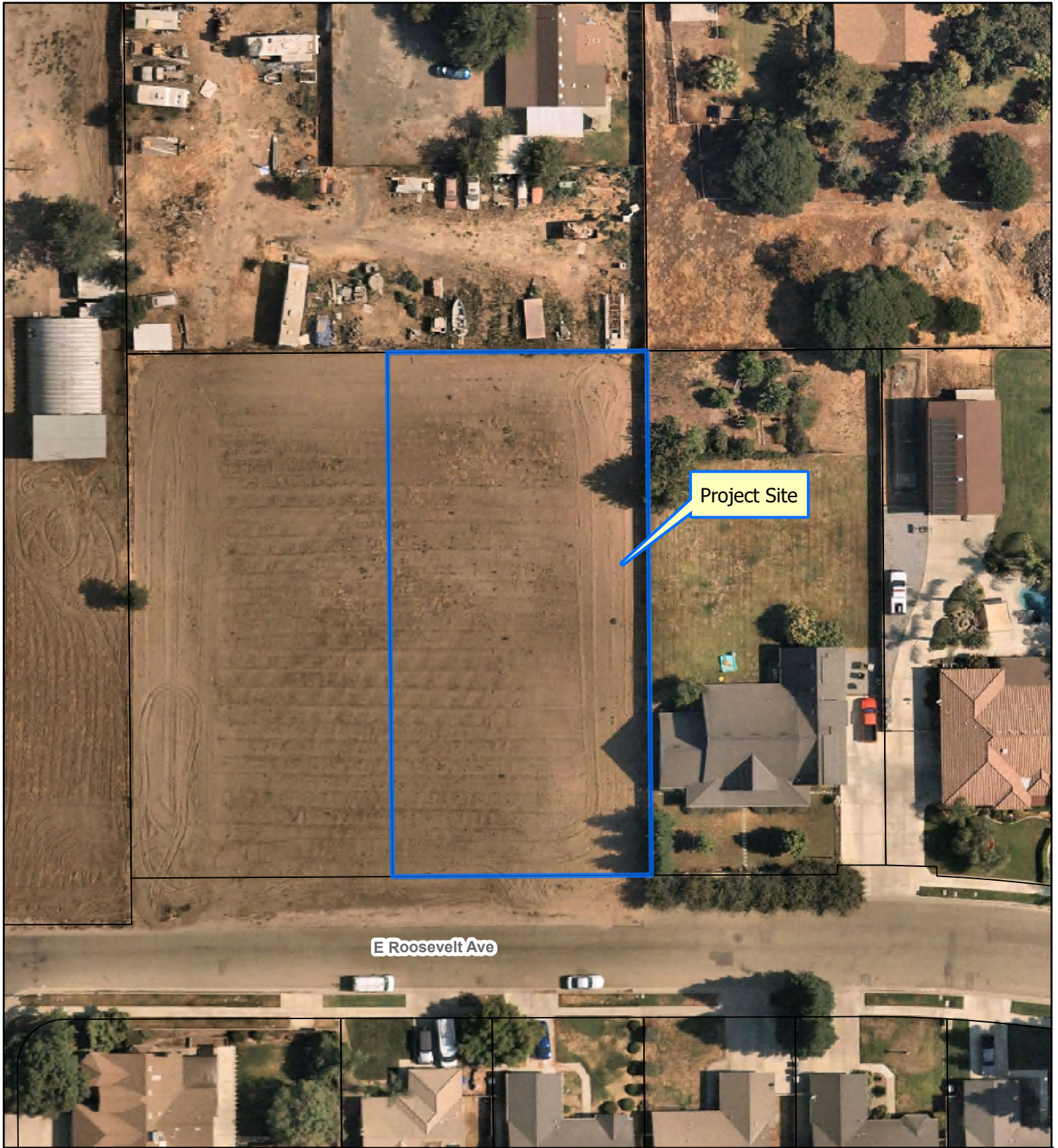
Vicinity Map

Zoning Map

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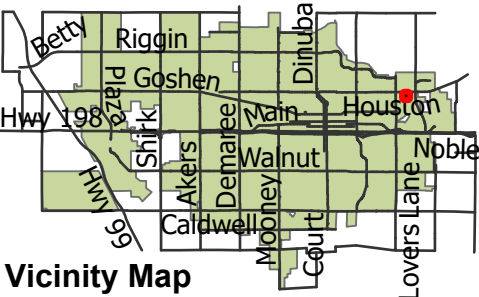


 R-1-5 Single-family Residential



E Roosevelt Ave

Project Site



Vicinity Map

Aerial Map

0 0.01 0.01 0.02 Miles



