#### PLANNING COMMISSION AGENDA

CHAIRPERSON:
Adam Peck



VICE CHAIRPERSON:
Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

# MONDAY, JULY 24, 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 TO THE AGENDA -
- 5. CONSENT CALENDAR All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
  - No Items on the Consent Calendar
- 6. PUBLIC HEARING Paul Bernal, Director / City Planner
  - a. Vesting Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-24.

b. Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-24.

#### 7. PUBLIC HEARING – Josh Dan, Senior Planner

Variance No. 2023-02: A request by Caliber Collision to allow a variance to the maximum fence height limit of seven feet to eight-feet along the perimeter of a service commercial site in the C-S (Service Commercial) Zone District. The project site is located at 243 South Cotta Court (APNs: 094-212-042, 094-212-041). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2023-27.

8. PUBLIC HEARING - Josh Dan, Senior Planner

Conditional Use Permit 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street (Address: not yet assigned) (APN: 078-210-023). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that Mitigated Negative Declaration No. 2022-47 be adopted (SCH 2023-060762).

#### 9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION -

a. Pending updates: Annexations, SB 1186, Housing Element

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, AUGUST 4, 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 <a href="https://www.visalia.city">www.visalia.city</a> or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 7, 2023



#### REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 24, 2023 (Continued from May 22, 2023)

PROJECT PLANNER: Paul Bernal, Director / City Planner

> Phone No.: (559) 713-4025 E-mail: paul.bernal@visalia.city

SUBJECT: Continued Public Hearing for Vesting Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

> Continued Public Hearing for Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Vesting Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

#### STAFF RECOMMENDATION

#### **Vesting Tentative Parcel Map No. 2023-05**

Staff recommends approval of Vesting Tentative Parcel Map No. 2023-05 based on the findings and conditions in Resolution No. 2023-19. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

#### Conditional Use Permit No. 2023-17

Staff recommends approval of Conditional Use Permit No. 2023-17 based upon the findings and conditions in Resolution No. 2023-20. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

#### RECOMMENDED MOTION

I move to approve Vesting Tentative Parcel Map No. 2023-05, based on the findings and conditions in Resolution No. 2023-19.

I move to approve Conditional Use Permit No. 2023-17, based on the findings and conditions in Resolution No. 2023-20.

#### **CONTINUED PUBLIC HEARING FROM MAY 22, 2023**

The Planning Commission conducted a public hearing on May 22, 2023, for Tentative Parcel Map No. 2023-05 and Conditional Use Permit No. 2023-17. At the request of the applicant, the Planning Commission continued the public hearing item to a date uncertain (see attached continue memorandum and applicant letter per Exhibit "F").

The parcel map has been updated to include the "Vesting" wording associated with the tentative parcel map. In addition, Self-Help Enterprise also held a community open house to provide information to the neighborhood about their upcoming projects for the site. This is discussed in greater detail below under the "Community Meeting / Open House" section of the staff report below.

#### PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 2023-05 is a request to subdivide a total of 16.03-acres into four parcels as shown in Exhibit "A". The objective of the parcel map is to create four parcels for financing purposes and to facilitate future development based on the underlying zoning designations for each parcel. Parcels 1 and 2 are 3.12 and 2.90 acres in size and are zoned C-MU (Commercial Mixed Use). Parcel 3 is 3.20 acres in size and zoned R-M-3 (Multi-Family Residential 1,500 square feet per dwelling unit) while Parcel 4 is 6.80-acres and zoned both R-M-2 (Multi-Family Residential 3,000 square feet per dwelling unit) and R-M-3. Currently, proposed Parcel 2 is being developed with the Navigation Center facility, while proposed Parcel 3 had a site plan review application and development plan submitted through the City's Site Plan Review for an 80-unit multi-family development referred to as the "Rancho Colegio" development. The proposed 80-unit development is a "permitted use" under the R-M-3 zoning designation for this site. However, no building plans have been submitted to the Community Development Department for review. The other two parcels, Parcels 1 and 4, have not been proposed for any development at this time through the City's Site Plan Review process, although Self-Help provided a site plan exhibit during their community meeting depicting how Parcel 1 could be developed with a residential development (see attached Exhibit "C").

Conditional Use Permit (CUP) No. 2023-17 is a request to establish a planned commercial development by creating two parcels with less than the minimum five-acre requirement for a C-MU zoned site (i.e., Parcels 1 and 2). The applicant, per Exhibit "B", provided a conceptual development plan for Parcel 1 that depicts future access to this parcel via Glendale Avenue, while vehicular access to Parcel 2 is located on Court Street. All other development standards (setbacks, building height, lot area, parking, etc.) are not being modified with this CUP request.

The remaining balance of the site and proposed parcels are subject to the zoning and development standards for each parcel. Any proposed development for each parcel that has not been approved is subject to the City's Site Plan Review process.

#### BACKGROUND INFORMATION

General Plan Land Use Designation: Commercial Mixed Use, Residential Medium Density,

and Residential High Density

Zoning: C-MU (Commercial Mixed Use), R-M-3 (Multi-Family

Residential 1,500 square feet per dwelling unit), R-M-2 (Multi-Family Residential 3,000 square feet per

dwelling unit)

Surrounding Land Use and Zoning: North: R-1-5 / River Island Ranch Residential

Subdivision

South: C-MU / Circle K convenience store and gas

station, Jack in the Box, carwash and ministorage facility, Shannon Village Way multi-

family development.

East: Future extension of Santa Fe Street, Existing

St. John's Trail

West: Dinuba Boulevard (State Route 63)

Environmental Review: Categorical Exemption No. 2023-24

Special Districts: None

Site Plan Review No: 2023-048

#### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies.

#### **RELATED ACTIONS**

None.

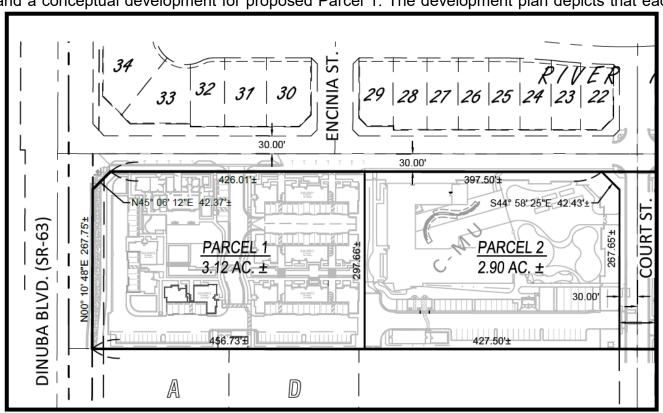
#### PROJECT EVALUATION

Staff recommends approval of the vesting tentative parcel map and conditional use permit based on the project's consistency with the General Plan, Zoning Ordinance, and the Subdivision Ordinance for the vesting tentative parcel map.

#### **Creation of C-MU Parcels Less Than Five-Acres**

The minimum site area for properties in the C-MU zone is five acres (ref. Municipal Code Section 17.19.060.A). However, according to Municipal Code Section 17.26.040 pertaining to Planned Developments, the Planning Commission may consider lot sizes smaller than the minimum site area if "there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development potential consistent with other properties classified in the same underlying zone."

The applicant has submitted a development plan (see Exhibit "B") depicting the Navigation Center, which is under construction on a portion of the C-MU zoned site (i.e., future Parcel 2) and a conceptual development for proposed Parcel 1. The development plan depicts that each



parcel (i.e., Parcels 1 and 2) provides the ability to develop independently of each other and still provide and obtain vehicular access to Glendale Avenue and Court Street and comply with the development standards for the C-MU zone.

#### Site Area / Access / Circulation & Utilities

The vesting tentative parcel map shown in Exhibit "A" is subject to approval of the associated conditional use permit. The development pattern per Exhibit "B" depicts the ability for the two commercial zoned parcels to develop and meet development standards while the two multifamily parcels exceed the minimum two-acre size for multi-family parcels. In addition, staff has incorporated a condition of project approval, Condition No. 5, that requires the property owner to record a shared cross access and utility maintenance agreement between Parcels 3 and 4. The recorded agreement addresses the property owners' maintenance and responsibility for repair of this easement area, repair and maintenance of shared private utilities, and that the easement area shall be kept free and clear of any structures.

#### **Community Meeting / Open House**

Self-Help Enterprise (SHE), based on information they received when this project was set for the May 22<sup>nd</sup> Planning Commission meeting, elected to hold an open house/community meeting on June 14, 2023, to provide information and receive feedback about their planned projects for their property. SHE advertised on social media and mailed invitations to neighbors within a 350-foot radius of the project site. The flyer that was advertised and mailed is included as Exhibit "D"). Per SHE's summary of the meeting, approximately 15 neighbors, community members, and business owners attended the meeting. At the meeting, renderings for future projects were provided detailing how the parcels can/would be developed. Some of the material that was provided at the June 14<sup>th</sup> meeting is attached to this report per Exhibit "E". Please note that future development of Parcel 1 with a residential use is subject to the City's Site Plan Review process and may be subject to the discretionary review process.

#### **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 finings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

GC Section 66474 Finding	<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 been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Vesting 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 been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Vesting Tentative Parcel Map. There are no specific plans applicable to the		

	proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use, Medium Density Residential and High Density Residential. This is included as recommended Finding No. 3 of the Vesting Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Commercial Mixed Use. This is included as recommended Finding No. 4 of the Vesting 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 wildlife or their habitat.	The proposed design and improvement of the map has been not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 7 of the Vesting 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 been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Vesting 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. 5 of the Vesting Tentative Parcel Map.

#### **Will-Serve Letter for Domestic Water Service**

Staff is recommending Condition No. 6 on the Vesting Tentative Parcel Map requiring that a valid will serve letter must be in possession of City staff prior to the recordation of this map.

#### Correspondence Received from the May 22, 2023 Meeting

Correspondence was received from a neighbor when the project was initially noticed for the May 22, 2023 Planning Commission meeting. A copy of that late correspondence was provided to the Planning Commission at the May 22<sup>nd</sup> meeting and is also been attached to this staff report for reference (see Exhibit "G"). During the preparation of this staff report, staff has not received any correspondence related to the public hearing notice that was mailed for the July 24<sup>th</sup> public hearing.

#### **Environmental Review**

This project, the vesting tentative parcel map and conditional use permit, are considered Categorically Exempt under Sections 15305 and 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

#### **RECOMMENDED FINDINGS**

#### **Vesting Tentative Parcel Map No. 2023-05**

- 1. That the proposed location and layout of the Vesting Tentative Parcel Map, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
- 2. That the proposed vesting tentative parcel map, 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.
- 3. That the site is physically suitable for the proposed vesting tentative parcel map and the way that it will be improved and developed through the accompanying planned development (Conditional Use Permit No. 2023-17).
- 4. That the site is physically suitable for the proposed vesting tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use, Medium Density Residential, and High Density Residential General Plan Land Use Designations.
- 5. That the proposed vesting tentative parcel map, 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.
- 6. 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. 2023-24).

#### Conditional Use Permit No. 2023-17

- 1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- 2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
- 3. That the proposed parcel sizes resulting from the planned development are consistent with the Zoning Ordinance's Planned Development and Commercial zone standards based on the creation of a master development plan.
- 4. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

#### RECOMMENDED CONDITIONS OF APPROVAL

#### **Vesting Tentative Parcel Map No. 2023-05**

- That the vesting tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048 and 2023-066, incorporated herein by reference.
- 2. That the vesting tentative parcel map be prepared in substantial compliance with Exhibit "A".
- 3. That Conditional Use Permit No. 2023-17 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
- 4. That Vesting Tentative Parcel Map No. 2023-05 shall be null and void unless Conditional Use Permit No. 2023-17 is approved.
- 5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Vesting Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. 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/or 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 on the master planned site.
- 6. That prior to the recording of a final map on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained by City staff.
- 7. That all other federal and state laws and city codes and ordinances be complied with.

#### Conditional Use Permit No. 2023-17

- 1. That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048 and 2023-066, incorporated herein by reference.
- 2. That the planned development be prepared in substantial compliance with Exhibit "B".
- 3. That Vesting Tentative Parcel Map No. 2023-05 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
- 4. That Conditional Use Permit No. 2023-17 shall be null and void unless Vesting Tentative Parcel Map No. 2023-05 is approved.
- 5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Vesting Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. 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/or 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 on the master planned site.
- 6. That all applicable federal, state, regional, and city policies and ordinances be met.

#### APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93292. 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 <a href="https://www.ci.visalia.ca.us">www.ci.visalia.ca.us</a> or from the City Clerk.

#### Attachments:

- Related Plans & Policies
- Resolution No. 2023-19 (Vesting Tentative Parcel Map No. 2023-05)
- Resolution No. 2019-20 (Conditional Use Permit No. 2023-17)
- Exhibit "A" Vesting Tentative Parcel Map
- Exhibit "B" Conceptual Development Plan
- Exhibit "C" Parcel 1 Conceptual Site Plan and Rendering
- Exhibit "D" Community Meeting Flyer
- Exhibit "E" Community Material Provided
- Exhibit "F" Request to Continue memorandum dated May 19, 2023
- Exhibit "G" Correspondence memorandum dated May 19, 2023
- Site Plan Review Comments 2023-048 & 2023-066
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

#### **RELATED PLANS AND POLICIES**

#### City of Visalia Subdivision Ordinance [Title 16 of Visalia Municipal Code]

**Chapter 16.28: PARCEL MAPS** 

#### Section 16.28.020 Advisory agency.

The planning commission is designated as the advisory agency referred to in Article 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land under this chapter. The city planner is designated as the clerk to the advisory agency with authority to receive parcel maps. (Ord. 9605 § 32 (part), 1996: prior code § 9215)

#### Section 16.28.060 Hearing and notice.

- A. The city planning commission shall hold a public hearing on an application for a tentative parcel map or vesting tentative parcel map.
- B. Notice of a public hearing shall be given not less than ten days or more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area proposed for subdivision. (Prior code § 9235)

#### Section 16.28.070 Consideration of tentative parcel maps.

The commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to concurrently process the appurtenant environmental impact require documents required by state law and local regulations adopted in implementation thereof. (Prior code § 9240)

#### Section 16.28.080 Appeals.

If the applicant is dissatisfied with the decision of the planning commission, he may, within ten days after the decision of the planning commission, appeal in writing to the council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued. (Prior code § 9245)

#### Section 16.28.110 Right-of-way dedications.

- A. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of right-of-way and/or easements as may be required by the planning commission.
- B. The planning commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final map as abutting thereon, in accord with the provisions of the Subdivision Map Act. (Prior code § 9260)

#### City of Visalia Zoning Ordinance [Title 17 of Visalia Municipal Code]

#### **Chapter 17.26: PLANNED DEVELOPMENT**

#### Section 17.26.010 Purpose and intent.

The purpose and intent of the PD regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 9718 § 2 (part), 1997: prior code § 7410)

#### 17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

- A. Site Area.
- 1. The minimum site area for a planned residential development shall be one acre of gross site area.
- 2. The minimum site area for a planned unit development shall be ten acres.
- 3. The minimum site area for a planned commercial development shall be five acres.
- 4. The minimum site area for a planned industrial development shall be twenty (20) acres.
- 5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) which would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.
- B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus which may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus		
6% to 10%	6%		
11% to 20%	10%		
21% to 25%	16%		
Over 25%	20%		

- C. Usable Open Space. Usable open space shall be provided for all planned developments which include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.
  - D. Site Design Criteria.
- 1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
- 2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
- 3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.
- E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform with the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.
  - F. Circulation.
- 1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
  - 2. There shall be no direct vehicle access from individual lots onto major arterial streets.
- 3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.
  - G. Parking.
- 1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
- 2. Guest parking and storage parking shall be encouraged and may be required in planned development.
- 3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
  - 4. Parking clusters shall be provided rather than large (single) parking areas.

- H. Trash Enclosures.
- 1. Trash enclosures shall be provided as specified by the city solid waste department.
- 2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 9718 § 2 (part), 1997: prior code § 7413)

#### **Chapter 17.38: CONDITIONAL USE PERMITS**

#### Section 17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
- 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
- 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
  - C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

#### NOTICE OF EXEMPTION

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

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

#### Vesting Tentative Parcel Map No. 2023-05 & Conditional Use Permit No. 2023-17 PROJECT TITLE The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030). **PROJECT LOCATION - SPECIFIC** Visalia Tulare **PROJECT LOCATION - CITY** COUNTY Vesting Tentative Parcel Map No. 2016-08 is a request to subdivide a 16.03-acre parcel into four parcels in the C-MU, R-M-2, and R-M-3 zones. Conditional Use Permit No. 2023-17 is a request to establish a planned development for Parcels 1 and 2 by creating parcels less than the minimum five acre for C-MU zoned parcels. **DESCRIPTION - Nature, Purpose, & Beneficiaries of Project** City of Visalia NAME OF PUBLIC AGENCY APPROVING PROJECT Steven Macias, 4-Creeks, 324 S. Santa Fe. St., Visalia, CA 93292 NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT Steven Macias, 4-Creeks, 324 S. Santa Fe. St., Visalia, CA 93292 NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT **EXEMPT STATUS:** (Check one) Ministerial - Section 15073 Declared Emergency - Section 15071 Emergency Project - Section 15071 Categorical Exemption - State type & Section number: Class 5, Section 15305, Class 15 Section 15315 Statutory Exemptions - State code number: The project involves the subdivision of land into four or fewer parcels and does not result in any changes in land use or density. **REASON FOR PROJECT EXEMPTION** Paul Bernal, Director / City Planner (559) 713-4025 **CONTACT PERSON AREA CODE/PHONE**

May 22, 2023

DATE **Brandon Smith, AICP** 

**ENVIRONMENTAL COORDINATOR** 

#### RESOLUTION NO. 2023-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VESTING TENTATIVE PARCEL MAP NO. 2023-05: A REQUEST BY 4CREEKS, INC. TO SUBDIVIDE ONE 16.03-ACRE PARCEL OF C-MU (COMMERCIAL MIXED USE), R-M-2 (MULTI-FAMILY RESIDENTIAL 3,000 SQUARE FEET PER UNIT) AND R-M-3 (MULTI-FAMILY RESIDENTIAL 1,500 SQUARE FEET PER UNIT) ZONED PROPERTY INTO FOUR PARCELS FOR FINANCING PURPOSES. THE 16.03-ACRE SITE IS LOCATED ON THE SOUTH SIDE OF WEST GLENDALE AVENUE BETWEEN NORTH DINUBA BOULEVARD AND FUTURE NORTH SANTA FE STREET (APN: 079-071-030)

WHEREAS, Vesting Tentative Parcel Map No. 2023-05 is a request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030); and

**WHEREAS,** the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on May 22, 2023; and

**WHEREAS,** at the May 22, 2023 Planning Commission meeting, the item was continued to a date uncertain at the request of the applicant; and

**WHEREAS,** staff re-noticed the item in both the local newspaper and mailed out public hearing notices to property owners, business owners, and tenants within 350-feet of the project site; and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on July 24, 2023; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Vesting Tentative Parcel Map No. 2023-05, 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 Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

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

- 1. That the proposed location and layout of the vesting tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
- 2. That the proposed vesting tentative parcel map, 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.
- 3. That the site is physically suitable for the purposed vesting tentative parcel map and the way that it will be improved and developed and is compatible with adjacent land uses and for the specific land uses allowed under Commercial Mixed Use, Medium and High Density Residential land use designations and the C-MU, R-M-2, and R-M-3 zoning designations.
- 4. That the site is physically suitable for the proposed vesting tentative parcel map and the project's density, which is consistent with the underlying Commercial Mixed Use, Medium and High Density Residential General Plan land use designations, and C-MU, R-M-2, and R-M-3 zoning designations.
- 5. That the proposed vesting tentative parcel map, its design, and 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.
- 6. 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. 2023-24) based on the parcel map creating four parcels or less.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Vesting Tentative Parcel Map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

- 1. That the vesting tentative parcel map shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048 2023-066, incorporated herein by reference.
- 2. That the vesting tentative parcel map be prepared in substantial compliance with Exhibit "A".
- 3. That Conditional Use Permit No. 2023-17 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
- 4. That Vesting Tentative Parcel Map No. 2019-09 shall be null and void unless Conditional Use Permit No. 2023-17 is approved.

- 5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Vesting Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. 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/or 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 on the master planned site.
- 6. That prior to the recording of a final map on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained by City staff.
- 7. That all other federal and state laws and city codes and ordinances be complied with.

#### RESOLUTION NO. 2023-20

- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2023-17, A REQUEST BY 4CREEKS, INC. TO ESTABLISH A PARCEL WITH LESS THAN THE MINIMUM FIVE-ACRE REQUIREMENT FOR A C-MU (COMMERCIAL MIXED USE) ZONED PARCEL ASSOCIATED WITH VESTING TENTATIVE PARCEL MAP NO. 2023-05. THE C-MU ZONED PARCELS ARE LOCATED ON THE SOUTH SIDE OF WEST GLENDALE AVENUE BETWEEN NORTH DINUBA BOULEVARD AND NORTH COURT STREET (APN: 079-071-030).
- WHEREAS, Conditional Use Permit No. 2023-17, is a request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Vesting Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030); and
- **WHEREAS,** the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 22, 2023; and
- **WHEREAS,** at the May 22, 2023 Planning Commission meeting, the item was continued to a date uncertain at the request of the applicant; and
- **WHEREAS,** staff re-noticed the item in both the local newspaper and mailed out public hearing notices to property owners, business owners, and tenants within 350-feet of the project site; and
- **WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on July 24, 2023; and
- **WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit 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 15305.
- **NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:
- 1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

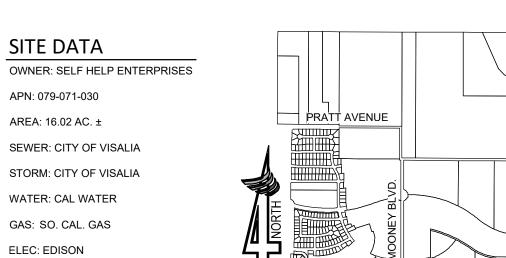
- 2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
- 3. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2023-24).

**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:

- That the planned development shall be developed consistent with the comments and conditions of Site Plan Review No. 2023-048 and 2023-066, incorporated herein by reference.
- 2. That the planned development be prepared in substantial compliance with Exhibit "B".
- 3. That Vesting Tentative Parcel Map No. 2023-05 shall be approved, and that requirements of the parcel map which relate to this conditional use permit shall be fulfilled.
- 4. That Conditional Use Permit No. 2023-17 shall be null and void unless Vesting Tentative Parcel Map No. 2023-05 is approved.
- 5. That an agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map associated with Vesting Tentative Parcel Map No. 2023-05 between Parcels 3 and 4. 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/or 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 on the master planned site.
- 6. That all applicable federal, state, regional, and city policies and ordinances be met.

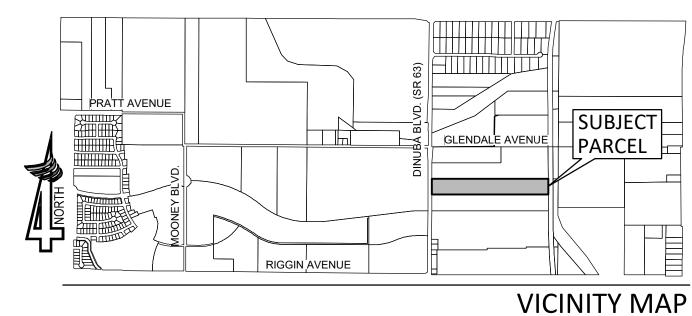
Exhibit "A"	
Vesting Tentative Parcel Map	

# VESTING TENTATIVE PARCEL MAP



FLOOD ZONE: X

ZONING: C-MU, RM-2, RM-3



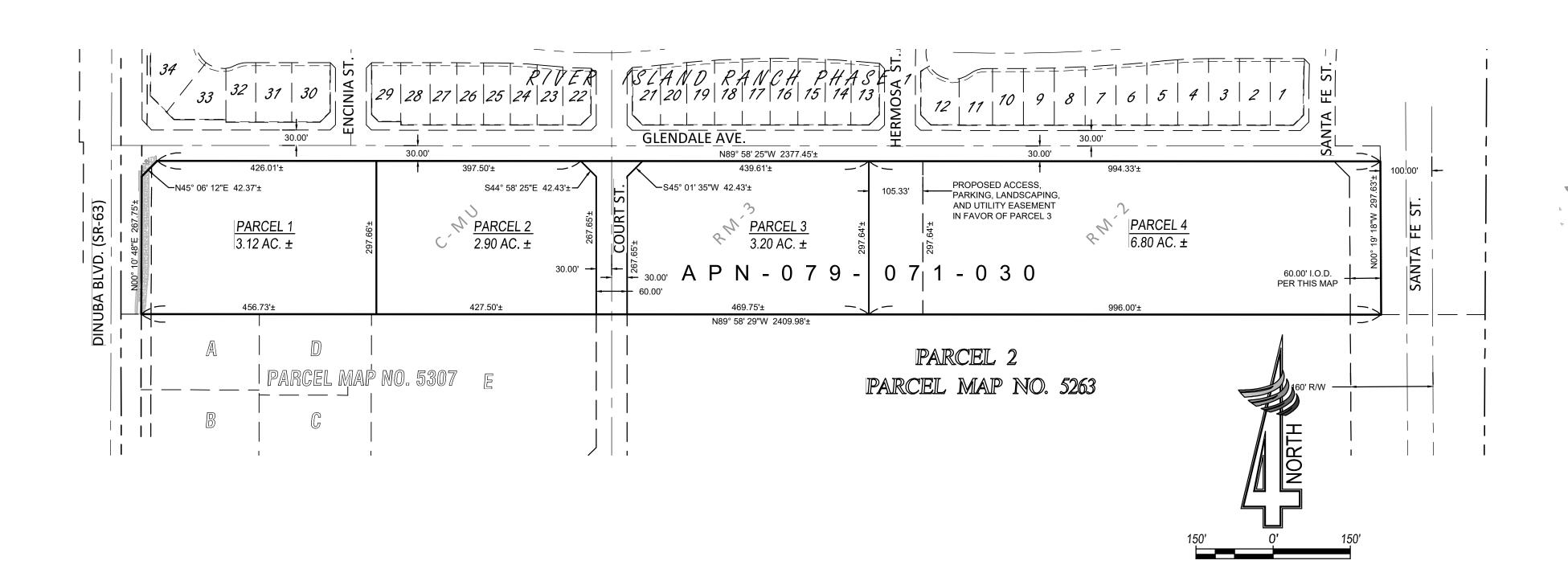
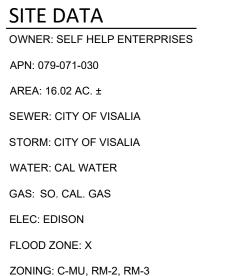


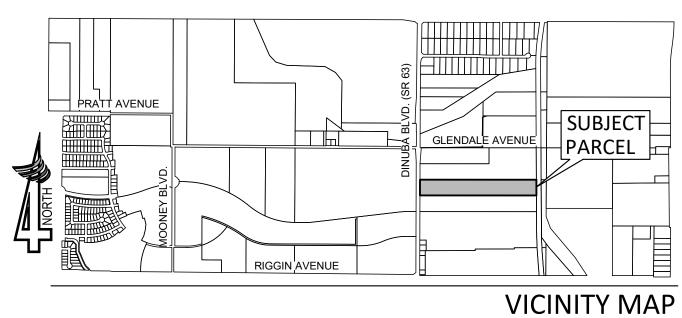


Exhibit "B"	
Conceptual Development Plan	

## DEVELOMENT PLAN







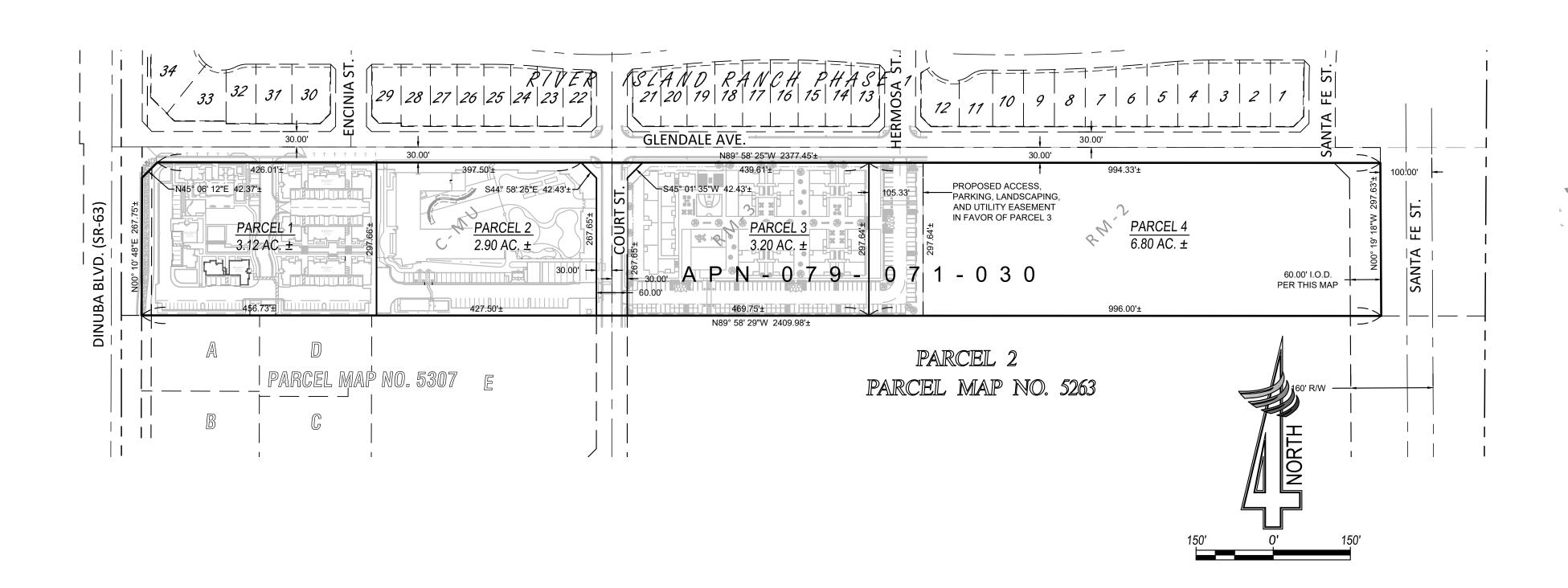
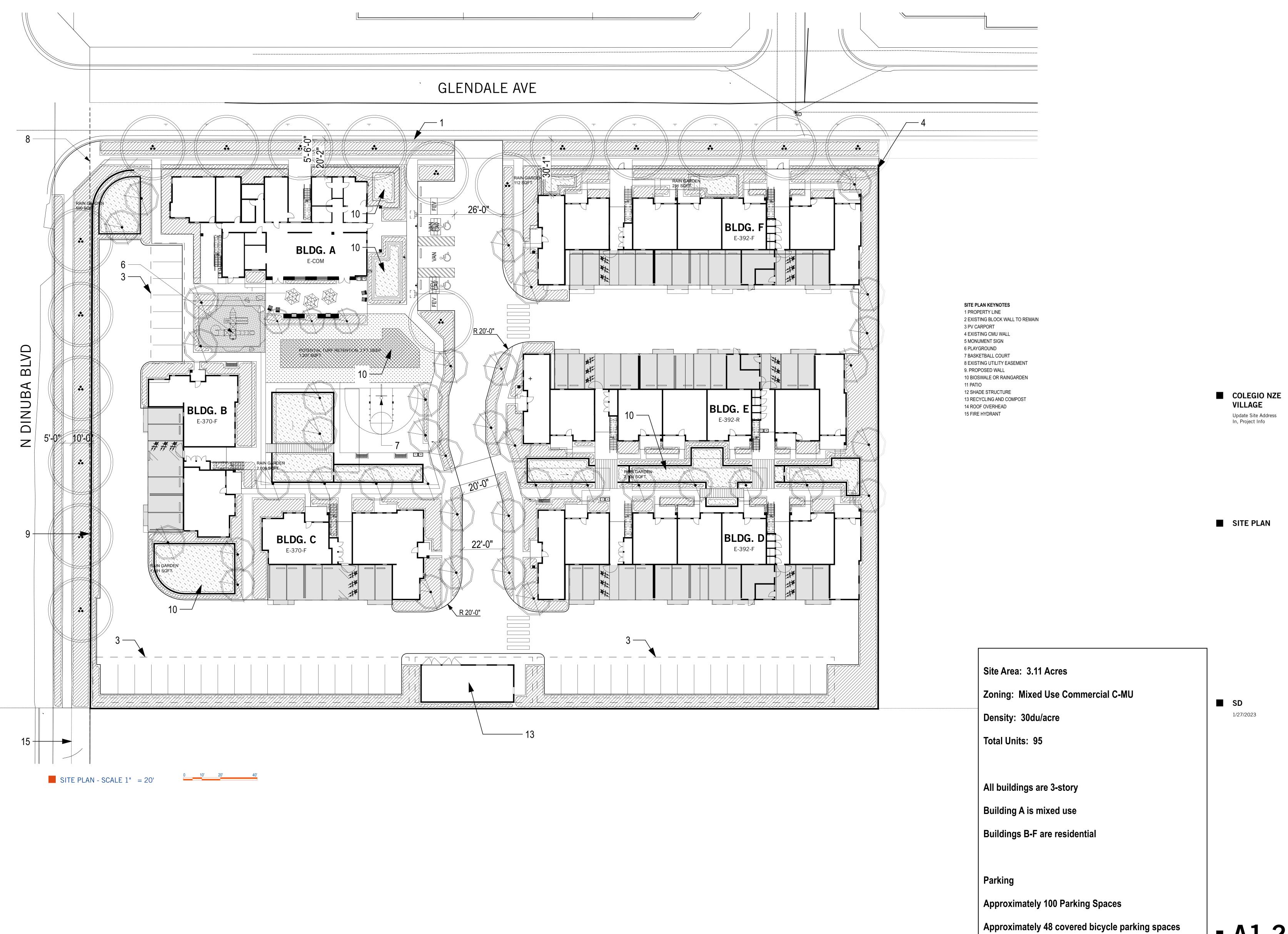


Exhibit "C"	
Parcel 1 Conceptual Site Plan and Rendering	



- A1.2

Project No. Update in Project Info BIM Coordinator: BC First Initial BC Last



Exhibit "D"
Community Meeting Flyer





#### WEDNESDAY

JUNE 14, 3-7PM

# COMMUNITY OPEN HOUSE

Self-Help Enterprises
- New Boardroom 8425 W. Elowin Court
Visalia, CA 93291





### We want to hear from you!

Stop in anytime to learn more about our upcoming communities in NW Visalia:

#### Rancho Colegio

Affordable farmworker and family housing

#### **Colegio ZNE**

A state-of-the-art zero net energy multi-family community

Review renderings, and provide feedback on their design & safety features!

Exhibit "E"	
Community Material Provided	
	Exhibit "E" Community Material Provided



#### A Nonprofit Housing and Community Development Organization

#### **Colegio Open House**

Date: June 14, 2023

Time: 3:00-7:00PM

Location: Self-Help Enterprises Board Room – 8425 W. Elowin Ct., Visalia, CA 93291

#### **Summary:**

Self-Help Enterprises (SHE) held a community Open House on June 14, 2023, to provide information and receive feedback about our upcoming communities in NW Visalia. Prior to the event we advertised on social media and mailed invitations to neighbors within a 350-foot radius of the project site.

We had approximately fifteen neighbors, community members, and business owners in attendance. We also had two neighbors, who were unable to attend, reach out for further information. In addition, we provided a copy of our PowerPoint presentation to a resident who was in attendance so that she could share it with her neighborhood group.

SHE displayed a presentation as well as site plans and renderings for both the Rancho Colegio project and proposed Colegio ZNE. We answered questions, accepted feedback, and provided details of each project to those in attendance. In addition to project details, we had the opportunity to give more information regarding the work the Self-Help Enterprises does. It was a great opportunity to connect with our neighbors and community regarding the work that we do and services we provide.

Linked below is the information presented and/or displayed at the Open House:

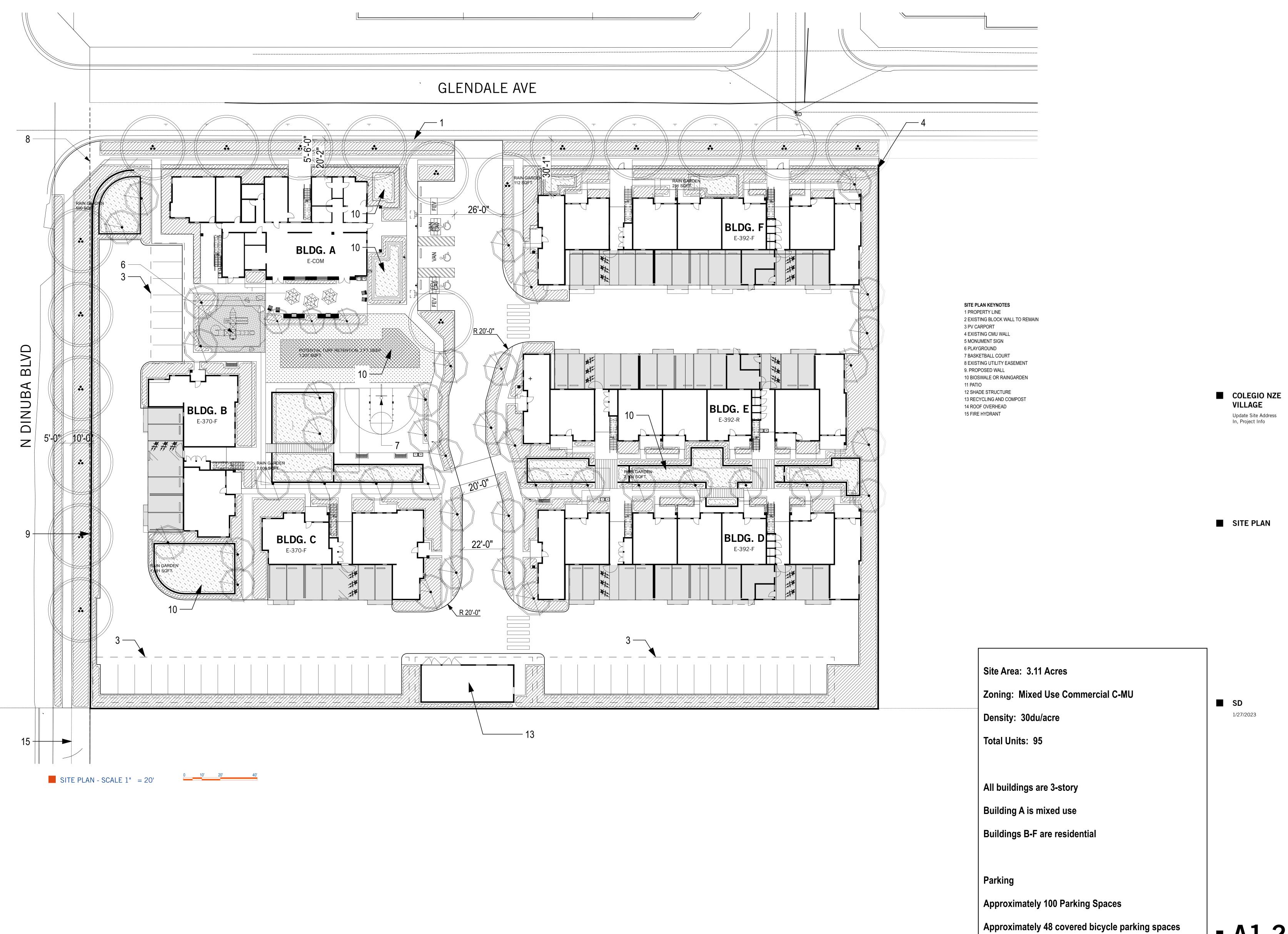
Open House Flyer – Advertised on social media and mailed to neighbors within 350 ft. radius.

**PowerPoint Presentation** 

Colegio ZNE Concept Site Plan & Renderings

Rancho Colegio Site Plan & Renderings





- A1.2

Project No. Update in Project Info BIM Coordinator: BC First Initial BC Last





GENERAL SITE INFORMATION

079-071-030 (Project is currently located on portion of total parcel; new parcel boundary to be created per plan) Lot Area: 3.7 acres / 161,180 sf (Proposed Parcel) 543.00' x 297.66' (Proposed Parcel) Lot Dimensions: R-M-3 (High Density Residential) Zoning:

SITE RECHIREMENTS

	<u>REQUIREMENT</u>	PROVIDED	)		<u>REQUIREMENT</u>	PROVIDED
Density:	35 du / ac max > 80 du = CUP	21.6 du / a 80 du total	c (unadjusted)	Height:	35'-0" 4 Stories	Less than 35'-0" 2 / 3 Stories
		(36) 1 BR > (22) 2 BR >	c (adjusted - see below) c (0.9 = 32.4 c 1.2 = 26.4 c 1.6 = 35.2 units	Parking:	Per Visalia 1.5 sp / unit 0.25 sp / unit *guest 140 sp required	Per CA DBL 1.5 sp / 2&3 BR 1 sp / 1 BR  102 sp required 136 sp provided
Front Yard Setback:	15'-0"	15'-0"				(8 accessible; 4 of 8 covered) 10% parking EV
Rear Yard Setback:	15'-0"	15'-0"				
Side Yard Setback:	5'-0" Interior Side 10'-0" Street Side	5'-0" 10-0"				
Open Space:	5% min. 6,969 sf	38.4% prov 53,541 sf:	vided			
		2,100 sf 6,782 sf	Tot Lot Youth Court, BBQ,			
		11,948 sf 32,711 sf	Outdoor Seating Promenade & Courtyards Landscape, excluding street setbacks			

## **PROJECT INFO**

PROJECT IS PUBLICLY FUNDED AND GOVERNED BY BOTH CHAPTER 11A AND 11B OF THE 2019 CALIFORNIA BUILDING CODE Units: 36 - 1 Bedroom 22 - 2 Bedroom <u>22 - 3 Bedroom</u> 80 Total Units Building 'A' =
Building 'B' =
Building 'C' =
Building 'D' = 38,216 gsf 13,448 gsf 13,448 gsf Building Area: 13,448 gsf Building 'E' = 13,448 gsf 92,008 gsf (inc. balconies) Total =

R-2 Residential Building Occupancy: (Per CBC) B - Office Type VB Construction Type: NFPA 13 (Building A) NRPA 13R (all other bldgs) Sprinklers:



Project Site-

# PAUL HALAJIAN **ARCHITECTS**

Clovis, CA 93612-1185 T: 559.297.7900 F: 559.297.7950 www.halajianarch.com

PAUL HALAJIAN ARCHITECTS expressly reserves its common copyright and other property rights specifically related to the contents these plans. This document and the ideas and designs incorporated herein, as an instrument of professional service rendered by PAUL HALAJIAN ARCHITECTS, is not to be used in whole or in part for any

03.28.2023 Progress Set **REVISIONS:** 

DRAWING SET INFORMATION:

PROJECT NUMBER: 2022-27

SHEET NUMBER: A100





South Elevation

Self-Help Enterprises Rancho Colegio





Courtyard (Looking NE)

Self-Help Enterprises Rancho Colegio

# **Exhibit "F"** Request to Continue memorandum dated May 19, 2023

# City of Visalia Memo

**To:** Planning Commission

From: Paul Bernal, Community Development Director

**Ph:** (559) 713-4025

E-mail: paul.bernal@visalia.city

**Date:** May 19, 2023

Re: Request to continue Public Hearing Item No. 8:

**Tentative Parcel Map No. 2023-05:** A request by 4-Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

**Conditional Use Permit No. 2023-17:** A request by 4-Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

# **Recommended Action**

Staff recommends that the Planning Commission continue Public Hearing Item No. 8, from the May 22, 2023, Planning Commission agenda to a date uncertain.

# **Discussion**

Staff is requesting Public Hearing Item No. 8 on the May 22, 2023, Planning Commission agenda be continued to a date uncertain. The applicant has submitted a letter dated May 19, 2023, requesting the item be continued. The request by the applicant to continue the item to a date uncertain is to revise the label on the parcel map to a "Vesting Tentative Parcel Map". This request will require the project to be re-noticed with the correct project wording, and the staff report and resolutions to be updated to reflect this change.

Staff will look to a future Planning Commission meeting date to schedule the project and will re-notice the parcel map and conditional use permit in accordance with state noticing guidelines.

### **Attachment:**

Self-Help Enterprises letter dated May 19, 2023





# A Nonprofit Housing and Community Development Organization

May 19, 2023

City of Visalia – Community Development Department Attn: Paul Bernal, Director 315 E. Acequia Avenue Visalia, CA 93291

Re: Complete Application for Tentative Parcel Map No. 2023-05 and Conditional Use Permit No. 2023-17.

We would like to request that the aforementioned item be pulled from the Monday, May 22, 2023 agenda and would like to request a continuance for a later date. The labeling of the map will be revised to read "Vesting Tentative Parcel Map."

Sincerely,

Heather Mendonca

Sr. Project Manager

Self-Help Enterprises

559-802-1589

heatherm@selfenterprises.org



# Exhibit "G" Correspondence memorandum dated May 19, 2023

# City of Visalia

# Memo

**To:** Planning Commission

From: Paul Bernal, Community Development Director

**Date:** May 19, 2023

**Re:** Late Correspondence for Planning Commission Agenda Item No. 8:

**Tentative Parcel Map No. 2023-05:** A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030).

**Conditional Use Permit No. 2023-17:** A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030).

The Planning Division received one item of correspondence by e-mail on May 19, 2023, after the Planning Commission staff report and packet were printed for distribution to the Planning Commission members. The correspondence received states opposition toward the project as stated in the attached letter.

# **ATTACHMENTS**

Letter from Adriana Barry-Souza received May 19, 2023



Dear Visalia City Planning Commission,

I am writing this letter concerning item 2023-05: The request by 4Creeks Inc. to subdivide a 16.03-acre parcel of land on the South side of West Glendale Avenue between North Dinuba and future North Santa Fe Street (APN: 079-071-030).

I received a letter in the mail on 5/17/2023, notifying me of this request as it is within 300 ft of my home. My concern is that there are no details available of what the company is planning to develop on this site and WHY they are requesting to subdivide this parcel of land. I was told by an employee of your agency that it is for financing purposes and that the company is not legally obligated to submit development plans with this request. I see this as a problem because how am I to accurately determine how I should feel about this request if I do not understand what the plans are for the site.

I am unfortunately untrusting of the city council and the planning department, as I feel they were not transparent about the planning and approval of the Visalia Navigation Center that will be built at this site as well. I hope that the city council and planning department **will not allow** additional projects that will continue to devalue our land property to be erected on this parcel of land.

At this time- I am NOT in support of the request to subdivide this parcel of land as I cannot make an accurate assessment of what the future development plans are. Thank you for your time in reading my concerns and I hope they will be considered in your decision.

Sincerely,

Adriana Barry-Souza-- a lifelong Visalia resident who hopes that the city will do right by the tax paying people.

# City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



# Site Plan Review

May 12, 2023

# Site Plan Review No. 2023-048:

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 **March 22, 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,

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** 

March 22, 2023

SITE PLAN NO.

2023-048

PARCEL MAP NO.

SUBDIVISION

LOT LINE ADJUSTMENT NO.

Enclos review	ed for y	your review are the comments and decisions of the Site Plan Review committee. Please nments since they may impact your project.		
	<b>RESUBMIT</b> 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.			
	D	uring 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.		
	REVIS	SE 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		
		HISTORIC PRESERVATION OTHER – Lot Line Adjustment		
		ADDITIONAL COMMENTS: Process concurrently with Tentative Subdivision Map and Annexation.		

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

# Cristobal Carrillo, Planning Division (559) 713-4443

Date: March 22, 2023

SITE PLAN NO:

2023-048

PROJECT:

Colegio

DESCRIPTION:

TENTATIVE PARCEL MAP

APPLICANT:

STEVEN MACIAS

PROP. OWNER: LOCATION TITLE:

COLEGIO DE LA TIERRA 3525 N. COURT STREET

APN TITLE:

ZONING:

079-071-030

**GENERAL PLAN:** 

Commercial Mixed Use, Residential High Density, Residential Medium Density C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq ft, per

dwelling), R-M-2 (Multi-Family Residential, 3,000 sq. ft. per dwelling)

# Planning Division Recommendation:

Revise and Proceed

Resubmit

# **Project Requirements**

**Tentative Parcel Map** 

# PROJECT SPECIFIC INFORMATION: March 22, 2023

- 1. A Tentative Parcel Map shall be required. Property lines shall follow existing zoning boundaries.
- 2. A development plan shall be provided with the TPM proposal.
- 3. Comply with Engineering Division requirements regarding "Vesting" TPM's.
- 4. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

### Note:

- 1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
- 2. Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

# Sections of the Municipal Code to review:

**Title 16 Subdivisions** 

17.12 Single-Family Residential Zone

17.12.135 Lot area less than 5,000 square feet.

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilties

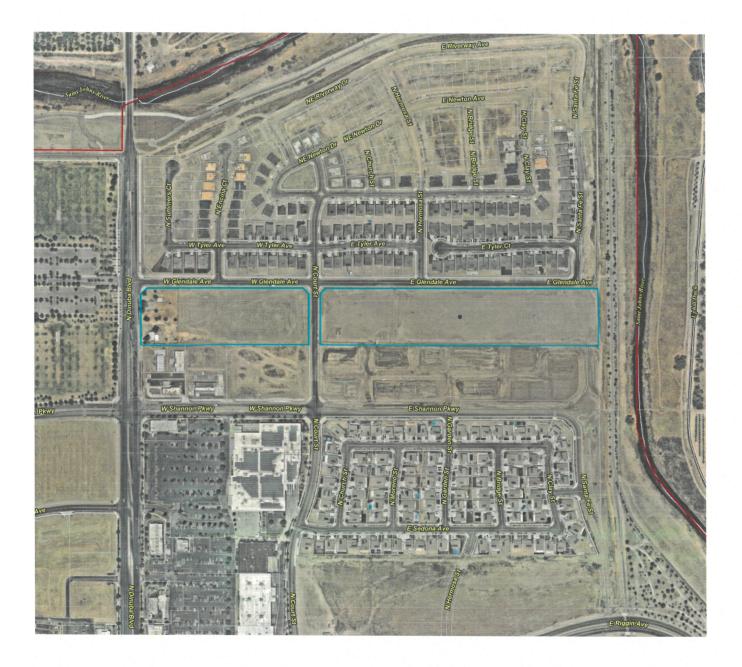
17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

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

	4	4			
Signature:					



### SUBDIVISION & PARCEL MAP REQUIREMENTS ITEM NO: 7 DATE: MARCH 22<sup>ND</sup>, 2023 **ENGINEERING DIVISION** SITE PLAN NO .: 23-048 Adrian Rubalcaba 713-4271 PROJECT TITLE: **COLEGIO** Ather Razag 713-4268 DESCRIPTION: **TENTATIVE PARCEL MAP** ⊠Edelma Gonzalez 713-4364 APPLICANT: STEVEN M Jaklin Rowley 713-4369 PROP. OWNER: **COLEGIO DE LA TIERRA** Lugman Ragabi 713-4362 LOCATION: 3525 N COURT ST APN: 179-071-030 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 IRREVOCABLE OFFER OR DEDICATION ON SANTA FE. SEE ADDITIONAL COMMENTS 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 FOR DINUBA BLVD FRONTAGE 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. oxtimesSanitary 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. EACH PARCEL TO INSTALL NEW SS LATERAL FOR SERVICE oxtimesGrading & 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.
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.
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:
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. <b>SANTA FE BUILD-OUT AT TIME OF PARCEL DEVELOPMENT</b>
☐ 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. Coordinate with city staff for City parcel map requirements and processing fees.
- 2. Refer to Planning Dept. for proposed lot split not delineate along commercial and residential zone change.
- 3. Frontage public improvements to be installed at time of development of each parcel per local standards. Improvements to include, but may not be limited to, pavement, curb and gutter, sidewalk, parkway with street trees, street lighting, utility relocations/undergrounding, and utility extensions.
- 4. Connect to City Sewer. Each parcel shall have its own, separate lateral.
- 5. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.
- 6. Per Open Space and Conservation, OSC-P-22, 100ft riparian habitat development setback from the St. Johns River is required. Additionally, Santa Fe needs to connect to parcels to the north and south. Irrevocable Offfer of Dedication for Santa Fe will need to be shown and dedicated with TPM.

- 7. Project to connect to existing subdivision to the North and coordinate with Multi-Family project to the south for Sant Fe Street alignment. Intersection at Grendale must be at 90 degree and must include a 20' radius City Std. curb return.
- 8. Future development of each parcel subject to City standards applicable at the time.
- 9. Remove "Vesting" from Tentative Parcel Map.
- 10. Revised proposed access easement along parcel 3 as it appears to be called incorrectly.

# SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 23-048 Date: 03/22/2023 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: 08/20/2022) (Project type for fee rates:(TENTATIVE PARCEL MAP) Existing uses may qualify for credits on Development Impact Fees. **FEE ITEM FEE RATE** Trunk Line Capacity Fee **DEFERRED UNTIL TIME OF** DEVELOPMENT Sewer Front Foot Fee Storm Drainage Acquisition Fee Park Acquisition Fee Northeast Acquisition Fee Total Storm Drainage **Block Walls** Parkway Landscaping Bike Paths Waterways Acquisition Fee Additional Development Impact Fees will be collected at the time of issuance of building permits.

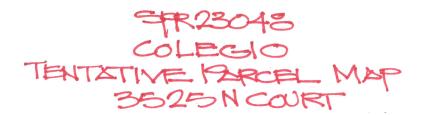
### **City Reimbursement:**

- 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.

Edelma Jonzalez

Edelma Gonzalez

# City of Visalia Building: Site Plan Review Comments



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

	A building permit will be required.	For information call (559) 713-4444			
	Submit 1 digital set of professionally prepared plans and 1 set of calculations.	(Small Tenant Improvements)			
	Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventio 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 to	or 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.				
	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				
X	No comments at this time				
	Additional comments:				

VAL CARCIA 3 22 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

March 21, 2023

Item#

7

Site Plan # 23048

APN:

079071030

- 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.
- Fire protection items are not required to be installed for parcel map or lot line adjustment at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Corbin Reed Fire Marshal



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

Date: 3	3/21/23				
Item: 7					
Site Plan: SPR23048					
Name: Agt. C. Sinatra					

# **Site Plan Review Comments**

$\checkmark$	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 March 22, 2023

ITEM NO: 7
SITE PLAN NO: SPR23048
PROJECT TITLE: Colegio

DESCRIPTION: Tentative Parcel Map

APPLICANT: Steven M

OWNER: COLEGIO DE LA TIERRA

APN: 079071030 LOCATION: 3525 N COURT ST

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

☑ No Comments
☐ See Previous Site Plan Comments under SPR 2021-224
☐ 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 <i>local road intersection with collector/arterial</i> 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.
<ul> <li>□ Traffic Impact Analysis required (CUP)</li> <li>□ Provide more traffic information such as TIA may be required.</li> <li>. Depending on development size, characteristics, etc., a transfer of the provided in the pro</li></ul>
<ul> <li>□ Additional traffic information required (Non Discretionary)</li> <li>□ Trip Generation - Provide documentation as to concurrence with General Plan.</li> <li>□ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.</li> <li>□ Traffic Impact Fee (TIF) Program - Identify improvments needed in concurrence with TIF.</li> </ul>
Additional Comments:

Leslie Blair
Leslie Blair

CITY OF VISALIA

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

23048

XX	No comments. March 22, 2023
	See comments below
	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
	ALL refuse enclosures must be R-3 OR R-4
	Customer must provide combination or keys for access to locked gates/bins
	Type of refuse service not indicated.
	Location of bin enclosure not acceptable. See comments below.
	Bin enclosure not to city standards double.
	Inadequate number of bins to provide sufficient service. See comments below.
	Drive approach too narrow for refuse trucks access. See comments below.
	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
	Area in front of refuse enclosure must be marked off indicating no parking
	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
	Customer will be required to roll container out to curb for service.
	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	Solid Waste has no additional comments regarding the proposed tentative parcel split.
	Jason Sarna, Solid Waste Manager, EEO 742 4522

<u>Jason Serpa, Solid Waste Manager, 559-713-4533</u> <u>Edward Zuniga, Solid Waste Supervisor, 559-713-4338</u> Nathan Garza, Solid Waste, 559-713-4532

Addison Waste,

# City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



# Site Plan Review

May 4, 2023

# Site Plan Review No. 2023-066:

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 **April 26**, **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,

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** 

April 26, 2023

SITE PLAN NO.

2023-066

PARCEL MAP NO.

SUBDIVISION

LOT LINE ADJUSTMENT NO.

	Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please eview all comments since they may impact your project.					
	<b>RESUBMIT</b> 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	y with			
		Planning Engineering prior to resubmittal plans for Site	Plan Review.			
		Solid Waste Parks and Recreation Fire Dep	t.			
$\boxtimes$	REVIS	/ISE AND PROCEED (see below)				
		A revised plan addressing the Committee comments and revisions must Off-Agenda Review and approval prior to submitting for building permits actions.				
		Submit plans for a building permit between the hours of 9:00 a.m. Monday through Friday.	and 4:00 p.m.,			
	$\boxtimes$	Your plans must be reviewed by:				
		CITY COUNCIL REDEVELOPMENT				
		PLANNING COMMISSION PARK/RECREATION				
		▼ TPM, CUP				
		HISTORIC PRESERVATION OTHER -				
		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

Cristobal Carrillo, Planning Division (559) 713-4443

Date: April 26, 2023

SITE PLAN NO:

2023-066

PROJECT:

Colegio

DESCRIPTION:

TPM APPLICATION REF: 23-048 R&P

APPLICANT:

STEVEN MACIAS

PROP. OWNER: LOCATION TITLE: COLEGIO DE LA TIERRA 3525 N. COURT STREET

APN TITLE:

ZONING:

079-071-030

**GENERAL PLAN:** 

Commercial Mixed Use, Residential High Density, Residential Medium Density C-MU (Mixed Use Commercial), R-M-3 (Multi-Family Residential, 1,200 sq ft. per

dwelling), R-M-2 (Multi-Family Residential, 3,000 sq. ft. per dwelling)

**Planning Division Recommendation:** 

Revise and Proceed

Resubmit

Reference Site Plan Review No. 2023-048 (Comments included with this letter).

# **Project Requirements**

- Tentative Parcel Map
- Conditional Use Permit

# PROJECT SPECIFIC INFORMATION: April 26, 2023, 2023

- 1. A Tentative Parcel Map shall be required. The easement proposed for Parcel 3 is acceptable in place of the property line following the zoning boundary.
- 2. A Conditional Use Permit shall be required to divide the C-MU zone portion of the project site.
- 3. A development plan shall be provided with the TPM/CUP proposal.
- 4. Comply with Engineering Division requirements regarding depiction of easements and IOD's.
- 5. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

### Below are the comments for Site Plan Review No. 2023-048.

# PROJECT SPECIFIC INFORMATION: March 22, 2023

- 6. A Tentative Parcel Map shall be required. Property lines shall follow existing zoning boundaries.
- 7. A development plan shall be provided with the TPM proposal.
- 8. Comply with Engineering Division requirements regarding "Vesting" TPM's.
- 9. Caltrans comments shall be provided prior to the item going before the Visalia Planning Commission.

### Note:

- 1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
- 2. Prior to a <u>final</u> for the project, a signed <u>Certificate of Compliance</u> for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

# Sections of the Municipal Code to review:

**Title 16 Subdivisions** 

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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.





### SUBDIVISION & PARCEL MAP REQUIREMENTS ITEM NO: 2 DATE: APRIL 26, 2023 **ENGINEERING DIVISION** SITE PLAN NO.: 23-066 Adrian Rubalcaba 713-4271 PROJECT TITLE: **COLEGIO** Lupe Garcia 713-4197 DESCRIPTION: **TPM APPLICATION REF: 23-048 RESUBMIT** Edelma Gonzalez 713-4364 APPLICANT: STEVEN MACIAS Jaklin Rowley 713-4369 PROP. OWNER: **COLEGIO DE LA TIERRA** Lugman Ragabi 713-4362 LOCATION: 3525 N COURT ST Keyshawn Ford 713-4268 APN: 079-071-030 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 IRREVOCABLE OFFER OF DEDICATION ON SANTA FE. 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 FOR DINUBA BLVD FRONTAGE 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 100' wide riparian dedication from top of bank. ST. JOHN'S RIVER 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. EACH PARCEL TO INSTALL NEW SS LATERAL FOR SERVICE 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

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Relocate existing utility poles and/or facilities.
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:
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. SANTA FE BUILD-OUT AT TIME OF PARCEL DEVELOPMENT
✓ All lots shall have separate drive approaches constructed to City Standards. <i>REFER TO CITY STDS</i>
⊠Install street striping as required by the City Engineer. <i>TO BE DETERMINED AT TIME OF CIVIL REVIEW</i>
⊠Install sidewalk: 5' ft. wide, with 5' ft. wide parkway on ON COURT & GLENDALE. 6' SIDEWALK, 5'
PARKWAY ON SANTA FE
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.
Explication Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's
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☑ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air
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☑If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage
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□Comply with prior comments □Resubmit with additional information □Redesign required
Additional Comments:

- 1. Coordinate with City staff for City parcel map requirements and processing fees.
- 2. Frontage public improvements to be installed at time of development of each parcel per local standards. Improvements may include, but not be limited to, pavement, curb and gutter, sidewalk, parkway with street trees, street lighting, utility relocations/undergrounding, and utility extensions.
- 3. Coordinate with Caltrans for any necessary work along Dinuba Blvd.
- 4. Connect to City Sewer. Each parcel shall have its own, separate lateral. Applicant expressed a desire to share a sewer lateral across Parcel 1 and Parcel 2 via a sewer easement. Further coordination with City staff during review of final parcel map may be necessary.
- 5. Development impact fees will apply to future development on each parcel. Subject to fee rates at the time.
- 6. Project to connect to existing subdivision to the North and coordinate with Multi-Family project to the south for Santa Fe Street alignment. Intersection at Glendale must be at 90 degree and must include a 20' radius City Std. curb return.

- 7. There is currently a Proposed 60' IOD on Santa Fe. Applicate will have to adjust dedication area as per comment 6. Additional dedication may be required.
- 8. The 100ft riparian habitat development setback from the St. Johns River per Open Space and Conservation, OSC-P-22 is correct, however, OSC-P-22 requires an additional 30' firebreak setback. Since there is an issue with the street alignment at Santa Fe and Glendale, coordination with the City may be necessary.
- 9. Future development of each parcel subject to City standards applicable at the time.
- 10. Development impact fees will be required with each parcel development.

### SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-066**Date: **04/26/2023** 

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: 08/20/2022)

(Project type for fee rates:(TENTATIVE PARCEL MAP)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
Trunk Line Capacity Fee	TBD with developed parcel
Sewer Front Foot Fee	TBD with developed parcel
Storm Drainage Fees	TBD with developed parcel
Public Facility Capacity Fee	TBD with developed parcel
Groundwater Overdraft Mitigation Fee	TBD with developed parcel
	TBD with developed parcel
☐ Transportation Impact Fee	TBD with developed parcel
Park Acq/Dev Fee	TBD with developed parcel
Public Safety Impact Fee: Fire & Police	TBD with developed parcel

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.

Keyshawn Ford
Keyshawn Ford

# City of Visalia Building: Site Plan Review Comments



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

	A building permit will be required.	For information call (559) 713-4444
	Submit 1 digital set of professionally prepared plans and 1 set of calculations.	(Small Tenant Improvements)
	Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2 light-frame construction or submit 1 digital set of engineered calculations.	016 California Building Cod Sec. 2308 for conventional
	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.	
	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	
X	No comments at this time	
	Additional comments:	

VAL CARCIA 4 25 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

April 26, 2023

Item#

Site Plan #

23066 079071030

APN:

- 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.
- Fire protection items are not required to be installed for parcel map or lot line adjustment at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.

Corbin Reed Fire Marshal



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

Date:	04/25/23
Item:	2
Site Plan: SPR23066	
Name	: Agt. R. Avalos

# **Site Plan Review Comments**

$\checkmark$	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 April 26, 2023

ITEM NO: 2 Added to Agenda

SITE PLAN NO: SPR23066
PROJECT TITLE: Colegio

DESCRIPTION: TPM Application Ref: 23-048 R&P

APPLICANT: Steve Macias

OWNER: COLEGIO DE LA TIERRA

APN: 079071030

LOCATION: 3525 N COURT ST

# 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 <i>local road intersection with collector/arterial</i> 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.			
<ul> <li>□ Traffic Impact Analysis required (CUP)</li> <li>□ Provide more traffic information such as TIA may be required.</li> <li>. Depending on development size, characteristics, etc., and the such as the s</li></ul>			
<ul> <li>□ Additional traffic information required (Non Discretionary)</li> <li>□ Trip Generation - Provide documentation as to concurrence with General Plan.</li> <li>□ Site Specific - Evaluate access points and provide documentation of conformance with COV standards If noncomplying, provide explanation.</li> <li>□ Traffic Impact Fee (TIF) Program - Identify improvments needed in concurrence with TIF.</li> </ul>			
Additional Comments:			

Leslie Blair
Leslie Blair

CITY OF VISALIA

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

# 23066

XX	No comments. April 26, 2023
	See comments below
	Revisions required prior to submitting final plans. See comments below.
	Resubmittal required. See comments below.
	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
	ALL refuse enclosures must be R-3 OR R-4
	Customer must provide combination or keys for access to locked gates/bins
	Type of refuse service not indicated.
	Location of bin enclosure not acceptable. See comments below.
	Bin enclosure not to city standards double.
	Inadequate number of bins to provide sufficient service. See comments below.
	Drive approach too narrow for refuse trucks access. See comments below.
	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
	Bin enclosure gates are required
	Hammerhead turnaround must be built per city standards.
	Cul - de - sac must be built per city standards.
	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
	Area in front of refuse enclosure must be marked off indicating no parking
	Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
	Customer will be required to roll container out to curb for service.
	Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
	Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
	City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Comment	Solid Waste has no comments regarding the proposed parcel split.

<u>Jason Serpa, Solid Waste Manager, 559-713-4533</u> <u>Edward Zuniga, Solid Waste Supervisor, 559-713-4338</u>

Nathan Garza, Solid Waste,559-713-4532

GAVIN NEWSOM, GOVERNOR

# California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 840-6066 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov





March 8, 2023

TUL-63-10.46 COLEGIO VILLAGE APARTMENTS GTS #: 40619

### SENT VIA EMAIL

Mr. Steven J. Macias, Civil Engineer <a href="mailto:stevenm@4-creeks.com">stevenm@4-creeks.com</a>
4 Creeks, Inc.
324 S. Santa Fe, Suite A
Visalia, CA 93292

Mr. Macias:

Caltrans has completed a preliminary review of the site plan for a multi-family residential development (Project). The Project site is located on the east side of State Route (SR) 63, specifically on the southeast corner of Dinuba Boulevard (SR 63) and Esquivel Avenue, Visalia, Tulare County.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) process reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

- 1. Per site plan submitted, access connection (driveway) to SR 63 is not being proposed by Project.
- 2. Caltrans recommends the Project construct a **dedicated right-turn lane** on northbound SR 63 (Dinuba Blvd.) to eastbound Esquivel Avenue. The right-turn lane should be at least 275 feet in length.
- 3. Caltrans requires the Project to construct highway frontage improvements along SR 63 (Dinuba Blvd.) including but not limited to roadway pavement improvements, curb, gutter, sidewalks, streetlights and drainage facilities.
- 4. A maintenance agreement is required for the maintenance of the landscape, sidewalk, drainages and other roadway related items.

Mr. Steven J. Macias - COLEGIO VILLAGE APARTMENTS March 8, 2023 Page 2

- 5. Caltrans requires a minimum of a 6-foot sidewalk (10- foot preferred), measured from the back of the curb.
- 6. The back of the sidewalk should match the Caltrans Transportation Concept Report (TCR) ultimate transportation concept (UTC) design for SR 63.
- 7. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.
- 8. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.
- 9. As a point of information, any work completed in the State's right-of-way will require a Caltrans encroachment permit. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.
- 10. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 383-5047 or (559) 383-5235.
- 11. Please review the permit application required document checklist at:

  <a href="https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTO&brapath=PERM">https://dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTO&brapath=PERM</a> and at: <a href="https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf">https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf</a>.
- 12. According to the Caltrans Transportation Concept Report (TCR), segment 7 of SR 63 in the vicinity of the proposed Project is currently a 4-lane conventional highway, however due to the 2-lane St. Johns River Bridge, SR 63 currently transitions to a 2-lane facility in the vicinity of the Project.
- 13. The TCR indicates that SR 63 is ultimately planned to be a 6-lane facility within a total of 156 feet of right-of-way (78 feet from the centerline). Caltrans right-of-way maps shows

Mr. Steven J. Macias - COLEGIO VILLAGE APARTMENTS March 8, 2023 Page 3

this segment of SR 63 existing at between 100 to 149 feet with approximately 40 to 49 feet from the centerline on the east side of SR 63.

- 14. The Tulare County Association of Governments (TCAG) 2022 Regional Transportation Plan (RTP) **does not** identify improvements to this segment of SR 63 in the vicinity of the Project.
- 15. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City or County. The assessment should include the following:
  - a. Pedestrian walkways should link this Project to transit facilities, bicycle pathways and other walkways in the surrounding area.
  - b. Coordinating connections to local and regional bicycle pathways should be done to further encourage the use of bicycles for commuter and recreational purposes.
  - c. Transit service and bus stop accommodations should be extended to within  $\frac{1}{4}$ -mile of the Project site.
- 16. Caltrans **recommends** the Project implement "smart growth" principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share and/or ride-share programs.
- 17. Based on Caltrans Vehicle Miles Traveled (VMT)-Focused Transportation Impact Study Guide, dated May 20, 2020, and effective as of July 1, 2020, Caltrans seeks to reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, transit and reduce greenhouse gas (GHG) emissions. Caltrans recommends that the project proponent continue to work with the City or County to further implement improvements to reduce VMT and offer a variety of transportation modes for its employees.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,

Ms. Lorena Mendibles, Branch Chief,

Transportation Planning – South

Lorena Mendibles

