# PLANNING COMMISSION AGENDA

CHAIRPERSON:
Mary Beatie



VICE CHAIRPERSON:
Chris Tavarez

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

# MONDAY, JULY 28, 2025 VISALIA COUNCIL CHAMBERS LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

**MEETING TIME: 7:00 PM** 

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

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

- 5. AGENDA COMMENTS OR CHANGES -
- 6. CONSENT CALENDAR All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda. None.
- 7. PUBLIC HEARING Josh Dan, Senior Planner

**Conditional Use Permit No. 2025-22**: A request by Paul Owhadi to establish a 98-unit gated multi-family residential development on 4.64 acres. The site has both R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) and R-M-3 (Multi-Family Residential, one unit per 1,200 square feet minimum site area per unit) zoning.

<u>Environmental Assessment Status:</u> The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

<u>Project Location:</u> The project is located on the northeast corner of North Shirk Street and West Ferguson Avenue (APN: 077-640-013).

8. PUBLIC HEARING - Brandon Smith, Principal Planner

**Variance No. 2025-03:** A request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone.

<u>Environmental Assessment Status:</u> The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305.

<u>Project Location:</u> The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street (APN: 097-282-017, 018).

#### 9. CITY PLANNER UPDATE -

- a. Planning Commission Interview Update
- b. Joint City Council and Planning Commission meeting, August 19, 2025.

#### 10. ADJOURNMENT

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

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

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

#### **APPEAL PROCEDURE**

### THE LAST DAY TO FILE AN APPEAL IS THURSDAY, AUGUST 7, 2025, BEFORE 5:00 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 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.visalia.city">www.visalia.city</a> or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 11, 2025



### REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 28, 2025

PROJECT PLANNER: Josh Dan, Senior Planner

> Phone No.: (559) 713-4003 E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2025-22: A request by Paul Owhadi to establish a 98unit gated multi-family residential development on 4.64 acres. The site has both R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) and R-M-3 (Multi-Family Residential, one unit per 1,200 square feet) zoning. The project is located on the northeast corner of North Shirk Street and West Ferguson Avenue (APN: 077-640-013).

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-22, as conditioned, based upon the findings and conditions in Resolution No. 2025-41. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan, Housing Element and Zoning Ordinance.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2025-22 based on the findings and conditions in Resolution No. 2025-41.

### PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 98-unit apartment multi-family development in the R-M-2 and R-M-3 zones (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of North Shirk Street and West Ferguson Avenue. The overall combined project density is 21 units per acre with each land use designated area being developed within its respective density range of Medium Density Residential (10 to 15 units per acre) and High Density Residential (15 to 35 units per acre). The conditional use permit is required based on Zoning Ordinance Section 17.17.040, which identifies more than 80 units per site within the R-M-2 and R-M-3 zones as a conditionally allowed use.

The proposed site plan (see Exhibit "A") depicts that the development will consist of 9 different building types of varying two and three-story elevations; the elevations are provided in Exhibit "B". The applicant has indicated that there will be 78 units with one and two bedroom floorplans and 20 units with three bedroom floorplan layouts. The multi-family development will include 158 total parking stalls – 98 covered and 60 uncovered – which meets the Zoning Ordinance's 1.5 parking stall requirement for multi-family developments. The development will also include a centrally located club house building with arbors, open space, and swimming pool.

The multi-family development will have a six-foot high wrought iron fence with masonry pilasters along roadway frontages, compliant with VMC Section 17.36.040.B: Wrought Iron Fences. A decorative open metal fence of wrought iron or tubular steel (not chain link) not exceeding seven feet in height shall be permitted along the front and street side property lines or within the front yard and street side yard setback areas of multi-family uses. The masonry pilasters will include materials applied to the exterior of the multi-family buildings. A seven-foot high block wall will be

erected along the north and east property lines, which abut one single-family residence to the North and the Lions Park to the East.

The main vehicular driveway is located along West Ferguson Avenue and serves are the sole entrance into the gated community. This gated entrance is also designed with a gate access pad for visitors. The other vehicular access point, located along North Shirk Street, is for "Exit Only". Both entrances will be gated with ornamental wrought iron gates with automatic operators.

This project frontage along both roadways is currently improved with curb and gutter, but will require the applicant to improve the remaining sidewalk and landscaping improvements. Other utility services including electricity, gas, phone/cable, and water will be extended on-site from existing services available in the project vicinity.

### **BACKGROUND INFORMATION**

General Plan Land Use Des: Medium Density Residential and High Density Residential

Zoning: R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site

area per unit)

R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site

area per unit)

Zoning and Land Use: North: R-1-5 – Existing single-family residence with

livestock pen

South: W. Ferguson Ave. – QP (Quasi Public) – Fire

Station 55 and Denton Elementary School

East: QP (Quasi Public) – Lions Park

West: N. Shirk St. – IL (Light Industrial) – Able Inc. office

building

Environmental Review: Class 32 Categorical Exemption – No. 2025-32

Special Districts: N/A

Site Plan: 2025-091

### **RELATED PLANS & POLICIES**

See attachment pertaining to General Plan Policies and the Municipal Code pertaining to Conditional Use Permits.

### **RELATED PROJECTS**

There are no previous or related projects on the project area.

### PROJECT EVALUATION

Staff supports the requested Conditional Use Permit based on project consistency with the General Plan, Housing Element and the Zoning Ordinance.

### **General Plan Consistency and Land Use Compatibility**

Project compatibility with the City's General Plan must be made as a finding for the conditional use permit entitlement. Multiple General Plan and Housing Element policies (listed below) identify the implementation of development standards to ensure that new multi-family residential

development will contribute to positive land use compatibility. The size of the property combined with the allotted number of units requires a conditional use permit for development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties.

**LU-P-52** Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

**LU-P-56:** Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

This designation can accommodate a mix of housing types including small-lot singlefamily, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

**LU-P-57** Update the Zoning Ordinance to reflect the High Density Residential designation on the Land Use Diagram for development at 15 to 35 dwelling units per gross acre, accommodating townhouses, two- and four-plexes, and multistory condominium and apartment buildings.

The designation is appropriate for some infill sites and new areas in close proximity to neighborhood centers and major transportation routes. High Density Residential development may also be permitted in infill areas where it can be made to be consistent with adjacent properties through the conditional use permit process. Development standards will ensure that new development contributes positively to the creation of neighborhood nodes or districts. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

- **HE Policy 1.1:** The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of new construction housing.
- **HE Policy 1.7:** The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.
- **HE Policy 6.3:** The City shall promote quality design and appearance of all new multifamily units so that they add value to the community's built environment and reduce potential for community objection.

**HE Policy 6.13:** The City shall continue to enforce its Model Good Neighbor policies to ensure that all multi-family projects adhere to basic maintenance and management procedures.

The proposed project will result in the creation of a new multi-family residential development consisting of 9 two and three-story apartment buildings totaling 98 units. Within the complex, 78 units will have one and two-bedroom units and 20 units will have 3-bedroom units. The areas south and east of the subject site are comprised of public uses, (i.e., Denton Elementary School, Fire Station 55, and Lions Park). There is an existing single-family residential home located to the north of the project site.

The site plan (see Exhibit "A") depicts that the main drive aisle and the majority of the covered parking will be along the north property line, adjacent to single-family residential and measuring approximately 177 feet between the nearest proposed multi-family building and the existing single-family residential home to the north. The circulation pattern within the proposed development is self-contained. The primary residential vehicular access to the development is located on West Ferguson Avenue, a designated collector roadway. Vehicular egress from the multi-family development may also be achieved via an access point along North Shirk Street. The project also supports pedestrian circulation connectivity from the site to the surrounding off-site circulation network by providing a total of eight pedestrian connections to adjacent streets across both frontages.

### **Housing Element**

Sites designated by the City's Land Use Element for High Density Residential use are included as part of the City's 2023-2031 Housing Element Sites Inventory and contribute towards meeting the City's Regional Housing Needs Allocation (RHNA). This site is identified as an opportunity site in the City's certified Housing Element, with a minimum of 40 units assigned to the Lower Income category.

The City's Housing Element also supports efforts to establish higher-density, well-designed multi-family development. The quality of life in a community is closely tied to the quality of its neighborhoods in both established and developing areas. The importance of housing and neighborhood quality is illustrated in numerous planning efforts where multi-family housing has been developed near single-family developments, public parks, and schools. By encouraging "quality" multi-family developments that create a sense of place and include safe, well-maintained communities, structures with a high degree of architectural appearance, and on-site amenities for residents, the City will continue to encourage development of a wide range of housing that fits the needs of the community.

### **Housing Accountability Act (Government Code section 66589.5)**

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact<sup>1</sup>.

The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and multi-family residential development standards. The project meets the density standards for

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<sup>&</sup>lt;sup>1</sup> Gov. Code Section 65589.5(j)(1).

both Medium and High Density Residential land use designations and will be compatible with surrounding developed areas.

### **Good Neighbor Policies and Management and Maintenance Standards**

The project is subject to the City's Good Neighbor Policies (GNP's) for multi-family residential development. The GNP's are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNP's prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of carports, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project, staff recommends Condition of Approval No. 9 be adopted. This condition requires that management and maintenance conditions be included as a part of the conditional use permit. Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

### **Land Use Density**

The site is unique in that it currently has split multi-family land use and zoning designations (i.e., R-M-2 and R-M-3). Staff concludes that the proposed development is consistent with the City's General Plan as it pertains to density in both the Residential Medium Density and Residential High Density land use designations. The Residential Medium Density land use designation provides for a density range of 10 to 15 dwelling units per acre (reference General Plan Policy LU-P-56). The Residential High Density land use designation provides for a density range of 15 to 35 dwelling units per acre (reference General Plan Policy LU-P-57).

The area designated Residential Medium Density (RMD) is approximately 3.02 acres on the west side of the site and will be developed at a density range of 14.5 dwelling units per acre, while the area designed Residential High Density (RHD) is approximately 1.63 acres on the east side of the site and will be developed at 34.9 dwelling units per acre. The table below provides a breakdown of the number of units, acreage and density.

	Res. High Density	Res. Medium Density
Proposed Dwelling Units	57	44
Gross Acreage	1.63	3.02
Density per Gross Acre	34.96	14.5
Density Range per General Plan	15-35 / gross ac.	10-15 / gross ac.

The overall cohesive development pattern of the multi-family project has placed the buildings throughout the site in a manner that facilitates safe internal vehicular circulation, provides driveway access widths to facilitate emergency personnel vehicles on-site, and locates on-site amenities (i.e., club house, pool, other amenity) in a centralized area for the benefit and convenience of residences within this development. The project layout provides for the best and highest utilization of the site and provides for additional housing options that currently do not exist in the immediate area.

### **Access and Street Improvements**

Right-of-way improvements shall comply with the city standards, including sidewalks, street lights, and landscaping along both frontages of this project site. These frontage improvements are

required as a condition of the development, which are defined in the site plan review comments (Condition No. 1 of the Conditions of Project Approval).

Existing right-of-way paving on North Shirk Street will be expanded to full build-out of the roadway. Other utility services (electricity, gas, phone/cable, and water) will also be extended on-site from existing services available in the project vicinity.

### **Setbacks**

The project represents a comprehensively planned multi-family residential development with extra detail given toward the interface with the adjacent single-family residential property. The site plan (see Exhibit "A") depicts that the main drive aisle and the majority of the covered parking will be along the north property line, adjacent to single-family residential. The nearest proposed multi-family building and the existing single-family residential home to the north measure approximately 167 feet apart.

The proposed site plan illustrates that setbacks around the perimeter of the project meet or exceed the minimum required for R-M sites as follows:

Property Line:	Required Setback:	Proposed Setback:
Front (North Shirk Street)	15 feet	15 – 23.5 feet
Street Side (West Ferguson Avenue)	10 feet	15 – 27 feet
Side (north side of project adjacent to SFR)	5 feet	8-ft to carport &
		88-ft to nearest bldg.
Rear (east side of project adjacent to park)	15 feet	20 – 27 feet

The project meets the required setbacks along the street frontages, and complies with the 15-foot minimum rear setback, which abuts existing Lions Park.

### Structure Height

Multi-family residential zones are regulated in VMC Chapter 17.16. Height limitations in both multi-family zones are limited to a maximum height of thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. Furthermore, where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-1 site. The 177-foot distance between the single-family residence and the multi-story multi-family buildings far exceeds the 5-foot minimum side yard, and the site plan in Exhibit "A" shows that the majority of buildings have been oriented in a manner limiting openings away from neighboring residences and residentially zoned parcels.

### **Building Elevations**

Exhibit "B" displays the proposed typical building elevations for the multi-family development. The elevations depict cement plaster finish on the walls, stone veneer trim, arched entryways, and pitched tile roofs. Floor plans have been included for the apartment buildings as shown in Exhibit "C".

Staff has included Condition of Approval No. 2, requiring that the building elevations and floor plans be developed consistent with those provided in Exhibits "B" and "C".

### **Block Walls and Wrought Iron Fences**

The Zoning Ordinance permits a wrought iron fence up to seven feet in height along the front or side property lines or within the front or street side setback areas of multi-family uses per Section 17.36.040.B. The project complies with the wrought iron provisions as allowed in Section 17.36.040.B.

The project will construct a six-foot high wrought iron fence with stucco pilasters along the roadway frontages. All wrought iron fencing and pilasters measure the required 10 and 15-foot required setbacks along the Shirk Street front yard and Ferguson Avenue street-side yard setback, respectively. A seven-foot-high block wall will be installed along the north property line adjacent to the single-family residential site and park.

### **Open Space and Recreation**

The project includes a community building with a pool and additional landscaped open space spread throughout the development. Staff has included a condition that these amenities be installed as a part of the development and maintained in good working/accessible order.

### **Environmental Review**

This project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new in-fill development projects (Categorical Exemption No. 2025-32).

### **RECOMMENDED FINDINGS**

- 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, Housing Element, 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 project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-18).

### RECOMMENDED CONDITIONS OF APPROVAL

- 1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2025-091.
- 2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", and corresponding floor plans shown in Exhibit "C".
- 3. That a seven-foot-high block wall shall be installed along the north and east property lines as depicted on the site plan, adjacent to the single-family residential and park areas.
- 4. That the community building be developed as shown in Exhibit "D".

- 5. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
- 6. That the community building, pool, and open space shall be installed as a part of the development and maintained in good working/accessible order.
- 7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
- 8. Provide street trees per the City's Street Tree Ordinance.
- 9. That the owner/operator(s) of the multiple family residential units shall enter into an operational management plan in a form approved by the City for the long term maintenance and management of the development. The plan shall be subject to the following conditions:

### A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

### **B.** Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- **C. Parking** The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.
- **D. Tenant Agreement** The tenant agreement for the complex must contain the following:
  - a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
  - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
  - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
  - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
  - e. Standards of behavior for tenants that could lead to eviction.
  - f. All tenants shall read and receive a copy of the Tenant Agreement.
- 10. That all applicable federal, state, regional, and city policies and ordinances be met.

### **APPEAL INFORMATION**

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

### Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" Site Plan
- Exhibit "B" Exterior Elevation Plans
- Exhibit "C" Floor Plans
- Exhibit "D" Community Building Elevations
- Exhibit "E" Landscape Plans
- Exhibit "F" Operational Statement
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

### **Related Plans & Policies**

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

#### **General Plan Land Use & Transportation Policy:**

**LU-P-52** Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

**LU-P-56** Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

This designation can accommodate a mix of housing types including small-lot single family, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

**LU-P-57** Update the Zoning Ordinance to reflect the High Density Residential designation on the Land Use Diagram for development at 15 to 35 dwelling units per gross acre, accommodating townhouses, two- and four-plexes, and multistory condominium and apartment buildings.

The designation is appropriate for some infill sites and new areas in close proximity to neighborhood centers and major transportation routes. High Density Residential development may also be permitted in infill areas where it can be made to be consistent with adjacent properties through the conditional use permit process. Development standards will ensure that new development contributes positively to the creation of neighborhood nodes or districts. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

**T-P-41** Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers. Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.

#### **Zoning Ordinance Section for R-M Zone**

### Chapter 17.16

#### R-M Multi-Family Residential Zone

#### 17.16.010 Purpose and intent.

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where

development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere.

### 17.16.015 Applicability.

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

#### **17.16.020** Permitted uses.

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

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone:
- C. Fruit, vegetable and horticultural husbandry;
- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side vard:
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;
- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030:
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
- 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
- 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

### 17.16.030 Accessory uses.

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

- A. Home occupations subject to the provisions of Section 17.32.030;
- 3. Accessory buildings subject to the provisions of Section 17.16.090B.

#### 17.16.040 Conditional uses.

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

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;

- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

### 17.16.050 Site area and configuration.

A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

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

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

### 17.16.070 Front yard.

A. The minimum front yard shall be as follows:

Zone Minimum Front Yard

R-M-2 15 feet R-M-3 15 feet

- B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

#### 17.16.080 Side yards.

- A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.
- C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

### 17.16.090 Rear yard.

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

- A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.
- B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.
- C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

### 17.16.100 Height of structures.

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

### 17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

### 17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

### 17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property.

### 17.16.140 Site plan review.

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

#### 17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

### <u>17.16.160</u> Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

### 17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

#### 17.16.180 Landscaping.

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained.

### 17.16.190 Model Good Neighbor Policies.

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

### <u>17.16.200</u> Signs.

Signs shall be placed in conformance with Chapter 17.48.

# Chapter 17.38 Conditional Use Permits

#### 17.38.010 Purposes and powers.

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

#### 17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
- 1. Name and address of the applicant;
- 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
- 3. Address and legal description of the property;
- 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
- 5. The purposes of the conditional use permit and the general description of the use proposed;
- 6. Additional information as required by the historic preservation advisory committee.
- 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
- 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

#### 17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

#### 17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

#### 17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the

same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

### 17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit application subject to the provisions of Section 17.38.065.

### 17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

### 17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
- 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
- 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
- 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
- 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
- 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
- 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
- 7. Signing for temporary uses shall be subject to the approval of the city planner.
- 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

### 17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

### 17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

### 17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

### 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.

### 17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

### 17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

#### RESOLUTION NO. 2025-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-22, A REQUEST BY PAUL OWHADI TO ESTABLISH A 98-UNIT GATED MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 4.64 ACRES. THE SITE HAS BOTH R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET) AND R-M-3 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 1,200 SQUARE FEET) ZONING. THE PROJECT IS LOCATED ON THE NORTHEAST CORNER OF NORTH SHIRK STREET AND WEST FERGUSON AVENUE (APN: 077-640-013).

WHEREAS, Conditional Use Permit No. 2025-22, is a request by Paul Owhadi to establish a 98-unit gated multi-family residential development on 4.64 acres. The site has both R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) and R-M-3 (Multi-Family Residential, one unit per 1,200 square feet) zoning. The project is located on the northeast corner of North Shirk Street and West Ferguson Avenue (APN: 077-640-013); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 28, 2025; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-22, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15332.

**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, 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, Housing Element, 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 project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-18).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

- 1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2025-091.
- 2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", and corresponding floor plans shown in Exhibit "C".
- 3. That a seven-foot-high block wall shall be installed along the north and east property lines as depicted on the site plan, adjacent to the single-family residential and park areas.
- 4. That the community building be developed as shown in Exhibit "D".
- 5. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
- 6. That the community building, pool, and open space shall be installed as a part of the development and maintained in good working/accessible order.
- 7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
- 8. Provide street trees per the City's Street Tree Ordinance.
- 9. That the owner/operator(s) of the multiple family residential units shall enter into an operational management plan in a form approved by the City for the long term maintenance and management of the development. The plan shall be subject to the following conditions:

### A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.

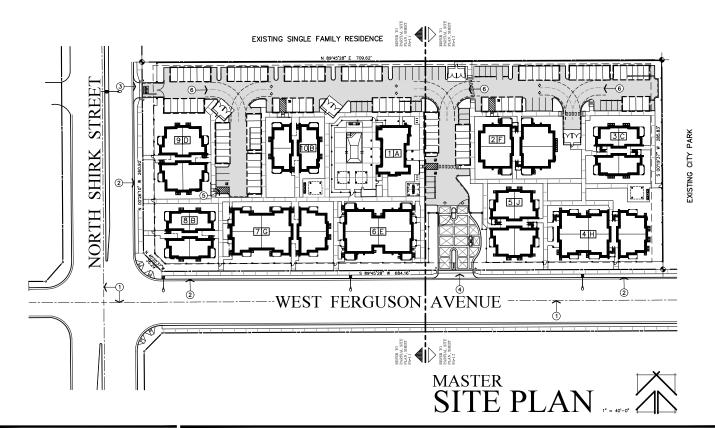
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

### **B.** Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.
- **C. Parking** The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.
- **D. Tenant Agreement** The tenant agreement for the complex must contain the following:
  - a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
  - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.

- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.
- 10. That all applicable federal, state, regional, and city policies and ordinances be met.

### **Exhibit A**





### T H E VINCENT COMPANY SACORDICES, INC. 1500 West Shaw, Ste. 304 Fresno, California 93711 Phone: 559.225.2602

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1 OF PARCEL MAP NO. 3875, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39, PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VASALIA, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 7, 2005 AS INSTRUMENT NO 35538 OF OREICHAL PERCENTS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN PHEASANT RIDGE UNIT NO.1, IN THE CITY OF VISALIA, COUNTY OF TULABE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 41 OF TRACT MAPS, PAGE 78, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO VISALIA UNIFIED SCHOOL DISTRICT, A PUBLIC BODY, CORPORATE AND POLITIC, BY DEED RECORDED JUNE 14, 2006 AS INSTRUMENT NO.61307 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF WSALIA, A MUNICIPAL CORPORATION, BY DEED RECORDED JANUARY 23, 2008 AS INSTRUMENT NO.5692 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION. BY DEED RECORDED APRIL 2, 2008 AS INSTRUMENT NO.23805 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO SHEPHERD LANE, L.P., A DELAWARE LIMITED PARTHERSHIP, BY DEED RECORDED JULY 21, 2014 AS INSTRUMENT NO.8504 AND RE-RECORDED AUGUST 18, 2014 AS INSTRUMENT NO 41551 OF OFFICIAL RECORDS.

### **SYMBOLS**



[CPT.-20 - 7

**X** 

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ΕV

Q.

BUILDING FOOTPRINT BUILDING NUMBER BUILDING TYPE

> 3 ELECTRICAL METER LOCATION GROUND MOUNTED CONDENSING UNITS

5 STAIRWAYS

6 PRIVATE PATIOS / BALCONIES

CARPORT LOCATIONS

PRE-FABRICATED CARPORT

STRUCTURES WITH MINIMUM PARKING

STALL SIZE = 9' x 18' WITH 2'

OVERHANG. PROVIDE 8'-2' VERTICAL

CLEARANCE AT ACCESSIBLE STALLS

TRASH ENCLOSURE
INSTALL 24"-0" TRASH ENCLOSURE
WITH 6"-0" HIGH MASONRY WALLS
PER CITY OF VISALIA PUBLIC WORKS
STANDARDS. REFER TO DETAIL 8,
SHEET PA-2.1

ACCESSIBLE PARKING STALL
INDICATES THE LOCATION OF
ACCESSIBLE PARKING STALL REFER TO
DETAIL 1, SHEET PA-21 FOR STALL
SLOPE AND SIGNAGE REQUIREMENTS.

EV CHARGING STALL INDICATES THE LOCATION OF ELECTRIC VEHICLE CHARGING STALL. REFER TO DETAIL 4, SHEET PA-2.1 FOR STALL SLOPE AND SIGNAGE REQUIREMENTS.

FIRE HYDRANTS INDICATES THE LOCATION OF EXISTING /
PROPOSED FIRE HYDRANTS TO BE
INSTALLED PER CITY OF VISALIA FIRE
DEPARTMENT REQUIREMENTS

STREET LIGHT LOCATION LOCATION(S) OF STREET LIGHTS INSTALLED PER CITY OF VISALIA PUBLIC WORKS STANDARDS.



Issuances:	Date:
DESIGN REVIEW	06,20,25
O PLAN CHECK	
O BACK CHECK	
O PERMITS	
O CONSTRUCTION	
O AS BUILT	
All drawings and	written materio
appearing herein o	onstitute origina
work of the architec	t and may not b
duplicated, used, or	disclosed withou
written consent of	of the architect

plicated, asea, or disclosed milliout
itten consent of the architect.
eference North:
X
Z., \
Scale: 1"=40"-0"
oject Name: PARK VIEW APARTMENTS

VISALIA, CALIFORNIA

### KEYNOTES

THE VINCENT COMPANY ARCHITECTS, INC.

1500 WEST SHAW AVENUE, SUITE 304 FRESNO, CALIFORNIA 93711

(559) 225-2602 ATTENTION: SCOTT VINCENT, ARCHITECT

- CENTERLINE OF STREET 0 INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, 5"-0" WIDE PLANTER STRIP, 6"-0" WIDE CONCRETE SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF VISALIA PUBLIC WORKS DEPARTMENT STANDARDS.
- INSTALL MULTI-FAMILY RESIDENTIAL DRIVE APPROACH PER CITY OF VISALIA PUBLIC WORKS STANDARDS. (3) INSTALL STREET TYPE DRIVE APPROACH PER CITY OF VISALIA PUBLIC WORKS STANDARDS. (4)
- INDICATES THE LOCATION OF 9'-0" "NO PARKING" ZONE FOR VEHICLE TURN ARQUIND. (5)
- INDICATES TURNING RADIUS REQUIRED FOR EMERGENCY VEHICLE ACCESS (24"-0" INSIDE RADIUS, 44"-0" OUTSIDE RADIUS)/ TYPICAL.

LANDSCAPE ARCHITECT UTILITY PROVIDERS 1. SEWER:
2. WATER:
3. STORM WATER:
4. SOLID WASTE:
5. ELECTRICITY:
6. NATURAL GAS:
7. TELEPHONE:
8. CABLE: PROJECT PROPOSAL PROJECT LOCATION ASSESSOR'S PARCEL(S)

PARCEL SIZE

GENERAL PLAN USE

PROJECT ARCHITECT

APPLICANT / DEVELOPER/ PROPERTY OWNER

PARK VIEW VISALIA, LP
PAUL OMHADI, MANAGING PARTNER
29350 PAGIFIC COAST HIGHWAY, SUITE 12
MALIBU, CALFORNIA 90265
(424) 234-5555 (424) 234-3009
GG LANDSCAPE ARCHITECTURE, INC
1500 WEST SHAW AVENUE, SUITE 304
FRESNO, CALIFORNIA 93711
(559) 225-2602 CITY OF VISALIA
CAL WATER
CITY OF VISALIA
CITY OF VISALIA
CITY OF VISALIA
CITY OF VISALIA
SOUTHERN CALIFORNIA EDISON
SOUTHERN CALIFORNIA GAS COMPANY, INC.
COMCAST 98 UNITS OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT

EAST SIDE OF NORTH SHIRK STREET ON THE NORTH SIDE OF WEST FFRGUSON AVENUE, VISALIA, CA. DESIGNATED RM-2 ZONING
 DESIGNATED RM-3 ZONING
 REQUIRED DEDICATIONS 71,003 S.F. (1.63 ACRES) 202,554 S.F. (4.65 ACRES)

MEDIUM AND HIGH DENSITY MULTI-FAMILY RESIDENTIAL

CURRENT ZONING WESTERN PORTION
 FASTERN PORTION CURRENTLISE ADJACENT LISES FLOOD ZONE

STIFE DENSITY

1. ALLOWED DENSITY

2. PROPOSED DENSITY

2. PROPOSED DENSITY

3. RM-2 PORTION:

1. TOTAL PROPOSED DENSITY

1. TOTAL PROPOSED DENSITY

1. TOTAL PROPOSED DENSITY

c. TOTAL PROPOSED DENSITY
SITE COVERAGE

1. BUILDINGS, INCLUDING CARPORTS
2. PAWING, EXCLUDING CARPORTS
3. PUBLIC OPEN SPACE PROPOSED UNIT MIX

BUILDING TYPE F (1 @ 19.320 SF/ BUILDING)

 ONE BEDROOM/ ONE BATH
 TWO BEDROOM/ TWO BATH
 THREE BEDROOM/ TWO BATH
BUILDING AREA(S) JDING AREA(S)

(1 of 3,376 SF/BUILDING)

BUILDING TYPE '8'

(2 of 8,095 SF/BUILDING)

BUILDING TYPE 'C'

(1 of 12,537 SF/BUILDING)

BUILDING TYPE 'C'

(1 of 10,361 SF/BUILDING)

BUILDING TYPE 'C'

(1 of 10,361 SF/BUILDING)

BUILDING TYPE 'E'

(1 of 12,312 SF/BUILDING)

BUILDING TYPE 'E'

(1 of 12,312 SF/BUILDING)

VACANT RURAL RESIDENTIAL FIRE STATION/ ELEMENTARY SCHOOL

45 UNITS ALLOWED 57 UNITS ALLOWED 44 UNITS PROPOSED 57 UNITS PROPOSED 98 UNITS PROPOSED

71.083 S.F. (35.1%) 34,601 S.F. (17.1%) 96,870 S.F. (47.8%)

3,376 S.F. 16.190 S.E. 12 537 CE 10,361 S.F. 12,312 S.F. 19,320 S.F.

BUILDING TYPE 'G'
(1 00 15,622 SF/ BUILDING)
BUILDING TYPE 'H'
(1 00 22,708 SF/ BUILDING)
BUILDING TYPE 'J'
(1 00 15,968 SF/ BUILDING)
I. TOTAL BUILDING AREA
GROUND FLOOR AREA 15,622 S.F. 22,706 S.F. 15,968 S.F. 128,392 S.F. 71,083 S.F.

10. INCOMO PLORE APIA.

PARLING REGULER DROUGH UNITS.

1. (76. LANTS & 1.5 STALLS PER UNIT) 117 STALLS REQUIRED

2. THERE REDROUGH UNITS

2. THERE REDROUGH UNITS

2. THERE ARE DROUGH UNITS

3. TOTAL STALLS REQUIRED

3. TOTAL STALLS REQUIRED

0. STALLS REQUIRED

0. STALLS REQUIRED

(20 UNITS @ 1.75 STALLS P TOTAL STALLS REQUIRED COVERED STALLS REQUIRED COMPACT STALLS ALLOWED (152 STALLS @ 30%) 45 STALLS REQUIRED

PARKING PROVIDED

1. COVERED SPACES PROVIDED

2. OPEN SPACES PROVIDED

3. TOTAL PARKING PROVIDED

4. COMPACT STALLS PROVIDED

6. ACCESSIBLE STALLS PROVIDE

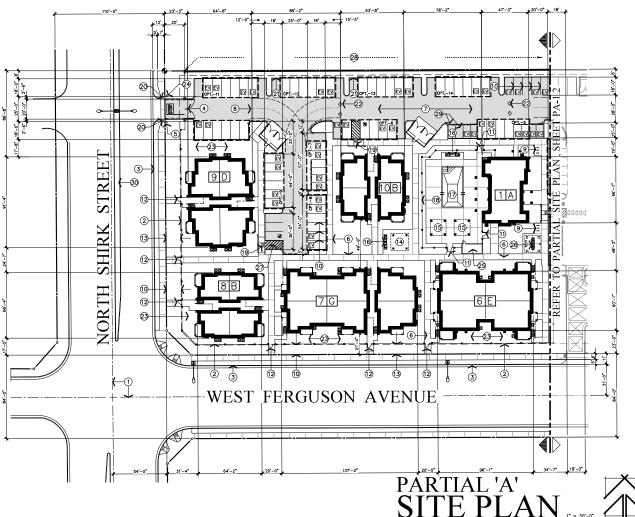
6. OPEN STALLS

6. BICYCLE PARKING PROVIDED 158 STALLS 27 STALLS 2 STALLS 3 STALLS

OPEN SPACE MINIMUM REQUIRED (5% OF THE LOT AREA SPACE PROVIDED

24

### **Exhibit A**



6

ΕV



 $\overline{\mathbf{M}}$ 

BUILDING FOOTPRINT 1) BUILDING NUMBER

BUILDING TYPE

ELECTRICAL METER LOCATION

GROUND MOUNTED CONDENSING UNITS 5 STAIRWAYS 6 PRIVATE PATIOS / BALCONIES

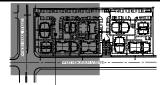
CARPORT LOCATIONS
PRE-FABRICATED CARPORT
STRUCTURES WITH MINIMUM PARKING
STALL SIZE = 9" x 19" WITH 2"
OVERHANG. PROVIDE 8"-2" VERTICAL
CLEARANCE AT ACCESSIBLE STALLS

TRASH ENCLOSURE IRASH ENCLOSURE
INSTALL 24"-0" TRASH ENCLOSURE
WITH 6"-0" HIGH MASONRY WALLS
PER CITY OF VISALIA PUBLIC WORKS
STANDARDS. REFER TO DETAIL 8,
SHEET PA-2.1 ACCESSIBLE PARKING STALL INDICATES THE LOCATION OF ACCESSIBLE PARKING STALL. REFER TO DETAIL 1, SHEET PA-21 FOR STALL SLOPE AND SIGNAGE REQUIREMENTS.

EV CHARGING STALL
INDICATES THE LOCATION OF ELECTRIC
VEHICLE CHARGING STALL REFER TO
DETAIL 4, SHEET PA-2.1 FOR STALL
SLOPE AND SIGNAGE REQUIREMENTS.

FIRE HYDRANTS INDICATES THE LOCATION OF EXISTING / PROPOSED FIRE HYDRANTS TO BE INSTALLED PER CITY OF VISALIA FIRE DEPARTMENT REQUIREMENTS

### REFERENCE PLAN



NOTE: SHADING INDICATES THE PORTION INCLUDED ON

### VINCENT **COMPANY**

1500 West Shaw, Ste. 304 Fresno, California 93711 Phone: 559.225.2602

### KEYNOTES

- CENTERLINE OF STREET
- 1  $6^{\circ}-0^{\circ}$  High WROUGHT IRON FENCE WITH PILASTERS AT  $30^{\circ}-0^{\circ}$  ON-CENTER. COORDINATE THE WORK WITH DETAIL 1, SHEET PA-1.2/ TYPICAL
- 3
- TYPICAL.

  MIGLATES THE LOCATION OF DISTING CAST-M-F-ACE CONCRETE CURBS
  AND OUTTER TO REMAIN INSTALL NEW 4 HIGH THICK CONCRETE WARK
  AND OUTTER TO REMAIN INSTALL NEW 4 HIGH THICK CONCRETE WARK
  AND OUTTER TO REMAIN INSTALL NEW 4 HIGH THICK CONCRETE WARK
  AND OUTTER TO REMAIN INSTALL PROJECT TO THE CONCRETE WITH AUTOMATIC
  OPERATORS COMPLYING WITH CITY OF VASIALA PRIC DEPORTMENT
  OFFICE ACTS. ACTS AND TO BE CODED 24 HIGH STEP DAY WITH
  ACCESS. PROVIDE HIGH GOOD ACCESS AS REQUIRED. CORROMATE WITH
  DCTAL 2, SHEET FP-2.
- INDICATES THE LOCATION OF THE "EXIT ONLY DO NOT ENTER" SIGN/
- INSTALL 6"-0" WIDE CAST-IN-PLACE CONCRETE WALKS WITH NON-SLIP FINISH (INCREASE WIDTH TO 6"-0" WHEN ADJACENT TO PARKING STALLS WITH VEHICLE OVERHANG)
- SHADING INDICATES THE LOCATION OF ASPHALTIC CONCRETE PAVING TO BE INSTALLED PER CITY OF VISALIA PUBLIC WORKS STANDARDS AND THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL REPORT. 7
- INDICATES 24'-0" INSIDE TURNING RADIUS AND 44'-6" OUTSIDE TURNING RADIUS PER CITY OF VISALIA STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED)
- INSTALL BICYCLE RACK WITH 6 BICYCLE CAPACITY. COORDINATE THE WORK WITH DETAIL 10, SHEET PA-2.1.
- 10)
- WORK WITH DETAIL 10, SHEET PA-21.

  INSTALL 4 NOW DOE WHITE PARIES STRIPNO AT 9"-0" MIDE STALL STREED PRY CITY OF WASHINGTON, COORDINATE WORK WITH DETAIL 2, SHEET PA-21/ THYCAL HIGGARDS THE COORDINATE OF SHEET WASHINGTON, COORDINATE WASHINGTON, COORDINATE OF THE CASE.

  MINIOLAN CLEARANCE AT THE STRINES OF THE CASE. AND CONDUCT THOSE WASHINGTON, COORDINATE OF WASHINGTON, COORDINATE 12
- DASHED LINE INDICATES THE LOCATION OF THE REQUIRED 15"-0" FRONT YARD SETBACK /TYPICAL
- INDICATES THE LOCATION OF RESIDENT BARBEQUE ARBOR. COORDINATE THE WORK WITH DETAILS 4 AND 7, SHEET PA-2.2.
- (15) INDICATES THE LOCATION OF POOL AREA ARBOR. COORDINATE THE WORK WITH DETAIL 2, SHEET PA-2.2.
- INDICATES THE LOCATION OF NATURAL GAS BARBEQUE UNIT. COORDINATE THE WORK WITH DETAIL 5, SHEET PA-2.2.
- COORDINATE THE MORE WITH DELINE 5, STREET PA-C.2.

  NOICATES THE LOCATION OF SWMMING POOL AND SPA TO BE INSTALLED UNDER SEPARATE PERMITS. PROMDE LOFTS AT EACH AS REQUIRED TO PROMDE ACCESSIBILITY TO PERSONS WITH PHYSICAL DISABILITIES. INSTALL 6"-0" HIGH WOUGHT IRON FENCE AT SWMMING POOL.

  INSTALL 6"-0" COORDINATE THE WORN WITH DETAIL 3, SHEET PA-2.2. 17)
- 19 INDICATES LOCATION OF ACCESSIBLE CURB RAMP WITH 3'-0" WIDE TRUNCATED DOMES AT THE TRANSITIONS TO VEHICLE WAYS /TYPICAL 20) INSTALL CURB RAMP(S) PER CITY OF VISALIA PUBLIC WORKS STANDARDS COORDINATE THE WORK WITH THE REFERENCE SITE PLAN AND STREET SECTIONS, SHEET PA-1.1/ TYPICAL
  - INSTALL 6 INCH CONTINUOUS CONCRETE CURB / TYPICAL
- (21) (22) INSTALL WHITE PAINTED TRAFFIC ARROWS AND SIGNAGE PER CITY OF VISALIA PUBLIC WORKS STANDARDS / TYPICAL 23) OPEN LANDSCAPE AREAS. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL
- INSTALL POLE MOUNTED "STOP" SIGN PER CITY OF VISALIA PUBLIC WORK STANDARDS / TYPICAL
- STANDARDS / THYLIAL HOLOCATION OF THE POOL EQUIPMENT ENCLOSURE WITH 6"-0" HIGH SPUT FACED CONCRETE MASONRY FENCES. PROVIDE 4"-0" WIDE x 6"-0" HIGH SOUD METAL GATE. HIGH SCUD METAL GATE. HIDICATES THE LOCATION OF THE TENANT MAIL CENTER. COORDINATE THE WORK WITH DETAIL 5, SHEET PA-2"/ THYPICAL.
- 9"-0" WIDE STALL STRIPED AND MARKED "NO PARKING" FOR VEHICLE TURN-AROUND AT DEAD-END AISLES PER DETAIL 3, SHEET PA-2.1. 28)
- 29 INDICATES THE LOCATION OF COMPACT PARKING STALLS. PROVIDE 12 INCH HIGH WHITE PAINTED LETTERS IDENTIFYING STALL PER CITY OF VISALIA PUBLIC WORKS STANDARDS/ TYPICAL.
- INDICATES THE LOCATION OF EXISTING MEDIAN ISLAND TO REMAIN



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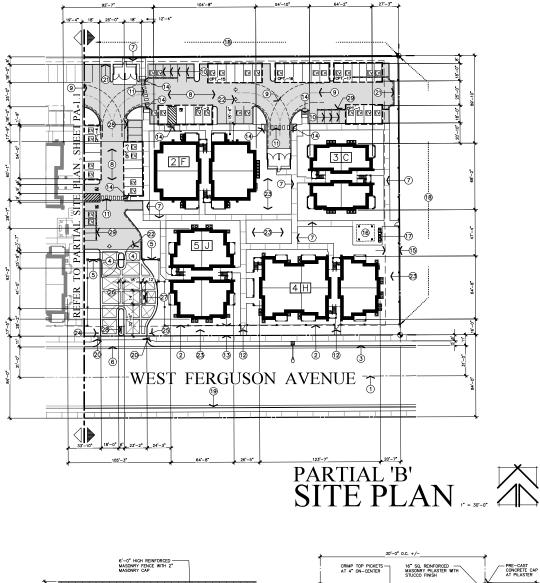
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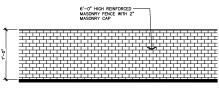
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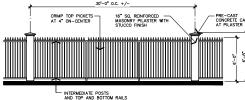
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### **Exhibit A**



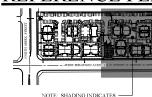




(2) SITE MASONRY FENCE-ELEVATION

STREET FRONTAGE FENCE-ELEVATION





THE PORTION INCLUDED ON THIS PLAN.

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- CENTERLINE OF STREET
- $6'\!-\!0''$  High wrought iron fence with pilasters at 30'-0" CN-CENTER. COORDINATE THE WORK WITH DETAIL 1, SHEET PA-1.2/TYPICAL
- THROAT. THE LOCATION OF DISTING CAST-N-PLACE CONCRETE CURB
  MIGORITS THE LOCATION OF DISTING CAST-N-PLACE CONCRETE CURB
  ARE CHIT OF REMAINING THE WAY THE CONCRETE WAY
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  MISSIAL 6-0 HIS
- COORDINATE THE WORK WITH DETAIL 3, SHEET PA-27, TYPICAL INSTALL STREET THE COMMERCIAL APPROACH PER CITY OF MSALIA PRINCE THE WORKS STANDARD AND STALLATION TO INCLUDE ACCESSIBLE CURB WITH STALL STANDARD AND STALLATION TO INCLUDE ACCESSIBLE CURB WITH A WORK STANDARD AND STALLS WITH TO 6"-0" WHEN ADJACENT TO PARKING STALLS WITH VEHICLE WIGHANO)
- 8
- 9 INDICATES 24'-0" INSIDE TURNING RADIUS AND 44'-6" OUTSIDE TURNING RADIUS PER CITY OF VISALIA STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED)
- VEHICLES (SHOWN DASHED)

  IN THE WORK WITH PAINTED STRIPING AT 9-0 WIDE STALL

  STRIPED PER CITY OF VISALIA PUBLIC WORKS STANDARDS. COORDINATE
  THE WORK WITH DETAIL 2, SHEET PA-2.1/ TYPICAL
- 11)
- THE WORK WITH CETAL 2, SHET PA-2-1/ THPICAL

  FINAL 4-0" MEP ANNED COSSONAL REP CITY OF YEALIA PUBLIC

  FINAL 4-0" MEP ANNED COSSONAL REP CITY OF YEALIA PUBLIC

  FINAL 4-0" ZE MANIMAM COSSO SLOPE / THPICAL

  FINAL 4-0" ZE MANIMAM COSSO SLOPE / THPICAL

  FINAL 4-0" ZE MANIMAM COSSO SLOPE / THPICAL

  CATE WITH LEXEN-1"THE LANGWARE AND SIZE 4-0" HORN MEDICATE TO THE LOCATION OF THE ROUNCE 2"

  ACCESS FOR THE RE EDEFARITION 1" THPICAL

  LOSSING LINE BOOATES THE LOCATION OF THE ROUNED 10"-0" SEE

  MIND SETEMACY FOR 2 STORY BOULDMAN STIPPICAL. (12)
- 13)
- 14 INDICATES LOCATION OF ACCESSIBLE CURB RAMP WITH 3'-0" WIDE TRUNCATED DOMES AT THE TRANSITIONS TO VEHICLE WAYS /TYPICAL
- IRONICATED DUMES AT THE TRANSITIONS TO VEHICLE WITS / THEFULA DASHED LINE ROUGHESTS THE COLORINO OF THE REQUIRED 15"-OF FRONT YARD STRAKE, //THYPICAL HIGH PROPERTY OF RESIDENT BARBEQUE ARBOR. COORDINATE WITS AND THE CONTROL OF RESIDENT BARBEQUE ARBOR. COORDINATE WORK WITH DEFINE ALS, SHEET PACE.

- INSTALL CURB RAMP(S) PER CITY OF VISALIA PUBLIC WORKS STANDARDS COORDINATE THE WORK WITH THE REFERENCE SITE PLAN AND STREET SECTIONS, SHEET PA-11,1 TYPICAL INSTALL 6 INCH CONTINUOUS CONCRETE CURB / TYPICAL

- INSTALL & NOH CONTINUOUS CONCRETE CURB / THEOLOGY

  WISHAL PRINE CHANTED TRAFFIC ARROYS AND SOMACE FER CITY OF

  WISHAL PRINE CHANTED TRAFFIC ARROYS AND SOMACE FER CITY OF

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- INDICATES THE LICATION OF CALL BOX LOCATION WITH KNOX BOX FOR PIRE DEPARTMENT ACCESS. COORDINATE THE WORK WITH DETAIL B, SHEET PA-2.2.
- 28)
- SHEET PA-2.2.

  INICATES THE LOCATION OF MONLMENT SIGN LOCATION. COORDINATE THE WORK WITH DETAIL, 6, SHEET PA-2.2.

  INICATES THE LOCATION OF COMPACT PARKING STALLS. PROVIDE 12 NICH HIGH WHITE PAINTED LETTERS IDENTIFYING STALL PER CITY OF VISALIA FURLE WORKS STANDARDS, TYPICAL. 29



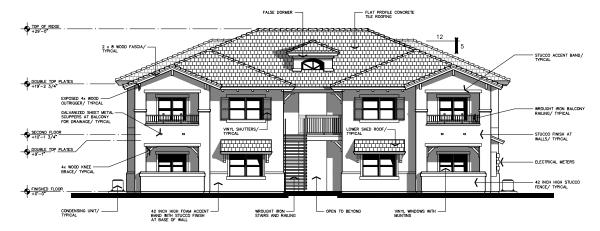


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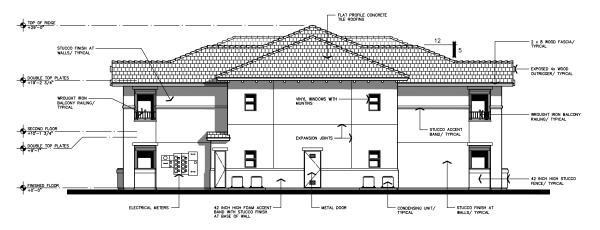
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### BUILDING 'B' - FRONT / REAR



**BUILDING 'B' - END** 

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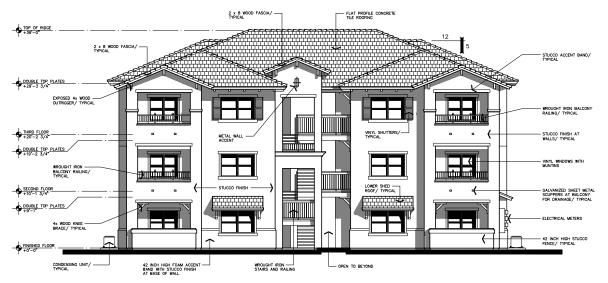
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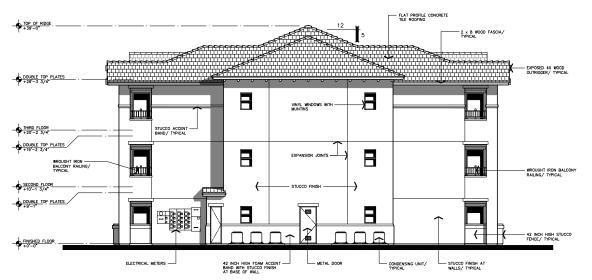




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### BUILDING 'C' - FRONT / REAR



**BUILDING 'C' - END** 

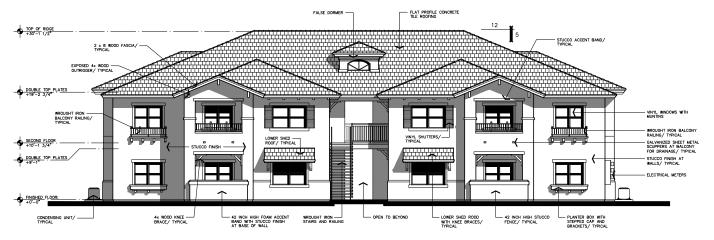
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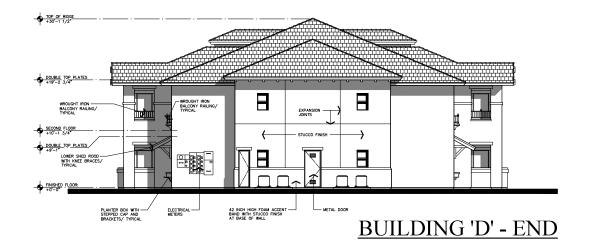




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Project Name:	PARK V	•
Project Name:	PARK V	IEW APARTMENT



### BUILDING 'D' - FRONT / REAR



EXTERIOR ELEVATIONS 3/10-1-0-0



1500 West Shaw, Ste. 304 Fresno, California 93711

PARK VIEW
APARTMENTS

OKTH SHIRK STRIPE (SENAVENUE VISALIA CALIFORNIA CALIFOR



Insurers Date

Desidon NEMEW 95.29.29

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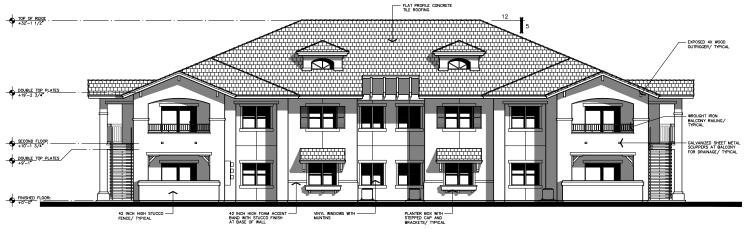
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Project Number (024053)

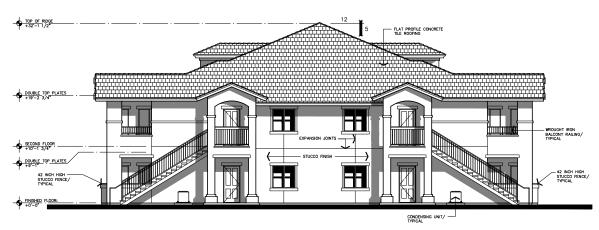
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Other Number (024053)

Fix dose: 06.19.25



### BUILDING 'E' - FRONT / REAR



BUILDING 'E' - END





1500 West Shaw, Ste. 304 Fresno, California 93711

PARK VIEW
APARTMENTS

NORTH SHIRK STREET & WEST FREGUSSON AVENUE
VISALIA CALIFORNIA



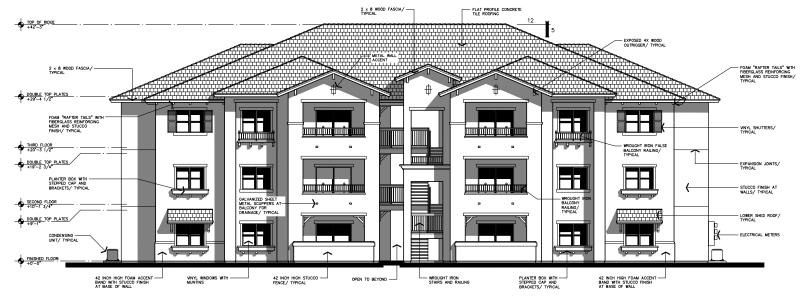
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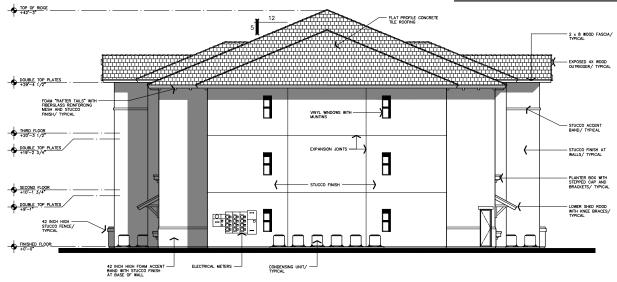
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VISALIA, CALIFOR Project Number: 0240813 Plot Date: 06,19,25

PA18



### BUILDING 'F' - FRONT / REAR



BUILDING 'F' - END

EXTERIOR ELEVATIONS 5/10-11-07



1500 West Shaw, Ste. 304 Fresno, California 93711

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ARTMENTS

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Project Name: PARK MEW APARTMEN

VISALIA, CALIFOI Project Number: 0240813 Plot Date: 06,19,25

PA19

SECOND FLOOR
+10'-1 3/4"

DOUBLE TOP PLATES/

FINISHED FLOOR:





Н Е

VINCENT COMPANY 1500 West Shaw, Ste. 304 Fresno, California 93711



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BUILDING 'G' - END

100-07-10/27

TRIAL PROFILE CONCRETE
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PROUDIT ROW

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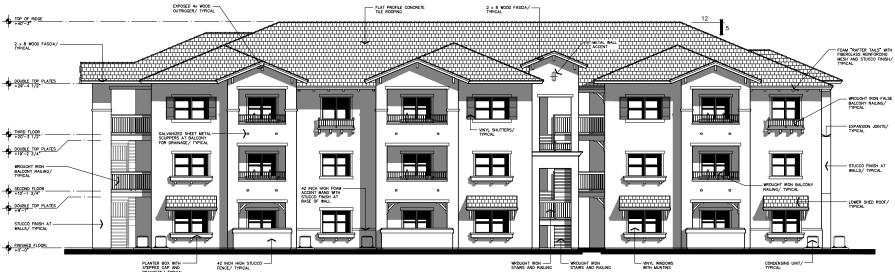
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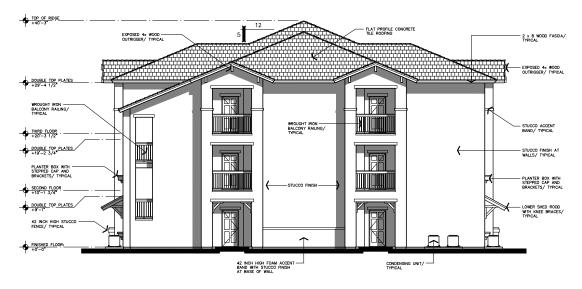
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**BUILDING 'G' - END** 

EXTERIOR ELEVATIONS SAME - 1-0



### **BUILDING 'H' - FRONT**



BUILDING 'H' - END

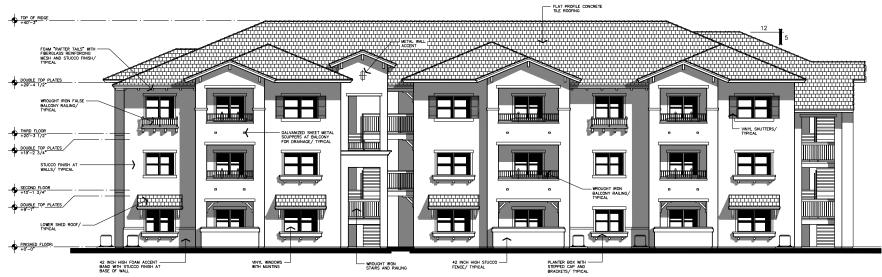
EXTERIOR ELEVATIONS 5/10-11-0



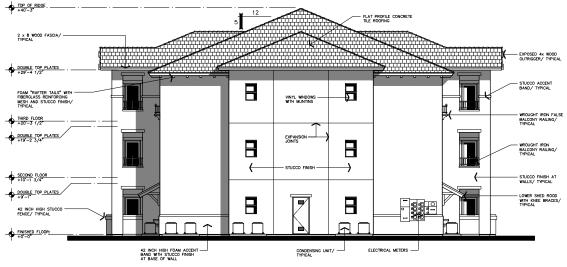




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		the archit
Reference N	orth:	
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$\overline{}$		
	Scale	3/16"=1'-0"
		3/16"=1"-0"
Project Name	PARK VI	EW APARTME
Project Name	PARK VI VISALIA	



**BUILDING 'H' - FRONT** 



BUILDING 'H' - END

EXTERIOR ELEVATIONS MAC-1-0



Phone: 559,225,2602

Revisions

Date

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PARK VIEW
APARTMENTS

APARTMENTS

NORTH SHIRK STREET & WEST FREGUSSON AVENUE

VISALIA, CALIFORNIA



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Issuances:	Date:
DESIGN REVIEW	06.20.25
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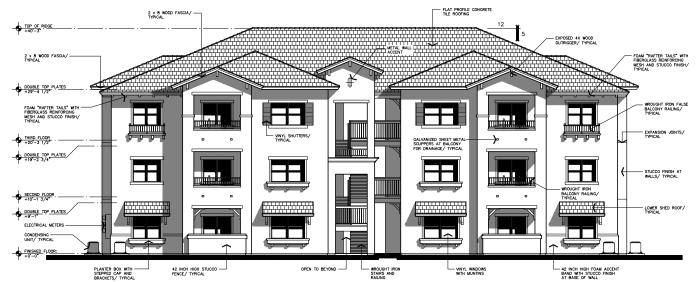
work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

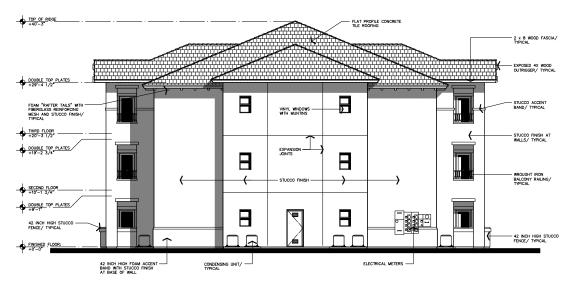
X	
ZN	Scale: 3/16"=1'-0"
Project Name:	PARK VIEW APARTMENTS
	VISALIA, CALIFORNIA
Project Number	0240813

Project Number: 0240813
Plot Date: 06,19,25





### BUILDING 'J' - FRONT / REAR



BUILDING 'J' - END

EXTERIOR ELEVATIONS



Fresno, California 93711

PARK VIEW
APARTMENTS
III SHIRK SYRAIL & CALIFORNIA



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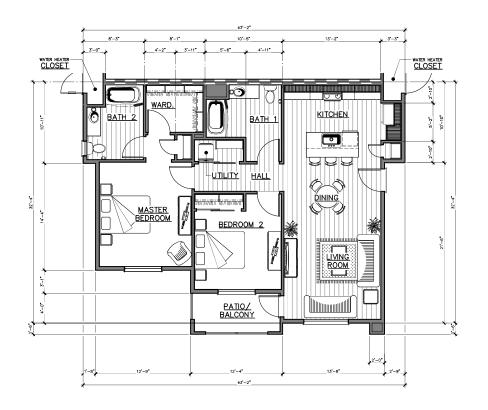
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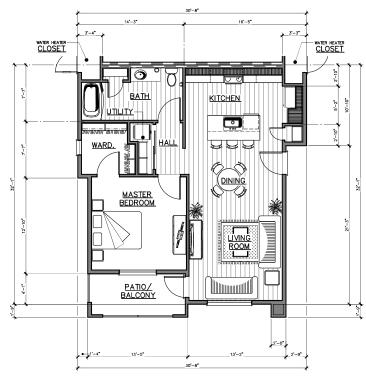
Project Name: PARK MEW APARTIMEN

VISALIA, CALIFO Project Number: 0240813 Plot Date: 06.19.25

PA23

# **Exhibit C**

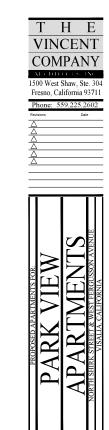




TYPE 2
2 BEDROOM 2 BATH
1,147 S.F

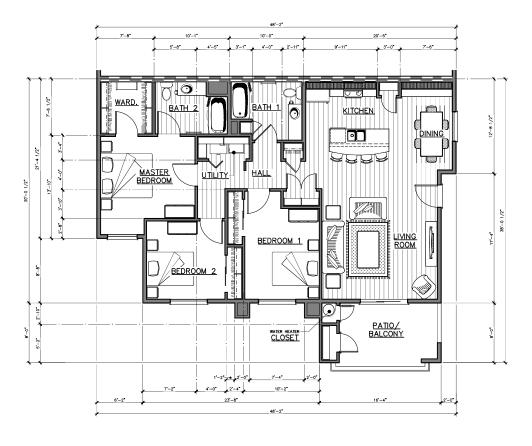
TYPE 1
1 BEDROOM 1 BATH
836 S.F

UNIT FLOOR PLANS



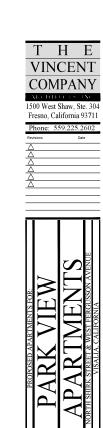


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T X	t	
=	Sca	le: 1/4" = 1'-0"
Project Name:	PAR	VIEW APARTMENT
	VISA	LIA, CALIFORNIA
Project Number	r: 0240	813
Plot Date:	06.20	25



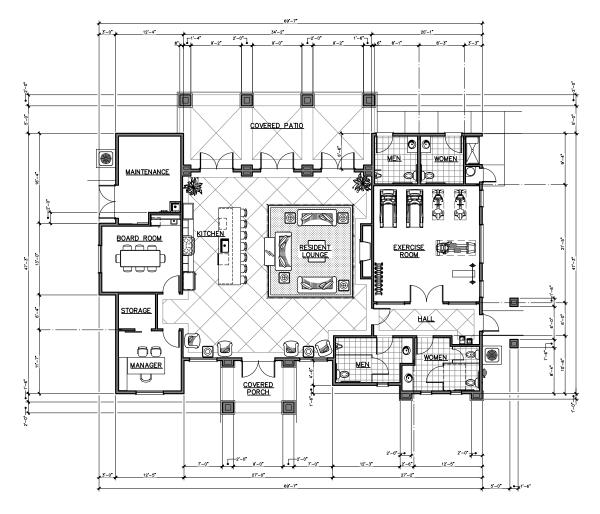
TYPE 3
3 BEDROOM 2 BATH
1,359 S.F

UNIT FLOOR PLAN





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All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.	O CONSTRUCTION	
appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.	O AS BUILT	
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duplicated, used, or disclosed without written consent of the architect.	appearing herein	constitute original
written consent of the architect.	work of the archite	ct and may not be
	duplicated, used, o	r disclosed without
Reference North:	written consent	of the architect.
	Reference North:	
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V		
	Scale	: 1/4" = 1'-0"
Scale: 1/4" = 1'-0"	Project Name: PARK	VIEW APARTMENTS
	MOAI	IA CALIFORNIA



BUILDING 'A' FLOOR PLAN 3/10-1-0-

#### **BUILDING STATISTICS**

OCCUPANCY GROUP OCCUPANCY GROUP

. RESIGNT LOUNGE/ KITCHEN
b. OFFICE/ STORAGE/ BOARD ROOM
c. EXERCISE ROOM
d. TOILETS/ HALL
e. MAINTENANCE B S-2 CONSTRUCTION TYPE BUILDING AREA 1,205 S.F. 391 S.F. 760 S.F. 427 S.F. 593 S.F. 3,376 S.F.

BOILDING AREA

RESIDENT LOUNGE

DEFICE / STORAGE / BOARD ROOM
TOLETS / HALL / MAINTENANCE
DEFICISE ROOM
COVERED PORCH / PATIO
TOTAL BUILDING AREA OCCUPANT LOAD(S):

OCCUPANT LOAD(S):

RESIDENT LOANE

(95) SQ.F.I. 8 1 PERSON / 15 S.F.)

(105) SQ.F.I. 8 1 PERSON / 200 S.F.)

(105) SQ.F.I. 8 1 PERSON / 150 S.F.)

(402) SQ.F.I. 8 1 PERSON / 150 S.F.)

(402) SQ.F.I. 8 1 PERSON / 50 S.F.)

(403) SQ.F.I. 8 1 PERSON / 300 S.F.)

(105) SQ.F.I. 8 1 PERSON / 300 S.F.)

TOTAL COURANT LOAD 1 PERSON 1 PERSON 8 PERSONS 1 PERSON 77 PERSONS

1. TOTAL OCCUPANT LOAD
ALLOWABLE AREA.
(PER COC TABLE 50.6.2.
a. A-3 OCCUPANCY GROUP
b. B OCCUPANCY GROUP
c. S-2 OCCUPANCY GROUP
d. USE MOST RESTRICTIVE BASE AREA ALLOWABLE HEIGHT

a. PER CBC TABLE 504.3 b. PER CBC TABLE 504.4 b. PER CBC TABLE 504.4

FIRR RESISTANCE REQUIREMENTS

a. EXTERIOR WALLS

b. INTERIOR BEARNO WALLS

c. INTERIOR HOAL-BEARNO WALLS

d. CELING/ROOF ASSEMBLY

c. EXTERIOR OPENINGS

OCCUPANCY SEPARATION

a. B TO S-2 OCCUPANCY GROUPS

MANAGEMENT/ RESIDENT COMMUNITY CENTER; EXERCISE ROOM

66 PERSONS

6,000 S.F. 9,000 S.F. 13,500 S.F. 6,000 S.F.

40 FEET 1 STORY

NONE REQUIRED PER CBC SECTIONS 503.1.2 AND 508.3

SAUCHITECIS, INC. 1500 West Shaw, Ste. 304 Fresno, California 93711

ТНЕ **VINCENT** 

**COMPANY** 





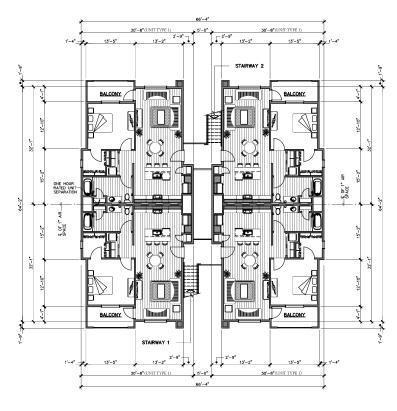


DESIGN REVIEW O PERMITS

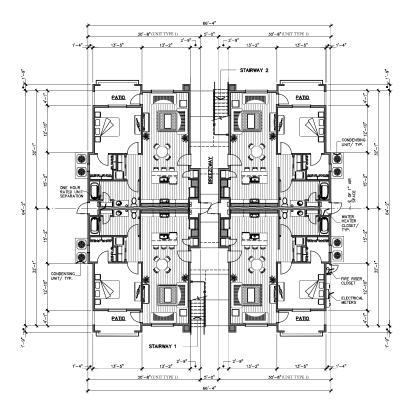
> All drawings and written materia appearing herein constitute original







**SECOND** 



**GROUND** 

### **BUILDING 'B'** COMPOSITE PLANS

**BUILDING STATISTICS** 

BUI	LDING UNIT MIX	(8) 1 BEDROOM 1 BATHROO WALK-UP UNIT 836 S.F. / UNIT
OCC	CUPANCY GROUP	R-2
CON	NSTRUCTION TYPE	V-B WITH NEPA 13R AUTOI FIRE SPRINKLER SYSTEM
BUI	LDING AREA	THE GIBBLE GIGLES
b.	4. FIRE RISER/ WATER HEATER CLOSETS SECOND FLOOR 1. RESIDENTIAL UNITS 2. COVERED PORCH/ PATIOS	591 S.F.
MAX o.	XIMUM ALLOWABLE AREA BASE PER FLOOR PER CBC TABLE 506.2	7,000 S.F.
b.	MULTI-STORY INCREASE FACTOR	2.0
c.	TOTAL ALLOWABLE BUILDING AREA	14,000 S.F.

MAXIMUM ALLOWABLE HEIGHT
a. PER CBC TABLE 504.3
a. PER CBC TABLE 504.4

FIRE RESISTANCE REQUIREMENTS

a. EXTERIOR WALLS

b. INTERIOR BEARING WALLS

c. INTERIOR NON-BEARING WALLS d. CEILING/ROOF ASSEMBLY e. FLOOR / CEILING ASSEMBLY

f. UNIT COMMON WALLS

g. SHAFT ENCLOSURES h. EXTERIOR OPENINGS

NON-RATED NON-RATED NON-RATED NON-RATED

TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251 ONE HOUR RATED (G.A. FILE NO. WP-5508) NONE OCCUR NON-RATED

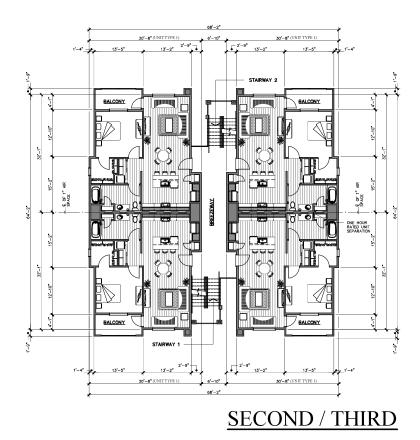
O PERMITS

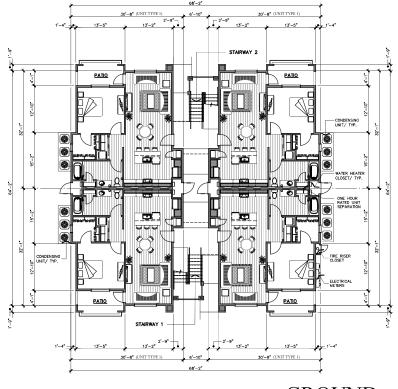


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1500 West Shaw, Ste. 304 Fresno, California 93711





**GROUND** 

# BUILDING 'C' COMPOSITE PLANS



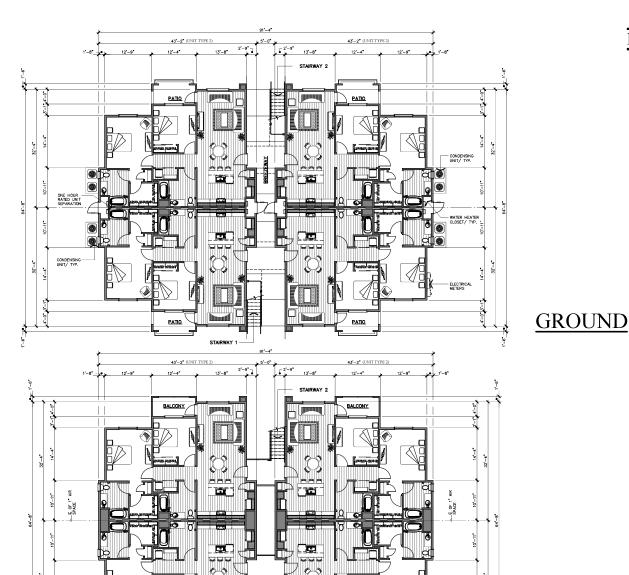
ТНЕ VINCENT **COMPANY** 

		BUILDING	STATISTICS
В	JILDING UNIT MIX	(12) 1 BEDROOM 1 BATHROOM WALK-UP UNIT 836 S.F. / UNIT	FIRE RESISTANCE REQUIREMENTS 0. EXTERIOR WALLS
O	CCUPANCY GROUP	R-2	b. INTERIOR BEARING WALLS
C	ONSTRUCTION TYPE	V-A WITH NEPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM	c. INTERIOR NON-BEARING WALLS
BI a.	JILDING AREA GROUND FLOOR		d. CEILING/ROOF ASSEMBLY
	RESIDENTIAL UNITS     COVERED PORCH/ PATIOS     BREEZEWAY/ STAIRS     FIRE RISER/ WATER     HEATER CLOSETS	3,344 S.F. 304 S.F. 794 S.F. 57 S.F.	e. FLOOR/CEILING ASSEMBLY
b.	SECOND FLOOR  1. RESIDENTIAL UNITS  2. COVERED PORCH/ PATIOS  3. BREEZEWAY	3,344 S.F. 304 S.F. 371 S.F.	UNIT COMMON WALLS      SHAFT ENCLOSURES     EXTERIOR OPENINGS
c.	THRO FLOCR  1. RESIDENTIAL UNITS  2. COVERED PORCH/ PATIOS  3. BREEZEWAY	3,344 S.F. 304 S.F. 371 S.F.	III DALEIGA GIBING
d.	TOTAL BUILDING AREA	12,537 S.F.	
M	AXIMUM ALLOWABLE AREA		
a.	BASE PER FLOOR PER CBC TABLE 506.2	12,000 S.F.	
ь.	MULTI-STORY INCREASE FACTOR	2.0	
c.	TOTAL ALLOWABLE BUILDING AREA	24,000 S.F.	
М	AXIMUM ALLOWABLE HEIGHT		
a.	PER CBC TABLE 504.3	50 FEET	
a.	PER CBC TABLE 504.4	3 STORIES	

	E RESISTANCE REQUIREM
g,	EXTERIOR WALLS
b.	INTERIOR BEARING WALLS
c.	INTERIOR NON-BEARING WAL
d.	CEILING/ROOF ASSEMBLY
е.	FLOOR/CEILING ASSEMBLY
f.	UNIT COMMON WALLS
	SHAFT ENCLOSURES
h.	EXTERIOR OPENINGS

	DESIGN REVIEW
	O PLAN CHECK
	O BACK CHECK
ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))	O PERMITS
ONE HOUR RATED (ASSEMBLY 14-1.3	O CONSTRUCTION
PER CBC TABLE 720.1(2))	O AS BUILT
ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))	All drawings and w
ONE HOUR RATED (G.A. FILE NO.	appearing herein con
RC-2603) TSC/FCA 60-01 ONE HOUR RATED	work of the architect
FLOOR/CEILING PER ASTM E 119/NFPA	duplicated, used, or o
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ONE HOUR RATED (G.A. FILE NO. WP-550B) STC RATING = 55 TO 59	Reference North:
NONE OCCUR	X
NON-RATED	Zas
	N
	Scale:
	Project Name: PARK VI
	VISALIA





BALCONY

STAIRWAY 1

### **BUILDING STATISTICS**

(8) 2 BEDROOM 2 BATHROOM WALK-UP UNIT 1,147 S.F. / UNIT OCCUPANCY GROUP R-2 V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING AREA

BUILDINY AREA

GROUND FLOOR

1. RESIDENTIAL UNITS

2. COVERED PORCH! PATIOS

3. BREEZEWAY! STARS

4. WATER HEATER CLOSETS

b. SCHEME HEATER CLOSETS

1. CRESIDENTIAL UNITS

2. COVERED PORCH!/ PATIOS

c. TOTAL BUILDING AREA

MAXIMUM ALLOWABLE AREA

a. BASE PER FLOOR PER
CBC TABLE 506.2

b. MULTI-STORY INCREASE
FACTOR
c. TOTAL ALLOWABLE
BUILDING AREA

MAXIMUM ALLOWABLE HEIGHT a. PER CBC TABLE 504.3 a. PER CBC TABLE 504.4

FIRE RESISTANCE REQUIREMENTS

G. EXTERIOR WALLS

B. INTERIOR BEARING WALLS

INTERIOR NON-BEARING WALLS CEILING/ROOF ASSEMBLY

e. FLOOR / CEILING ASSEMBLY f. UNIT COMMON WALLS

g. SHAFT ENCLOSURES h. EXTERIOR OPENINGS

TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251 ONE HOUR RATED (G.A. FILE NO. WP-5508) NONE OCCUR NON-RATED

4,588 S.F. 266 S.F. 591 S.F. 62 S.F.

7,000 S.F. 2.0

14,000 S.F.

NON-RATED

NON-RATED NON-RATED

**VINCENT** COMPANY

1500 West Shaw, Ste. 304

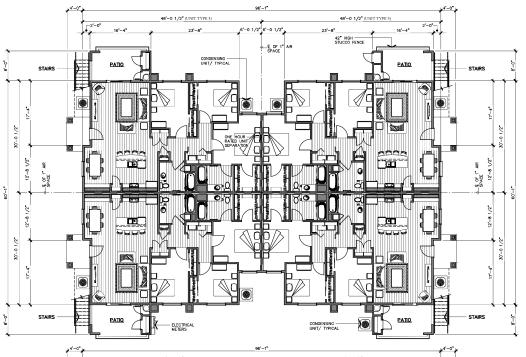
Fresno, California 93711



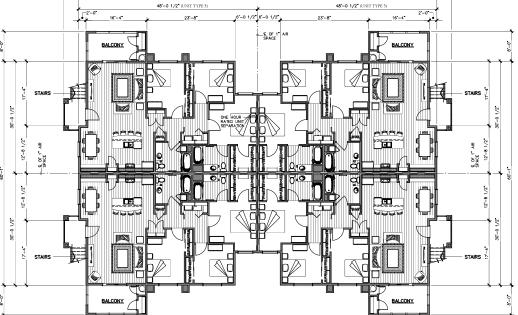
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O CONSTRUCTION	
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All drawings and	written material
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**SECOND** 

BUILDING 'D'
COMPOSITE PLANS



**GROUND** 



**BUILDING STATISTICS** 

(8) 3 BEDROOM 2 BATHROOM WALK-UP UNIT 1,359 S.F. / UNIT BUILDING UNIT MIX

OCCUPANCY GROUP R-2 CONSTRUCTION TYPE BUILDING AREA

BUILDING AREA

GROUND FLOOR

RESIDENTIAL UNITS

COVERED PORCH/PATIOS

SECOND FLOOR

RESIDENTIAL UNITS

COVERED PORCH/PATIOS

TOTAL BUILDING AREA 5,436 S.F. 720 S.F. MAXIMUM ALLOWABLE AREA

 BASE PER FLOOR PER
 CBC TABLE 506.2

 MULTI-STORY INCREASE
FACTOR 7,000 S.F. 14,000 S.F.

MAXIMUM ALLOWABLE HEIGHT a. PER CBC TABLE 504.3 a. PER CBC TABLE 504.4

FIRE RESISTANCE REQUIREMENTS

G. EXTERIOR WALLS

B. INTERIOR BEARING WALLS NON-RATED NON-RATED c. INTERIOR NON-BEARING WALLS d. CEILING/ROOF ASSEMBLY NON-RATED NON-RATED

TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251 e. FLOOR / CEILING ASSEMBLY

f. UNIT COMMON WALLS ONE HOUR RATED (G.A. FILE NO. WP-5508) g. SHAFT ENCLOSURES h. EXTERIOR OPENINGS NONE OCCUR

NON-RATED

**VINCENT COMPANY** 

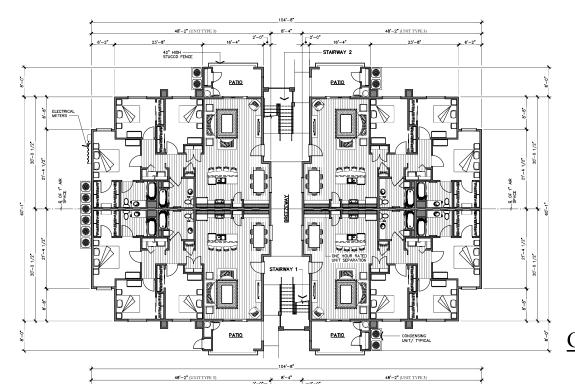
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appearing herein constitute origina
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect
Reference North:
<del>  X  </del>
Z.,\

**SECOND** 

BUILDING 'E'
COMPOSITE PLANS



42" HIGH WROUGHT

**BUILDING STATISTICS** BUILDING UNIT MIX (12) 3 BEDROOM 2 BATHROOM WALK-UP UNIT 1,359 S.F. / UNIT

12,000 S.F.

OCCUPANCY GROUP R-2 CONSTRUCTION TYPE V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING AREA 3. BREZZEWAY/ STARWAYS

5. SECOND FLOOR

1. RESIDENTIAL UNITS

2. COVERED PORCH/ PATIOS

3. BREZZEWAY

C. THIND STORM IN UNITS

2. COVERED PORCH/ PATIOS

3. BREZZEWAY

d. TOTAL BUILDING AREA 5,436 S.F. 524 S.F. 412 S.F. 19,320 S.F. MAXIMUM ALLOWABLE AREA G. BASE PER FLOOR PER CBC TABLE 508.2

b. MULTI-STORY INCREASE FACTOR c. TOTAL ALLOWABLE BUILDING AREA 24,000 S.F. MAXIMUM ALLOWABLE HEIGHT

 per CBC TABLE 504.3
 per CBC TABLE 504.4 ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2)).
ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2)).
ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2).
RC-200.8 RATED (G.A. FILE NO... RC-200.8 RATED (G.A

FIRE RESISTANCE REQUIREMENTS

g. SHAFT ENCLOSURES

**VINCENT COMPANY** 

1500 West Shaw, Ste. 304

Fresno, California 93711

TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59 NONE OCCUR

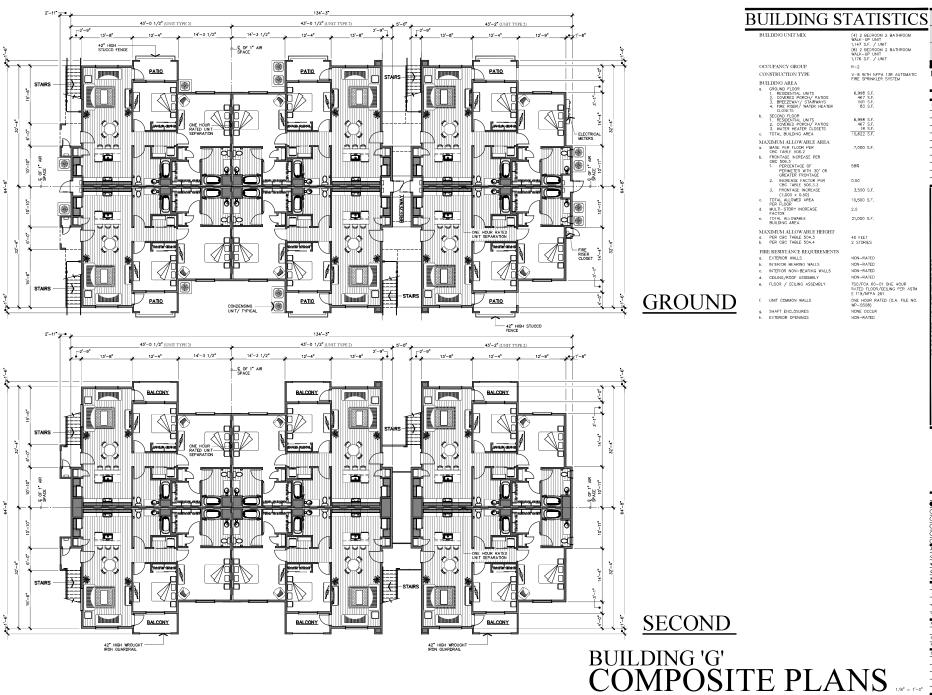
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duplicated, used, or disclosed without

**GROUND** 

### SECOND / THIRD

BUILDING 'F'
COMPOSITE PLANS



T H E
VINCENT
COMPANY

1500 West Shaw, Ste. 304 Fresno, California 93711

Phone: 559.225.2602

Revisions Date

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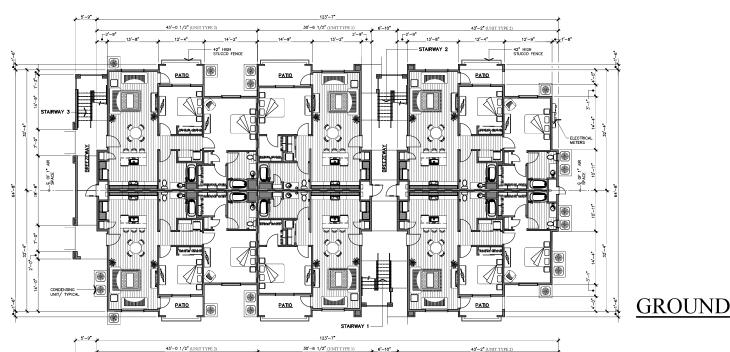
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V TS

ARK VIEW ARTMEN





24,000 S.E.

NONE OCCUR NON-RATED

ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 FER GBC TABLE 720.1(2))
ONE HOUR RATED (ASSEMBLY 14-1.3 FER GBC TABLE 720.1(2))
ONE HOUR RATED (ASSEMBLY 14-1.3 FER GBC TABLE 720.1(2))
ONE HOUR RATED (ASSEMBLY 14-1.3 FER GBC TABLE 720.1(2))
ONE HOUR RATED (G.A. FILE NO. RC-Z803)

TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA

ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59

**BUILDING STATISTICS** (6) 1 BEDROOM 1 BATHROOM WALK-UP UNIT 856 S.F. / UNIT (6) 2 BEDROOM 2 BATHROOM WALK-UP UNIT 1.147 S.F. / UNIT 8.F. / UNIT 1.176 S.F. / UNIT 1.176 S.F. / UNIT BUILDING UNIT MIX OCCUPANCY GROUP CONSTRUCTION TYPE V-A WITH NEPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM BUILDING AREA CILDING AREA

ROUND FLOOR

RESIDENTIAL UNITS

COVERED PORCH/ PATIOS

BEREZEWAY/ STAIRS

WATER HACTER, THE RISER
CLOSETS

SCOND FLOOR

RESIDENTIAL UNITS

BEREZEWAY

WATER HEATER FLOORCH/ PATIOS

BEREZEWAY

WATER HEATER CLOSETS

SPECIAL FLOORCH/ PATIOS

WATER HEATER CLOSETS

SPECIAL FLOORCH/ PATIOS

BEREZEWAY SECOND FLOOR
 RESIDENTIAL UNITS
 COVERED PORCH/ PATIOS
 BREEZEWAY
 WATER HEATER CLOSETS
 TOTAL BUILDING AREA MAXIMUM ALLOWABLE AREA 12,000 S.F. MULTI-STORY INCREASE FACTOR TOTAL ALLOWABLE BUILDING AREA 2.0

MAXIMUM ALLOWARI E HEIGHT per CBC TABLE 504.3
 per CBC TABLE 504.4

FIRE RESISTANCE REQUIREMENTS

o. EXTERIOR WALLS

SHAFT ENCLOSURES

VINCENT COMPANY

T H E

1500 West Shaw, Ste. 304 Fresno, California 93711



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O BACK CHEC	ж		
O PERMITS			
O CONSTRUC	TION		
O AS BUILT			
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appearing he	erein co	nstitute	origina
work of the o	architect	and m	ay not be
duplicated, us	sed, or	disclose	d without
written con:	sent of	the a	rchitect
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$rac{1}{2}$	Scale:	1/8"=1	'-0°
Project Name:	PARK V	EW APA	RTMENTS
	VISALIA	, CALIFO	RNIA
Project Number	0240813		
Plot Date:	08.20.25		
Sheet Number:			

STAIRWAY 3 SPACE 2 OF 1 BALCONY BALCONY BALCONY

42" HIGH WROUGHT IRON GUARDRAIL

STAIRWAY 1 -

SECOND / THIRD

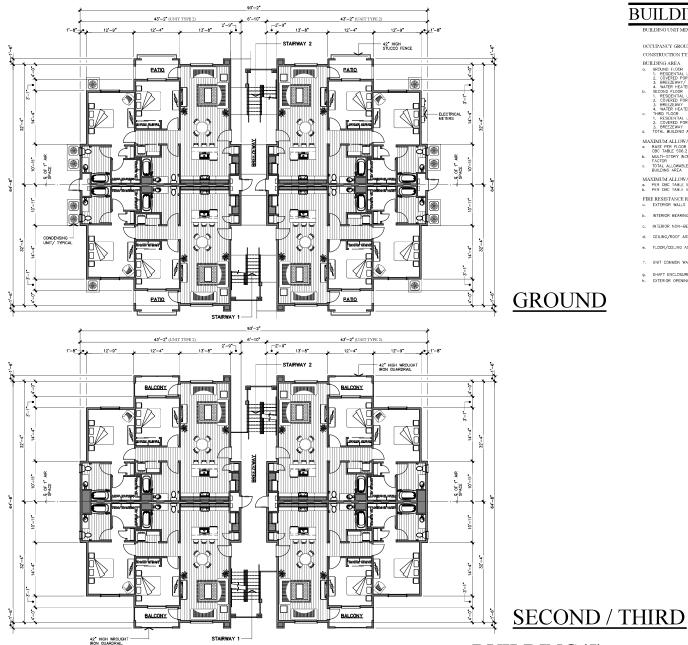
BUILDING 'H'
COMPOSITE PLANS

1/0' = 1-0'

BUILDING 'H'

On the Restrict Plants

On the Restrict Plant



**BUILDING STATISTICS** 

BUILDING UNIT MIX OCCUPANCY GROUP R-2 CONSTRUCTION TYPE V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM BUILDING AREA

UILDING AREA

ROUND FLORED FORMAT PATIOS

ROUND FLORED FORMAT PATIOS

A WATER HEAT PLOSES

SECOND FLORED FORMAT PATIOS

RESPECTABLE FORMAT PATIOS

MILET HEAT PLOSES

A WATER HEAT PLOSES

MILET HEAT CLOSES

HIBED FLORE

1. RESIDENTIAL JUNITS

A WATER HEATER CLOSES

HIBED FLORE

1. RESIDENTIAL JUNITS

2. COVERED FORMAT PATIOS

3. BREZZEWAY

TOTAL BULLOMG AREA

2.0 c. TOTAL ALLOWABLE BUILDING AREA

(12) 2 BEDROOM 2 BATHROOM WALK-UP UNIT 1,147 S.F. / UNIT

MAXIMUM ALLOWABLE AREA a. BASE PER FLOOR PER CBC TABLE 506.2 b. MULTI-STORY INCREASE FACTOR 24,000 S.F.

MAXIMUM ALLOWABLE HEIGHT a. PER CBC TABLE 504.3 b. PER CBC TABLE 504.4

#### FIRE RESISTANCE REQUIREMENTS

ONE HOUR RAITED (ASSEMBLY 14-1.3 & 15-1.3 PER CRO TABLE 720.7(2))
ONE HOUR RAITED (ASSEMBLY 14-1.3 PER CRC TABLE 720.1(2))
ONE HOUR RAITED (ASSEMBLY 14-1.3 PER CRC TABLE 720.1(2))
ONE HOUR RAITED (ASSEMBLY 14-1.3 PER CRC TABLE 720.1(2))
ONE HOUR RAITED (ASSEMBLY 14-1.3 PER CRC TABLE 720.1(2))
ONE HOUR RAITED (ASSEMBLY 14-1.3 PER CRC TABLE 720.1(2))

ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59

NONE OCCUR NON-RATED

**VINCENT** 

**COMPANY** 

1500 West Shaw, Ste. 304

Fresno, California 93711

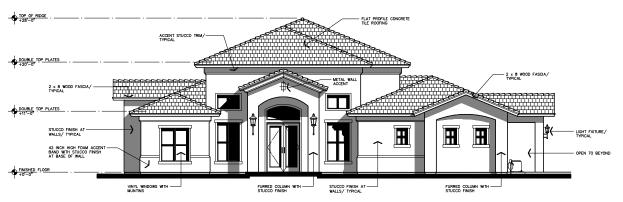


Issuances:	Date:
DESIGN REVIEW	06.20.25
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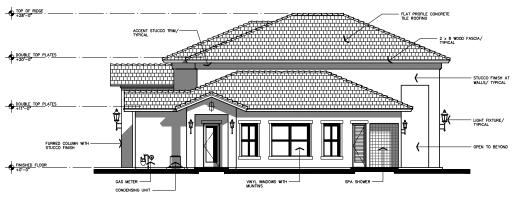
appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without

BUILDING 'J'
COMPOSITE PLANS

### **Exhibit D**

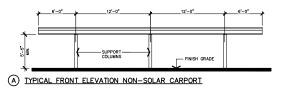


### **BUILDING 'A' - EAST**

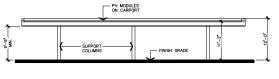


**BUILDING 'A' - NORTH** 

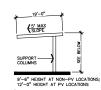
# EXTERIOR ELEVATIONS 3,00-1-0-



TYPICAL CARPORT ELEVATIONS 3/6"=1"-0"



(B) TYPICAL FRONT ELEVATION PV-ARRAY CARPORT



© SIDE VIEW

T H E VINCENT COMPANY

1500 West Shaw, Ste. 304 Fresno, California 93711

resno, California 93711
Phone: 559,225,2602

distants

Date

PARK VIEW
PARTMENTS

Project Architect

Fig. 2 Architect

Lips. 12/31/25

Lips. 12/31/25

Lips. 12/31/25

Lips. 12/31/25

Lips. 12/31/25

Insuances: Date:

DESIGN REVIEW 06,20,25

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DIECTION

All drawings and written materia appearing herein constitute origina work of the architect and may not be duplicated, used, or disclosed without

Reference North:

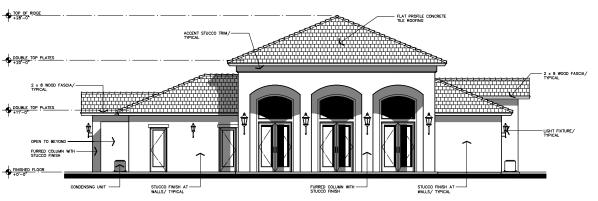
Scale: 3/16" = 1'-0'

Princt Name: PARK WEW ADAPTMEN

VISALIA, CALIFI Project Number: 0240813 Plot Date: 08.20.25

PA13

### **Exhibit D**



### **BUILDING 'A' - WEST**



BUILDING 'A' - SOUTH

EXTERIOR ELEVATIONS 3/10-1-0



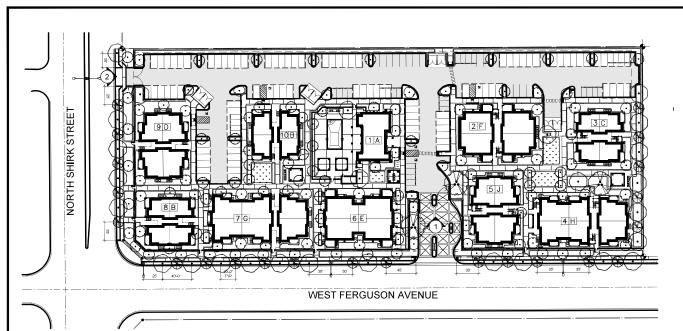
1500 West Shaw, Ste. 304 Fresno, California 93711

Phone:	559.225.2602
Revisions	Date
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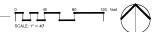




Issuances:	Date:
DESIGN REVIEW	06.20.25
O PLAN CHECK	
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O PERMITS	
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All drawings and w	vritten mate
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work of the architect	and may not
duplicated, used, or	disclosed with
written consent of	the archite
Reference North:	
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Scale:	3/16" = 1'-
Project Name: PARK V	EW APARTMEN
VISALIA	CALIFORNIA
Project Number: 0240813	



#### **CUP PLANTING**



WATER USE

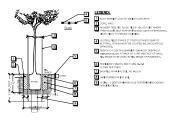
SIZE QTY REMARKS

PLANT SCHEDULE SYMBOL CODE BOTANICAL / COMMON NAME

-	3002	501111012		411	TILLIN UTTO	100000
)	CER MXN	Cercis canadensis mexicana / Mexican Redbud	15 gal.	49	314 SF	Low
}	LAG	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	15 gal.	24	314 SF; 40' O.C.	Low
)	LAU NOB	Laurus nobilis / Sweet Bay	15 gal.	62	314 SF	Low
)	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	33	962 SF; 40' O.C.	Low
<b>\</b>	QUE LOB	Quercus Iobata / Valley Oak	15 gal.	3	962 SF	Low

#### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	REMARKS	WATER USE
SHRUBS					
(CA)	CA	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.		Low
₹₩.	LA	Lantana x 'New Gold' / New Gold Lantana	1 gal.		Low
(1)	L	Laurus nobilis / Sweet Bay	5 gal.		Low
(IV)	LV	Lavandula stoechas / Spanish Lavender	1 gal.		Low
(E)	LE	Leucophyllum candidum 'Microburst' / Microburst Dwarf Texas Sage	1 gal.		Low
(ii)	LO	Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush	1 gal.		Low
0	0	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.		Very low



TREE WITH ROOT BARRIER

- The Contractor shall be responsible for providing all work, materials, equipment and se construction drawings for the installation of this project.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Joint conditions shall be immediately brought to the attention of functiouspe architect. The contractor shall assume full responsibility for all necessary exvisions due to believe by the such notified to the processor.
- 3. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See details and specifications for planting requirements, materials and execution, staking method, plant pit dimensions back fill and fertilizer requirements.
- 5. The Contractor shall refer to the plans and specifications when preparing the bid. The Contractor shall verify the availability of the plant material immediately after the signing of the contract with the Contract. Plants shall be true to the Edutarial fname, genus, species and/or hybrid name as specified in the plant legend. Contractor shall refer to The Sunset Vestern Gadden Book for complete descriptions of plant materials.
- Solicitations of plant types a specified in the desirings are not always without prior authorisation by the Landscape Architect. All substitutions shall be submitted in written from Committee and contact candidates with any description or unavailability the any description or unavailability the season of contracting or unavailability the season of the committee of
- 7. All place material must be approved by the Owner's subhoused representables another Landsupper Architect price is mislation. Places shall need adequate these as specified on the splace and twe in produce ordination upon arrival at the report sets. They shall be five of tookies intelligence, outside adequate the report of the Providence of the Province of the
- 8. Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observable.
- Final location of all plant materials shall be subject to the approval of the Owner's authorized representative. If conflicts arise between size of areas and plans, contractor shall contact Landscape Architect for resolution. Failure to make such conflicts known to Landscape Architect will result in contractors responsibility to relocate the materials at no expense to Owner.
- 10.All existing trees to remain shall be protected from damage during construction. Provide protective barrier throughout construction.
- 11. The contractor shall be responsible for installing required root barriers when trees are five feet or less (10' or less for city trees) from hardscape areas. DEEP ROOT UB24-2 or equal (415)/81-9700.
- 12. The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily. Ilimited to: furl establishment (ripping, soil preparation, soil conditioning, fine grading and rolling soil, titre, shift), and ground cover replacement.
- 13.Landscape areas to be rough graded plus or minus one tenth of a foot. For bioswale areas maintain positive drainage away from all
- 14. All on-grade planting areas shall be ripped to a depth of 4-6 inches in two directions and receive the following materials per 1,000 square feet of planting area:
- 3 cubic yards; Kellogg's 'Nitro-humus' or Equal 15 pounds; 12-12-12 Commercial ferblizer 10 pounds; Soil Sulfur 50 pounds; Humate

PLANTING Notes:

- 15.Prior to top dressing, use pre-emergent herbicide, 'Ronstar' or equal at a rate specified by the manufacturer for all shrubitree planting areas. Avoid pre-emergent herbicide in turf and annual color areas.
- 16.Planting beds shall be top dressed with 3" mulch. Contractor shall submit sample for approval by Landscape Architect.
- 17. The Contractor shall guarantee the planting and all of its components for the time period specified in the contract for this project. The guarantee shall begin after the date of final acceptance by the Owner's representative and/or Landscape Architect. The Contractor shall be responsible for all materials and labor associated with the guarantee during that time period.
- 18. Controlled release fertilize tablets or packets to be added for all plants as per manufacturers recommendations.

P-RE-PAR-03

- 19.1 have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
- 20. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

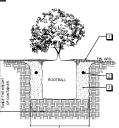








3 BACKFILL MIX: 50% NATIVE SOIL-50% AMENDMENT



•	SHRUB PLANTING
• 7	NTS

GG LANDSCAPE ARCHITECTURE, In SRIELLA@GGLANDSCAPEAR

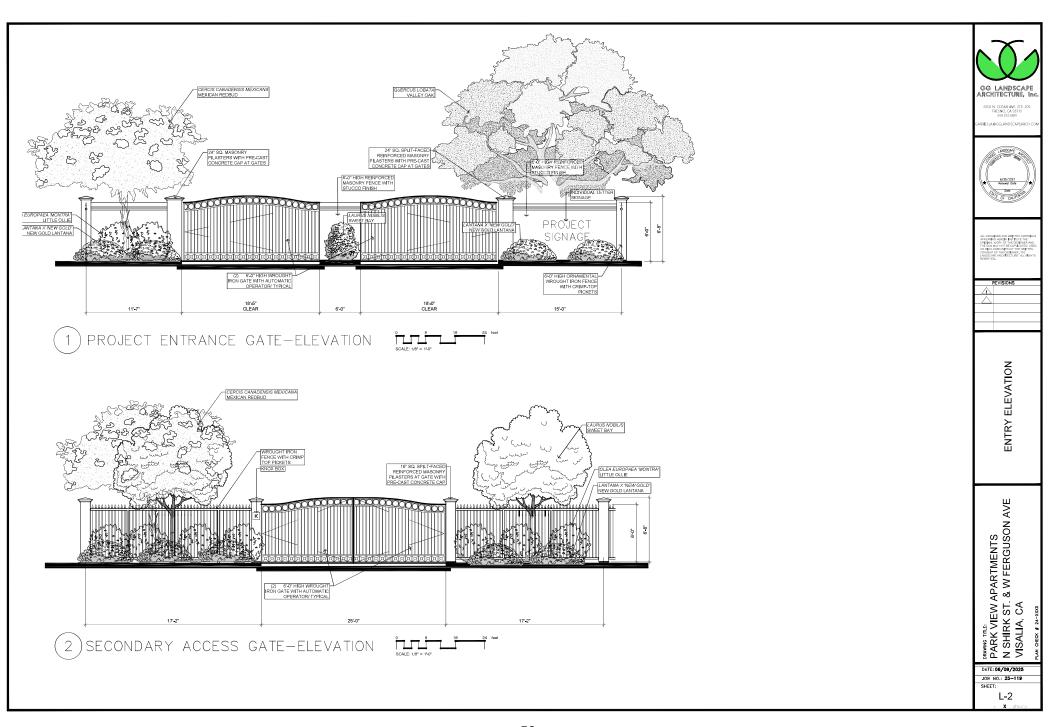


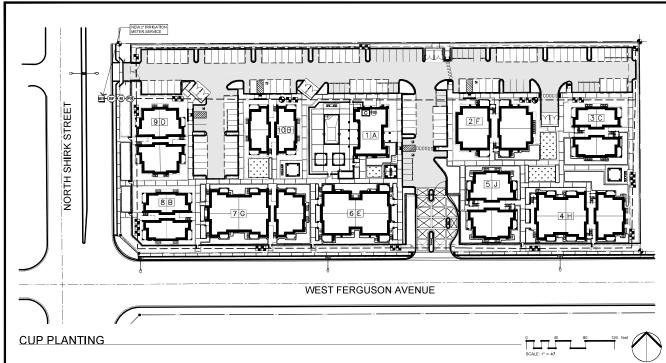
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PLAN PLANTING

V APARTMENTS T. & W FERGUSON A IEW, (ST CA PARK VIEV N SHIRK S VISALIA, (

DATE: 06/09/2025 JOB NO.: 25-119 SHEET: L-1





#### IRRIGATION NOTES

- 1. POINT OF CONNECTION AT DEDICATED 2" IRRIGATION METER;
- 2. IRRIGATION DESIGN PRESSURE AT 20 PSI; PRESSURE AVAILABLE 45 PSI
- S. THE CONTRACTION SHALL NOT WILLIFLE LY RESTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN ITS CONTRACTS HE THE THAT INVARIANCE WHEN THAT WERN WONE THAT WHEN SHALL BE REQUEST THAT WE REPORT THAT WE REPORT THAT WHICH CONDITIONS SHALL BE REQUEST TO THE ATTENTION OF THE OWNERS REPRESENTED THAT WORK OR THE IRRIGATION CONTRACTOR SHALL SHALL RESPONSIBILITY FOR ANY RESTORMED SECRED EXCESSES FOR YET THE OWNERS.
- 4. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S REPRESENTATIVE
- 5. CONTRACTOR SHALL PURCHASE AND INSTALL THE CONTROLLER LISTED IN THE IRRIGATION SCHEDULE.
- 6. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL FLECTRICAL CONNECTION TO CONTROLLER PER LOCAL FLECTRICAL CODE.
- 7. ALL PIPE UNDER PAVED AREAS MUST HAVE SLEEVES THAT ARE TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
- 8. ALL EXISTING PLANTERS SURROUNDED BY HARDSCAPE SHALL BE INSPECTED BY CONTRACTOR FOR EXISTING SLEEVES. IF POSSIBLE, EXISTING SLEEVES TO BE UTILIZED TO PLANTING AREAS.
- 9. PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH MINIMUM 2" WIRE/CONDUIT SLEEVE.
- 10. SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
- 11. SLEEVES TO EXTEND MIN. 12" BEYOND PAVING.
- 12. IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPER PRIOR TO ANY INSTALLATION OF HARDSCAPE.
- 13. TWO CONTINUOUS SPARE WIRES SHALL BE PROMIDED FOR EACH MAINLINE DIRECTION, ALL SPARE WIRES SHALL BE LOOPED IN EACH VALVE BOX WITH 2" COIL, ALL SPARE WIRES SHALL BE IN ORANGE COLOR, COIL ALL SPARES IN BOTTOM OF CONTROLLER. TERMINATE SPARE WIRES IN THE LAST VALVE BY.
- 14. ALL QUICX COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICX COUPLER AND REMOTE CONTROL VALVES TO INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICX COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 18. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZE, SCREENING ARCHES SHOWN ON THE PLANS ALL HEADS ARE TO BE ADJUSTED. TO PREVENT OWERWAYN KOTH DOLLIONES WALL BE FERCES, AND HANGEAGEMENT HIS NUCLOSES, BUT NOT LIMITED TO ADJUSTMENTS OF DEPUISER THIN OR SOREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS REPLACEMENT OF NOZZES WITH MORE APPROPRIATE ADJUSTMENTS AND THE REPLACEMENT OF NOZZES WITH ADJUSTMENT ARE ADJUSTMENTS.
- 16. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
- 17. ALL POTTED PLANTERS TO BE IRRIGATION SHALL BE IDENTIFIED BY THE OWNER WITH CONTRACTOR DURING INITIAL SITE MEETINGS. PER APPROVAL BY OWNER, THE CONTRACTOR SHALL PROVIDE DRIP IRRIGATION TO ALL IDENTIFIED POTTED PLANTERS.
- 18. ALL TRENCHING AND SITE WORK SHALL NOT DISTURB ANY EXISTING TREES.
- 19. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT. WITH IRRIGATION CONTROLLER FOR SUBSEQUENT
- 20. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 21. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- 22. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE IRRIGATION MAINTENANCE.
- "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICE.
- 24. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE THE LOW POINT DRAINAGE CAN OCCUR.

25. AUTOMATIC REPORTION SYSTEM CONTROLLESS FOR IAURESCHIPE SHALL COMEY Y MTH THE FOLLOWING
A CONTROLLESS HALL BE WEATHER OF COIL MORNIE REASEND CONTROLLESS THAT AUTOMATICALLY ADJUST REIGATION IN
RESPONSES TO CHAMEES IN FLANTS NEEDS AS WEATHER CONDITIONS CHAMES.
WEATHER REASED CONTROLLESS WITHOUT INSTERRE, RAIN SENSORS OR COMMINIMATION SYSTEMS THAT ACCOUNT FOR LOCAL
RAINFALL SHALL HAVE A SEPARATE WHED OR WIRELESS TAIN SENSOR THAT OON DONNECTS OR COMMINICATES WITH THE
CONTROLLES, COIL MOSTURE-ASSED CONTROLLESS ARE NOT FECURIED TO HAVE RAIN SENSOR HAVET.



GG LANDSCAPE ARCHITECTURE, In



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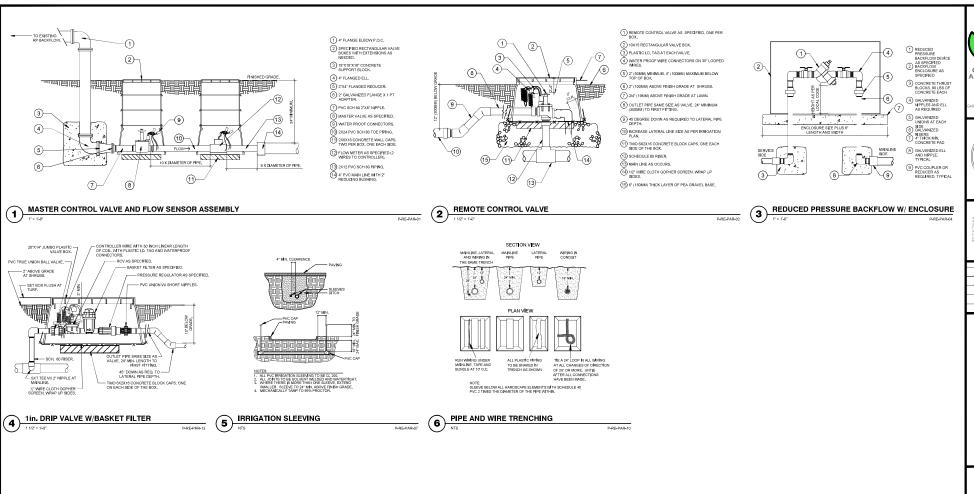
**IRRIGATION PLAN** 

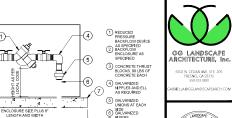
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PARK VIE'N SHIRK S
VISALIA, (

DATE: 06/09/2025 JOB NO.: 25-119 SHEET: IRR-1

#### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
5	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications: 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	28	4/ <b>I</b> RR <b>-</b> 2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
•	Rain Bird PGA Globe 1* 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	2	5/IRR-2
•	Superior 3000 2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Sciencid Design Available in 1 in, 1-1/4 in, 1-1/2 in, 2 in, 2-1/2 in, and 3 in sizes.	1	1/IRR-2
<b>®</b> ₽	Febco 825Y 2* Reduced Pressure Backflow Preventer	1	3/IRR-2
C	Hunter I2C-2400-M 24 Station Outdoor Modular Controller, With two ICM-800 Module, Commercial Use, Metal Cabinet,	1	
<b>(69</b> )	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year Ithium battery and rubber module cover, and gutter mount bracket.	1	
FS	Hunter HFS-208 Flow Sensor for use with ACC controller, 2in. Schedule 80 Sensor Body, 24 VAC, 2 amp.	1	
MI	Water Meter 2"	1	
	rrigation Mainline: PVC Schedule 80	2,265 <b>f</b>	
	Valve Called		







IRRIGATION DETAIL

AVE DRAWING THEE PARK VIEW APARTMENTS N SHIRK ST. & W FERGUSON AV VISALIA, CA

DATE: 06/09/2025 JOB NO.: 25-119 SHEET: IRR-2

#### OPERATIONAL STATEMENT FOR

# PARK VIEW APARTMENTS

NEC North Shirk Street & West Ferguson Avenue Visalia, California

#### **Project Statistics:**

Adjacent Uses

North

į.

Project Developer: Mr. Paul Owhadi a. PARK VIEW VISALIA, LP. 23950 Pacific Coast Highway, Suite 12 Malibu, California 90265 559.709.1333 b. **Project Location:** East side of North Shirk Street on the north side of West Ferguson Avenue, Visalia, CA Current Project Address(es) **TBD** C. d. Assessor's Parcels: 077-640-013 Parcel Size: e. Designated RM-2 Zoning 131,551 sf / 3.02 acres 1. Designated RM-3 Zoning 2. 71,003 sf / 1.63 acres 3. Total Parcel Size 202,554 sf / 4.65 acres f. General Plan Designation: Medium and High Density Multi-Family Residential **Current Zoning:** g. Western Portion 1. RM-2 Medium Density Residential 2. Eastern Portion RM-3 High Density Residential h. **Current Use:** Vacant i. Proposed Use 98 unit market rate multi-family residential development

Operational Statement Page 1

Rural Residential

	3. S	east South Vest	City Park Fire Station / Elementary School Light Industrial Uses
k.	a b c	Illowed Density Per RM-2 District (3.02 acres @ 15 upa) Per RM-3 District (1.63 acres @ 35 upa) Total Allowed Density Proposed Density RM-2 Portion: RM-3 Portion:	45 units allowed 57 units allowed 102 units allowed 44 units proposed 54 units proposed 98 units proposed
I.	2. P	verage: Buildings, including carports Paving, excluding carports Public Open Space	71,083 sf (35.1%) 34,601 sf (17.1%) 96,870 sf (47.8%)
m.	Flood Zo	one	X
n.	1. One 2. Two	d Unit Mix: Bedroom / One Bath Bedroom / Two Bath Be Bedroom / Two Bath	34 units 44 units 20 units
O.	1. On (78 2. Thr (20 3. Tot 4. Co 5. Co (15	Required: e and Two Bedroom Units d units @ 1.5 stalls per unit) ree Bedroom Units d units @ 1.75 stalls per unit) tal Stalls Required vered Stalls Required mpact Stalls Allowed 62 stalls @ 30%) cessible Stalls Required Assigned Stalls @ 2% Unassigned Stalls @ 5%	117 stalls required  35 stalls required 152 stalls required 0 stalls required 45 stalls  2 stalls (1 van accessible) 3 stalls (1 van accessible)
p.	<ol> <li>Co</li> <li>Op</li> <li>Tot</li> <li>Co</li> </ol>	Provided vered Spaces Provided en Spaces Provided tal Parking Provided mpact Stalls Provided cessible Stalls Provided Carports Open Stalls	98 stalls 60 stalls 158 stalls 27 stalls 2 stalls 3 stalls

6. Bicycle Parking Provided 10

q. Open Space

1. Minimum Required (5% of the

lot area) 10,127 sf 2. Space Provided 35,289 sf\*

\* includes recreational space in the Community Building, private patios and private balconies

#### **Project Characteristics:**

The project will consist of 98 multi-family residential units to be constructed in twoand three- story wood framed buildings utilizing one bedroom one bath, two bedroom two bath and three bedroom two bath units. These buildings will integrate an architectural theme intended to blend with recently built projects found in the neighborhood, with stucco exteriors and flat-profile concrete tile roofs. Additional accents will be added to the building elevations through the addition of panels utilizing alternate finishes and textures, and the use of accent colors on the elevations to break wall surfaces.

The location of the proposed development serves as a transitional space between existing rural residential and single-family subdivisions to the north and east of the project site and the commercial and industrial uses to the south and west. Lions Park provides a buffer between the higher density multi-family development and the residences on the east side of the park. The complex has been designed with the majority of the parking located along the north property line to avoid the perception that the residential uses will be looking into neighbors yards. The setback also reduces any chance of noise issues crossing the property line.

The residential units will be provided with a covered outdoor patio or balcony to provide private outdoor recreations space. Ample additional recreation space is provided through the provisions of a community center with a resident lounge and gymnasium for use by the residents, a swimming pool with arbors and bar-b-que amenities within the pool area, as well as open landscaping that can be utilized for activities. The adjacency to Lions Park provides added benefit to the resident's recreational opportunities.

The project will be provided with resident and public access from West Ferguson Avenue, and will be gated for project security. In order to minimize maintenance of the gate operators, the main entrance gates will be open during daylight hours (generally from 7:00 am to 7:00 pm). During evening hours, visitors will be able to access the site through the use of a call box (located in a pull-out to allow for through traffic of residents) connected to the residential units.

Along North Shirk Street, gates that provide exit-only access to the residents will be located. These gates will also be provided with automatic operators and will remain closed except for when vehicles will be exiting. These gates will also provide access

for emergency vehicles as required by City of Visalia Fire Department standards for turning radii and the maximum depth of aisles. Parking will include 98 carports and 60 open stalls providing an overall parking ratio of over 1.61 stalls per unit as required based upon units types.



## Planning & Community Preservation Department Planning Division

May 6, 2025

#### Site Plan Review No. 2025-091

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 a Conditional Use Permit which is stated on the attached Site Plan Review comments. You may now proceed with filing your permit to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **April 9**, **2025**. 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

Planning and Community Preservation Director

315 E. Acequia Ave.

Visalia, CA 93291

#### Attachment(s):

• Site Plan Review Comments

# **Planning & Community Preservation Department** Planning Division

MEETING DATE 04/09/2025 SITE PLAN NO. 2025-091

	Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.				
		BMIT Major changes to your plans are required. Prior to accepting construction tigs for building permit, your project must return to the Site Plan Review Committee for of the revised plans.  During site plan design/policy concerns were identified, schedule a meeting with  Planning Engineering prior to resubmittal for Site Plan Review.  Solid Waste Parks and Recreation Fire Dept.			
<b>√</b>	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 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.			
	$\checkmark$	Your plans must be reviewed by:			
		□ CITY COUNCIL □ REDEVELOPMENT   ☑ PLANNING COMMISSION □ PARK/RECREATION   ☑ CUP □ HISTORIC PRESERVATION □ OTHER:			
		ADDITIONAL COMMENTS:			

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

### SITE PLAN REVIEW COMMENTS

Colleen A. Moreno, Planning Division, 559-713-4031; colleen.moreno@visalia.city

Date: April 9, 2025

SITE PLAN NO: 2025-091

PROJECT TITLE: Parkview Apartments

DESCRIPTION: 98 multi-family residential units to be constructed in two and three story buildings

APPLICANT: Scott Vincent

LOCATION TITLE: Northeast corner of N Shirk St and W Ferguson Ave

APN TITLE: 077-640-013

EXISTING ZONING: R-M-2 (Multi-Family Residential – 3,000 square foot minimum site area) and R-M-3

(Multi-Family Residential – 1,200 square foot minimum site area)

#### **Planning Division Recommendation:**

Revise and Proceed
Resubmit

#### **Project Requirements**

- · Conditional Use Permit
- Building Permit

#### PROJECT SPECIFIC INFORMATION: April 9, 2025

- A Conditional Use Permit (CUP) shall be required for development of more than eighty (80) units. With CUP submittal applicant must submit an operational statement, site plan, elevations, floor plans, and landscape plan.
- 2. Provide parking calculations. Parking requirements for multi-family dwellings are 1.5 parking spaces per dwelling unit.
- 3. A Landscape Plan shall be required. The Landscape Plan shall verify that a minimum of 10% of the parking lot is landscaped. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty square feet or more.
- 4. A minimum of 5% of the project site shall be devoted to open space and amenities. Areas shall be identified on the site plan and square footages shall be provided.
- 5. A screening block wall not less than seven feet (7-ft) in height shall be located along the north property line bounding an R-1-5 zone.
- 6. The applicant shall comply with all Good Neighbor Policies of the VMC. This shall include recordation of an Operational Management Plan prior to Building Permit issuance.
- 7. It is recommended that the applicant provides a pedestrian access gate and connection to the existing path along the east property line to provide residents access to the Lions Park, east of the project site.
- 8. Provide total square footage for each building.
- 9. Comply with the requirements of the Solid Waste Division regarding location and additional enclosure. Please contact Nathan Garza, 559-713-4532, <a href="mailto:nathan-garza@visalia.city">nathan.garza@visalia.city</a> for questions and approval.
- 10. A sewer analysis shall be required. Please contact the Wastewater Treatment Plant Manager, Ben Litwack: 559-713-4671, <a href="mailto:ben.litwack@visalia.city">ben.litwack@visalia.city</a>.
- 11. Coordinate with the Transit Division Manager, Angelina DeRossett regarding bus stop location northbound on Shirk St.: 559-713-4591, angelina.derossett@visalia.city.
- 12. Vehicle access gates shall be setback 20-ft; comply with the requirements of the Traffic Engineer.
- 13. Clarify access to the vehicle gates located at N Shirk & W Ferguson. Per Site Plan, gate (callout #8 N Shirk St gate) is identified as tenant and public access allowed, whereas on operational statement W Ferguson gate is for public access and emergency access will be at N Shirk St. Please clarify and clearly identify which gate will be utilized for public access, main entrance, tenant access, and emergency vehicle access and the hours of operation for each gate.
- 14. Obtain a Building Permit.

#### 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:

- 17.16 Multi-Family Residential Zone
- 17.34 Off-street parking and loading facilities
- 17.36 Fences Walls and Hedges

Accessible at <a href="https://codelibrary.amlegal.com/codes/visalia/latest/overview">https://codelibrary.amlegal.com/codes/visalia/latest/overview</a>

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

Signature:



BUILDING/DEVELOPMENT PLAN REQUIREMENTS ENGINEERING DIVISION	ITEM NO: 2 DATE:	
<ul><li>Edelma Gonzalez 713-4364</li><li>Luqman Ragabi 713-4362</li><li>Sarah MacLennan 713-4271</li></ul>	SITE PLAN NO.: PROJECT TITLE: DESCRIPTION:	25-091 PARK VIEW APARTMENTS 98 MULTI-FAMILY RESIDENTIAL UNITS TO BE CONSTRUCTEDIN TWO AND THREE STORY
☐ Jesus Carreno 713-4268	APPLICANT: PROP OWNER: LOCATION:	BUILDINGS SCOTT VINCENT VISALIA SHIRK LLC NORTHEAST CORNER OF W. FERGUSON AND N. SHIRK ST
SITE PLAN REVIEW COMMENTS	APN:	077-640-013
⊠REQUIREMENTS (indicated by	A Section of Control o	
checked boxes)		
□ Install curb return with ramp, with 35'	radius; PER CITY ST	ANDARDS
⊠Install curb; ⊠gutter <b>PER CIT</b>		LTI FAMIL WOOMMEROUAL OTANDARDO
<ul><li>☑Drive approach size:</li><li>☑Use ra</li><li>☑Sidewalk: 6 width; ☑ 5 parkway width</li></ul>		LTI-FAMILY/COMMERCIAL STANDARDS
		et frontage(s) of the subject site that has become
uneven, cracked or damaged and ma		
		ige(s) of the subject site that has become unever
and has created areas where water ca		ige(3) of the subject site that has become unever
Right-of-way dedication required. A tit		or verification of ownership
Deed required prior to issuing building		
		EDED WITHIN PUBLIC RIGHT-OF-WAY
		on each) and workers compensation (\$1 million),
valid business license, and approp	riate contractor's lice	ense must be on file with the City, and valid
		ermit. Contact Encroachment Tech. at 713-4414.
		mments required prior to issuing building permit
Contacts: David Deel (Planning) 488-		
& Lighting District will maintain comi	mon area landscapin	equired prior to approval of Final Map. Landscape g, street lights, street trees and local streets as istrict application and filing fee a min. of 75 days
	plans to be submitted	d for each phase. Landscape plans will need to
comply with the City's street tree ord comply with Plate SD-1 of the City im phases of the subdivision will need to	dinance. The location provement standards be submitted with the	ns of street trees near intersections will need to s. A street tree and landscape master plan for all initial phase to assist City staff in the formation of
the landscape and lighting assessmen		han a marker along in acquired for the continuous in a
		hen a master plan is required for the entire project
		nd street grades. 🏻 Prepared by registered civied on the City's benchmark network. Storm run-of
		to the City's existing storm drainage system; b)
		to a temporary on-site basin is required until a
		City's storm drainage system. On-site basin
		required, provide access ramp to bottom for
maintenance. PROJECT TO DRAIN		
⊠Grading permit is required for clearing	and earthwork perfor	rmed prior to issuance of the building permit.
		1%, Concrete pavement = 0.25%. Curb & Gutter
=.20%, V-gutter = 0.25%)		
Show adjacent property grade elevation 0.5 feet at the property line.	ons. A retaining wall	will be required for grade differences greater than

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>SHIRK ST.</b>
AND FERGUSON AVE
☑Traffic indexes per city standards: ARTERIAL AND COLLECTOR STDS
☑Install street striping as required by the City Engineer. TO BE REVIEWED AT TIME OF CIVIL PLAN
SUBMITTAL
☑Install landscape curbing (typical at parking lot planters). PER ON-SITE DESIGN
Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
Design Paving section to traffic index of 5.5 min. for solid waste truck travel path.
Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian,
Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal,
Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
Show Valley Oak trees with drip lines and adjacent grade elevations.   Protect Valley Oak trees during
construction in accordance with City requirements.
☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
Relocate existing utility poles and/or facilities. REQUIRED WITH FRONTAGE IMPROVEMENTS
☑Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. <b>REQUIRED WITH FRONTAGE IMPROVEMENTS</b>
Subject to existing Reimbursement Agreement to reimburse prior developer:
Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's
Regulation VIII. Copies of any required permits will be provided to the City.
If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air
District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA
application will be provided to the City.
☑If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage
under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP)
is needed. A copy of the approved permit and the SWPPP will be provided to the City.
☐Comply with prior comments. ☐Resubmit with additional information. ☑Redesign required.

#### **Additional Comments:**

- 1. A building permit is required, standard plan check and inspection fees will apply.
- 2. Proposed project will incur development impact fees. Refer to page 4 for details.
- 3. Project to maintain all landscaping and improvements along project frontage.
- 4. Project to connect to existing SD main lateral stub and utilize under-sidewalk drainage design per city stds as needed, design accordingly.
- 5. City CIP is slated to install improvements along Shirk. Coordination will be necessary. Should City CIP project not be installed before this project, this project will be responsible for all frontage improvements along Shirk including pavement transition, extension/installation of 48" SS master planned line, stamped concrete median, and any required CIP improvements across Shirk project frontage.
- 6. Project is conditioned to install all Shirk street frontage improvements with subdivision development. Improvements to include, but may not be limited to, pavement, sidewalk, curb and gutter, striping and signage, utility undergrounding/relocations, demolition, curb ramps with pedestrian push button, bus stop, utility extensions, and posible decel lane.

- 7. Public street improvements to Ferguson Ave. are required to be installed per Collector Stds; to include, but may not be limited to, demolition of existing curb return, installation of parkway with street trees, sidewalk, utility overhead undergrounding, striping and signage.
- 8. Provide cut section of Shirk and Ferguson. Show full width and necessary improvements.
- Maintain accessibility onsite and to the public right-of-way (provide accessible path to the public sidewalk). Project subject to current accessibility standards; more particularly all circulation paths contiguous to vehicular traffic must be physically separated (a 4-inch raised minimum above the area where vehicular traffic occurs). Refer to section 11B-250 of the CBC.
- 10. Provide a minimum 4-foot-wide clear pedestrian path to the public ROW without projection/obstruction of vehicle overhang.
- 11. Comply with City parking lot standards PK-1 through PK-5.
- 12. Comply with 11B-812 for EVCS.
- 13. Provide the minimum number of required accessible parking spaces based on the total number of parking spaces provided in each parking facility, such as covered, non-covered, and EV facilities.
- 14. City records shows two 8" SS laterals along Ferguson Ave. Connect to existing laterals onsite.
- 15. All backflow and fire apparatus shall be installed on private property.
- 16. Construct any necessary retaining walls to City standards.
- 17. If gated, provide street design dimensions and gated entry design layout showing adequate vehicle turn-around.
- 18. Bus stop and potential deceleration lane may have a major impact to the proposed onsite and offsite improvements, design accordingly.

#### SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-091**Date: **04/09/2025** 

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of <u>building permit issuance</u>.)

(Fee Schedule Date: 08/17/2024)

(Project type for fee rates: MULTI-FAMILY)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
Groundwater Overdraft Mitigation Fee	\$1,663/AC
Transportation Impact Fee	\$5,330/UNIT X 98 UNITS
Trunk Line Capacity Fee	\$574/UNIT X 98 UNITS
Treatment Plant Fee	\$1,010/UNIT X 98 UNITS
Sewer Front Foot Fee	\$55/LF (FERGUSON)
Storm Drain Acq/Dev Fee	MEDIUM DENSITY: \$7,313/AC
	HIGH DENSITY: \$8,355/AC
Park Acq/Dev Fee	\$4,141/UNIT X 98UNITS
Northeast Specific Plan Fees	
Waterways Acquisition Fee	MEDIUM DENSITY: \$5,621/AC
	HIGH DENSITY: \$9,564/AC
Public Safety Impact Fee: Police	MEDIUM DENSITY: \$7,313/AC
	HIGH DENSITY: \$8,355/AC
Public Safety Impact Fee: Fire	\$2,437/AC
Public Facility Impact Fee	\$649/UNIT X 98UNITS
Parking In-Lieu	

#### Reimbursement:

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

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.

$\boxtimes$	A building permit will be required. FOR EACH ENLINE	For information call (559) 713-4444
$\boxtimes$	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.	
$\boxtimes$	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.
$\boxtimes$	All accessible units required to be adaptable for persons with disabilities. All Company of the persons with disabilities.	round floor units shall be te (frivately funded).
$\boxtimes$		WEEN LINTS (YERT & HORIZ.)
	A demolition permit & deposit is required.	For information call (559) 713-4444
	Obtain required permits from San Joaquin Valley Air Pollution Board.	For information call (661) 392-5500
	Plans must be approved by the Tulare County Health Department.	For information call (559) 624-8011
	Project is located in flood zone *  Hazardous materials report.	f f
	Arrange for an on-site inspection. (Fee for inspection \$157.00)	For information call (559) 713-4444
$\boxtimes$	School Development fees. RESIDENTIAL: 15.78	Z SIF.
	Park Development fee \$ per unit collected with building permits.	
$\boxtimes$	Additional address may be required for each structure located on the site.	For information cuii (559) 713-4320
	Acceptable as submitted	
	No comments at this time	
	Additional comments: STATE PROJECT FUNDING	S ON COVER SHEET PRIVATE
	OR PUBLIC). EWELLING LINITS SHALL	BE PROTECTED WITH A
	TYPE BR FIRE GRENKLER OF	YSTEM. PROVIDE EV
	CHARGING PER COREEN BUILDIN	10 STANDARD CODE.
	VAL	CARCIA NOIDE

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 9, 2025 Item # 2 Site Plan # 25091

APN: 077640013

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the following:
  - Water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2022 CFC §3312
  - Provide an all-weather, 20 feet width construction access road capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2022 CFC §3310
- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly
  visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with
  their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted
  at the roadway/driveway. 2022 CFC 505.1
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2022 California
   Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 506.1
- Zero lot line, multi-family or mobile home park developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, on-site fire hydrant(s) shall be provided. 2022 CFC 507.5.1, App B and C

 Due to insufficient building information, the number and distance between fire hydrants cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction\_\_\_\_\_\_ Square footage \_\_\_\_\_\_

- Buildings or portions of buildings with a vertical distance between the grade plan and the highest roof surface
  that exceed 30 feet shall provide an approved fire apparatus access road capable of accommodating fire
  department aerial apparatus.
  - o Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
  - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
  - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
- Approved No PARKING FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads
  or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high
  and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6

NO PARKING FIRE LANE

12" -

NO PARKING FIRE LANE

SIGN TYPE "D"

NO
PARKING
FIRE LANE

18"

- Gates on access roads shall be a minimum width of 20 feet and shall comply with the following (2022 CFC D103.5):
  - Gates shall be of the swinging or sliding type.
  - Gates shall allow manual operation by one person (power outages).
  - Gates shall be maintained in an operative condition at all times.
  - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.
- An automatic fire sprinkler system will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4

- Locking fire department connection (FDC) caps are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1
- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.
- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1

Corbin Reed Fire Marshal



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

Date:	04/08/2025
Item:	2
Site Pl	an: SPR25091
Name:	Kyle Kalender

### **Site Plan Review Comments**

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 or in conjunction with the approval of a development project. "New Development 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 Territorial Reinforcement: Define property lines (private/public space).  Access Controlled/ Restricted etc.  lighting Concerns:  Ample lighting Traffic Concerns:	
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 or in conjunction with the approval of a development project. "New Development 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 Territorial Reinforcement: Define property lines (private/public space).  Access Controlled/ Restricted etc.  lighting Concerns:  Ample lighting	
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Access Controlled/ Restricted etc.  lighting Concerns:  Ample lighting	g to:
lighting Concerns: Ample lighting	
Ample lighting	
Traffic Concerns:	
Surveillance Issues: Cameras	
Line of Sight Issues:	
Other Concerns:	

### **SITE PLAN REVIEW COMMENTS**

# CITY OF VISALIA TRAFFIC SAFETY DIVISION April 9, 2025

ITEM NO: 2 Added to Agenda MEETING TIME: 09:15

SITE PLAN NO: SPR25091 ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Park View Apartments

DESCRIPTION: 98 multi-family residential units to be constructed in two and three story buildings

APPLICANT: Scott Vincent - Applicant OWNER: VISALIA SHIRK LLC

APN: 077640013

LOCATION: Northeast corner of W Ferguson Ave and N Shirk 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 local road intersection with collector/arterial Locations.
X	Construct parking per City Standards PK-1 through PK-4 at time of development.
$\boxtimes$	Construct drive approach per City Standards at time of development.
	Traffic Impact Analysis required (CUP)
	Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

25-091.docx 70

Additional traffic information required (Non Discretionary)
☐ Trip Generation - Provide documentation as to concurrence with General Plan.
☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
☐ Traffic Impact Fee (TIF) Program - Identify improvments needed in concurrence with TIF.

#### **Additional Comments:**

- Exit onto Shirk St will be restricted to right in/out only. Center median on Shirk St, No left turns permitted.
- Entrance off of Ferguson required to be a minimum of 200-ft from intersection at Shirk St.
- Gates required to be setback a minimum of 20-ft from face of curb, and allow for turnaround.
- Deceleration lane for igress into site may be required. Refer to COV TIA Procedures for threshold criteria.

Leslie Blair
Leslie Blair

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CITY OF VISALIA

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

#### 25091

April 9, 2025 No comments. X 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 X ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4 X Customer must provide combination or keys for access to locked gates/bins Type of refuse service not indicated. Location of bin enclosure not acceptable. See comments below. Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions. X X 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 X stored inside bin enclosures. X Area in front of refuse enclosure must be marked off indicating no parking X 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 X construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes. Solid waste services to include trash, recycling, and organic recycling, per the State of California's mandatory commercial recycling laws (AB-341 & AB-1826). The proposed (R3/R4) double enclosures look good for STAB load collections for trash and recycling bins. Customer to identify placement of two (R1/R2) single bin enclosures, set for STAB load collections to house two (2) organic recycling bins, preferably along the main drive aisle, avoiding covered parking stalls. Call out all turning radii throughout the site to confirm solid waste vehicle access. Customer is also encouraged to contact Solid Waste at 559-713-4532 to discuss/review preferred enclosure placements. Enclosure gates are required, and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure enclosure gates when they are opened. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Comment

> <u>Jason Serpa, Solid Waste Manager, 559-713-4533</u> <u>Edward Zuniga, Solid Waste Supervisor, 559-713-433</u>

Nathan Garza, Solid Waste, 559-713-4532

Alsonia V



#### CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive Visalia, CA 93292 Tel: (559) 624-1600

#### **Site Plan Review Comments From:**

California Water Service

Scott McNamara, Superintendent

216 N Valley Oaks Dr. Visalia, CA 93292

559-624-1622

smcnamara@calwater.com

Date: 04/09/2025

Item #: 2

Site Plan #: 25-091

**Project: Park View Apartments** Description: 98 MFR Units Applicant: Scott Vincent

APN: 077-640-013

Address: NEC of West Ferguson and North Shirk

The fo □ □			
⊠	Water Mains Comments:  □ - Water main fronting your project; if the existing water main is not sufficient in size to meet your service demands, an upsize in water main will be required. This will be done at the developer's expense.  □ - No existing water main fronting this project		
	Water Services  Comments:  □ - Existing service(s) at this location.  □ - Domestic/Commercial  □ - Irrigation		
	☐ - Fire Protection  The following will be paid for by the property owner/developer:  -Any additional services for the project.  -Relocation of any existing service that is to land within a new drive approach.  -Abandonment of any existing service that is not utilized.  -If the existing service(s) is not sufficient in size to meet the customer's demand:  -Installation of a new service and the abandonment of the insufficient size service.  ■ - Service(s) will need to be installed for this project.		
$\boxtimes$	Fire Hydrants		

#### Comments:

- -Fire hydrants will be installed per the Visalia Fire Departments requirements.
- -If new fire hydrants are required for your project off an existing water main:
  - -Cal Water will utilize our own contractor (West Valley) for the installation.
    - -This work is to be paid for by the property owner/developer.

Quality. Service. Value. calwater.com





#### **CALIFORNIA WATER SERVICE**

#### **Backflow Requirements**

#### Comments:

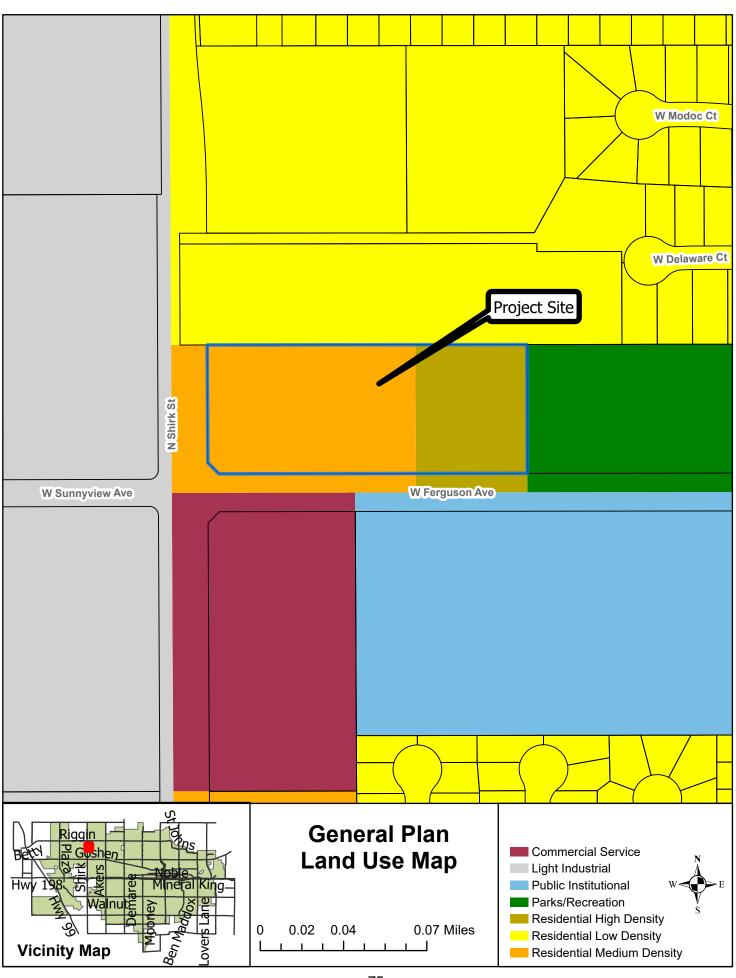
- A backflow is required if any parcel meets any of the following parameters:
- -Designated as multi-family
- -Commercial building
- -Has multiple dwellings (residential or commercial)
- -Has multiple services
  - -Any combination of the following:
    - -Domestic/Commercial
    - -Irrigation
    - -Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or <u>visaliabackflow@calwater.com</u> for a backflow install packet.

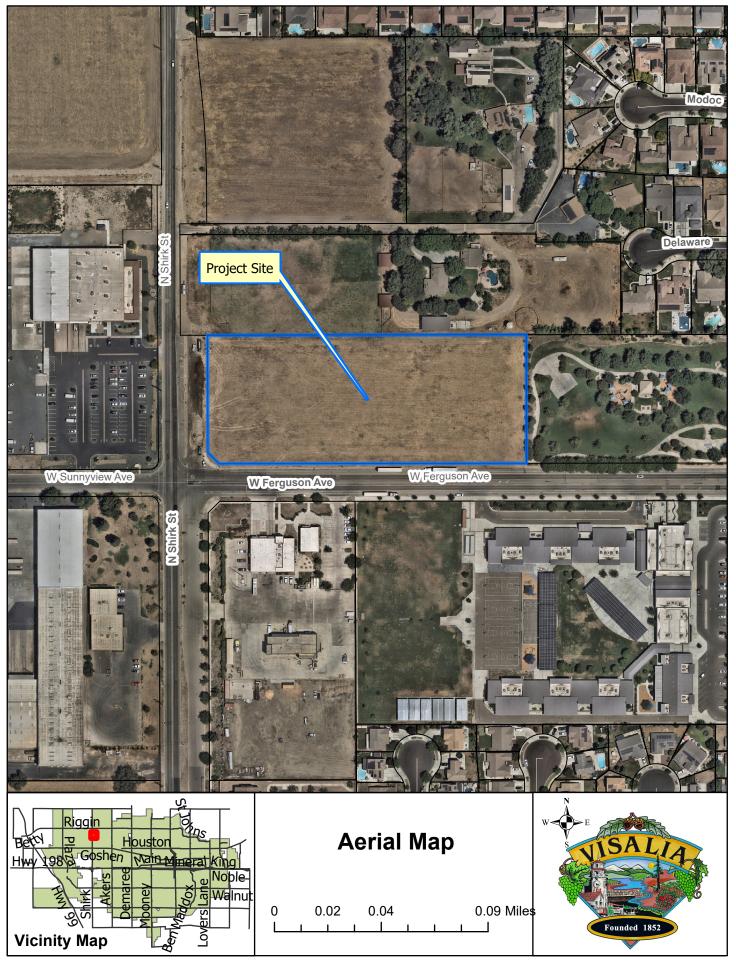
#### **Additional Comments:**

	If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at 559-624-1621 or <u>aschackmann@calwater.com</u> to receive your new business packet to start your project with Cal Water.
	Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
⊠	If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
	If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at <a href="mailto:smcnamara@calwater.com">smcnamara@calwater.com</a> for the information and requirements needed to obtain this information.
⊠	If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559-624-1661 or <a href="mailto:lcardoso@calwater.com">lcardoso@calwater.com</a> for information and requirements.
$\boxtimes$	If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
	If you need to sign up for an existing service, please call 559-624-1600.













#### REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** July 28, 2025

**PROJECT PLANNER:** Brandon Smith, Principal Planner

Phone: (559) 713-4636;

Email: brandon.smith@visalia.city

SUBJECT: Variance No. 2025-03: A request by Lisa Colburn to allow a variance to the rear yard

setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of

Garden Street. (APN: 097-282-017, 018).

#### STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance No. 2025-03, as conditioned, based upon the findings and conditions in Resolution No. 2025-40. Staff's recommendation is based on the project's consistency with the policies and intent of the City's General Plan and Zoning Ordinance.

#### RECOMMENDED MOTION

I move to approve Variance No. 2025-03, based on the findings and conditions in Resolution No. 2025-40.

#### PROJECT DESCRIPTION

Variance No. 2025-03 is a re-filing of a Variance application originally submitted as Variance No. 2018-09, which was approved by the Planning Commission at a meeting held on September 10, 2018, and lapsed on September 18, 2020. The two submittals and the underlying projects are identical.

Variance No. 2025-03 is a request for a variance to the 25-foot rear yard setback requirement in conjunction with the development of four new two-story duplex structures (totaling eight dwelling units) on a 0.57-acre site as illustrated in Exhibit "A". The site is currently vacant.

As shown in the site plan, each of the two-story duplexes face towards an access drive on the north side of the site that is accessed from the terminus of Bridge Street. Bridge Street provides the site's only street access from the north side of the site. Due to the site's limited street frontage, the north property line constitutes the site's front lot line. As a result, the south property line constitutes the site's rear yard area. The overall site dimensions are approximately 313-feet wide by 79-feet deep.

The variance will result in a five-foot rear yard setback for each of the dwelling units as well as for structures located in the development's common area (two trellises and a children's play area). The site's recreational open space, which the rear yard is typically reserved for, is located in the center of the site as shown in Exhibit "A". The dwelling units are plotted five feet from the side property lines, 32 feet from the front property line, and three feet from the vehicular access drive.

The applicant has prepared responses to the five required variance findings to support their request, which are included as Exhibit "B". The applicant's findings explain that applying the required setbacks for the R-M-2 zone on this property will not allow for an adequate site design and that the observance of the 25-foot rear yard setback disproportionately reduces the buildable area for the site.

#### **BACKGROUND INFORMATION**

General Plan Land Use Designation Residential Medium Density

Zoning R-M-2 (Multi-family Residential, one unit per 3,000 sq.

ft. site area)

Surrounding Zoning and Land Use North: R-M-2 / Multi-family residences (triplex and

four-plex)

South: R-M-2 / Single-family residence with

outbuildings

East: QP (Quasi-Public), R-1-5 (Single-family

Residential) / Santa Fe multi-use trail, Santa

Fe Street, single-family residences

West: R-M-2 / Multi-family residences (five-plex)

Environmental Review Categorical Exemption No. 2025-30

Special District None

Site Plan 2025-140

#### **RELATED PROJECTS**

Variance No. 2025-03 is a re-filing of a Variance application originally submitted as Variance No. 2018-09, which was approved by the Planning Commission at a meeting held on September 10, 2018, and lapsed on September 18, 2020. The two submittals and the underlying projects are identical.

#### **PROJECT EVALUATION**

#### **Staff Recommendation**

The staff recommendation to approve the variance to reduce the rear yard setback from 25 to 5 feet is based upon the applicant's proposed findings and the benefit of attaining a superior site design and configuration with regards to maximizing the site's development potential. Furthermore, the encroachment into the property's rear yard setback will not cause adverse impacts to privacy or building massing upon surrounding properties.

#### **Rear Yard Setback**

The minimum rear yard setback required for development in the R-M-2 is 25 feet. In the case of this site, a 25-foot setback equates to 31% of the total lot area. The proposed rear yard setback for the site development will be five feet, which equates to 6% of the total lot area.

The site layout includes a 20-foot wide access drive on the north side within the front yard setback. The access drive is necessary to provide access to each of the site's parcels and to allow emergency access to the parcel on the west. The area dedicated



Project site with 25-foot rear yard setback in purple hatching and 20-foot access drive in blue

for the access drive therefore limits the location of the duplex units further south on the site.

The site plan included as Exhibit "A" illustrates that the development will designate open space in a central location on the property between the duplexes. The common area is shown to have picnic facilities and a children's play area. In addition, a city-standard trash enclosure is required for this development. The centralized open space area will also contain the mailbox cluster and two undesignated parking spaces for visitors (this is a reduction from three spaces associated with the 2018 Variance filing, due to current City requirements for a three-bin solid waste enclosure). Area calculations included on the site plan exhibit (Exhibit "A") state that the common area comprises 1,237 square feet, which meets the required 5% of total lot area for recreation uses.

In addition to the common area, every unit will have access to its own outdoor enclosed patio. As a result, the reduction to the rear yard setback will not incur a significant impact on the development's usable open space.

The site's rear yard faces onto a similarly configured property that contains one single-family residence and several outbuildings. The subject site's two-story duplex structures, having a five-foot setback, will have visibility onto the adjacent property, although the Zoning Ordinance does not require screening or limiting visibility between the R-M zoned sites. Existing trees and landscaping located on the adjacent site will provide a degree of screening to the site though it is not a required element between the two uses.

Staff has previously recommended in favor of and the Planning Commission has approved entitlements with reduced setbacks in multi-family residential developments when a superior site design can be attained without compromising the site's open space. Examples include:

- 136-unit apartment complex located at the southwest corner of Lovers Lane and K Avenue which allowed a 7-foot rear yard setback;
- 44-unit apartment complex located on the south side of Walnut Avenue between Chinowth and Linwood which allowed a 10-foot rear yard setback;
- 8-unit cluster of duplexes located on the south side of Myrtle Avenue between Linwood and Chinowth which allowed for a 15-foot rear yard setback.

#### **Findings for the Variance**

Variances are intended to prevent unnecessary hardships resulting from strict or literal interpretation of regulations while not granting a special privilege to the applicant. The Planning Commission has the power to grant variances to regulations prescribed in the Zoning Ordinance. The applicant has provided proposed variance findings in Exhibit "B" intended to justify their goal of being able to encroach into the required rear yard setback as summarized below:

 That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;

<u>Applicant</u>: The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

<u>Analysis</u>: Concur with applicant. The requirement to impose a 25-foot rear yard setback presents a practical difficulty on a site that is 79 feet deep and necessitates a certain amount of that depth for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;

<u>Applicant</u>: The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25' rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5' observed).

<u>Analysis</u>: Concur with applicant. The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks. The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone:

<u>Applicant</u>: There is precedent set for reducing the 25' rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

<u>Analysis</u>: Concur with applicant. Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite site of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;

<u>Applicant</u>: Adjacent parcels within the same R-M-2 zone have a reduced rear yard setback even for 2-story buildings.

<u>Analysis</u>: Concur with applicant. Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet (as is the case on the property directly to the north).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

<u>Applicant</u>: The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

<u>Analysis</u>: Concur with applicant. The granting of a variance to setbacks is not considered detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The variance would still provide ample distance between living spaces.

#### **Environmental Review**

The project is considered Categorically Exempt under Section 15305 "Minor Alterations of Land Use Limitations" of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended, minor alterations to land use limitations, such as variances, that do not result in changes in land use or density. (Categorical Exemption No. 2025-30)

#### RECOMMENDED FINDINGS

1. That strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

The requirement to impose a 25-foot rear yard setback presents a practical difficulty on a site that is 79 feet deep and necessitates a certain amount of area for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to other properties classified in the same zone.

The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25' rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5' observed). The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks.

The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

3. That strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

There is precedent set for reducing the 25' rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite site of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25 feet – some with setbacks as low as five feet.

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2025-30).

#### RECOMMENDED CONDITIONS OF APPROVAL

- 1. That Variance No. 2025-03 shall be developed consistent with Exhibit "A".
- 2. That the comments and applicable conditions of Site Plan Review No. 2025-140 be met.
- 3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.

#### **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. 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.

#### Attachments:

- Related Plans and Policies
- Resolution No. 2025-40
- Exhibit "A" Site Plan, Floor Plans, Elevations
- Exhibit "B" Applicant's Variance Findings
- Site Plan Review Comments No. 2025-140
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

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

#### Zoning Ordinance

#### Chapter 17.16

#### MULTI-FAMILY RESIDENTIAL ZONES

#### 17.16.070 Front yard.

A. The minimum front yard shall be as follows:

#### **Zone Minimum Front Yard**

R-M-2 15 feet

R-M-3 15 feet

- B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.
- C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

#### 17.16.080 Side yards.

- A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.
- B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.
- C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

#### 17.16.090 Rear yard.

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

- A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.
- B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.
- C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

#### 17.16.100 Height of structures.

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

#### VARIANCES AND EXCEPTIONS

#### 17.42.010 Variance purposes.

The city planning commission may grant variances in order to prevent unnecessary hardships that would result from a strict or literal interpretation and enforcement of certain regulations prescribed by this title. A practical difficulty or unnecessary hardship may result from the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions on the site or in the immediate vicinity, or from population densities, street locations or traffic conditions in the immediate vicinity. The power to grant variances does not extend to use regulations, because the flexibility necessary to avoid results inconsistent with the objectives of the zoning ordinance is provided by the conditional use provisions of this title.

#### 17.42.020 [Reserved]

#### 17.42.030 Variance powers of city planning commission.

The city planning commission may grant variances to the regulations prescribed by this title with respect to fences and walls, site area, width, frontage coverage, front yard, rear yard, side yards, height of structures, distance between structures, off-street parking facilities, accessory dwelling unit standards pursuant to Sections 17,12.140 through 17.12.200, and downtown building design criteria pursuant to Section 17.58.082 through 17.58.088; in accordance with the procedures prescribed in this chapter.

#### 17.42.040 [Reserved]

#### 17.42.050 Application procedures.

A. Application for a variance or exception shall be made to the city planning commission on a form prescribed by the commission and shall include the following data:

- 1. Name and address of the applicant;
- 2. Statement that the applicant is the owner of the property, is the authorized agent of the owners, or is or will be the plaintiff in an action in eminent domain to acquire the property involved;
- 3. Address and legal description of the property;
- 4. Statement of the precise nature of the variance or exception requested and the hardship or practical difficulty that would result from the strict interpretation and enforcement of this title;
- 5. The application shall be accompanied by such sketches or drawings that may be necessary to clearly show applicant's proposal;
- 6. Additional information as required by the historic preservation advisory board;
- 7. When reviewing requests for an exception associated with a request for density bonus as provided in Chapter 17.32, Article 2, the applicant shall submit copies of the comprehensive development plan, sketches and plans indicating the nature of the request and written justification that the requested modifications result in identifiable cost reductions required for project to reach target affordability.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

#### 17.42.060 Hearing and notice.

A. The city planning commission shall hold a public hearing on an application for a variance.

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 occupied or to be occupied by the use that is the subject of the hearing.

#### 17.42.070 Investigation and report.

The city planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the city planning commission.

#### 17.42.080 Public hearing procedure.

At a public hearing the city planning commission shall review the application and the statements and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section 17.42.090.

#### 17.42.090 Variance action of the city planning commission.

A. The city planning commission may grant a variance to a regulation prescribed by this title with respect to fences and walls, site area, width, frontage, coverage, front yard, rear yard, side yards, height of structures, distances between structures or landscaped areas or in modified form if, on the basis of the application, the report of the city planning staff or the evidence submitted, the commission makes the following findings:

- 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance;
- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zone;
- 3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone;
- 4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone;
- 5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. The city planning commission may grant a variance to a regulation prescribed by this title with respect to off-street parking facilities, if, on the basis of the application, the report of the city planner or the evidence submitted the commission makes the findings prescribed in subsection (A)(1) of this section and that the granting of the variance will not result in the parking of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.
- C. A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe.
- D. The city planning commission may deny a variance application.

#### 17.42.100 [Reserved]

#### 17.42.110 Appeal to city council.

The decision of the city planning commission on a variance or exception application shall be subject to the appeal provisions of Section 17.02.145.

#### 17.42.120 Lapse of variance.

A variance shall lapse and become void one year following the date on which the variance became effective, 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 on the site that was the subject of the variance application, or a certificate of occupancy is issued by the building official for the site or structure that was the subject of the variance application. A variance may be renewed for an additional period of one year; provided, that prior to the expiration of one year from the date when the variance became effective, an application for renewal of the variance is made to the commission. The commission may grant or deny an application for renewal of a variance.

#### 17.42.130 Revocation.

A variance granted subject to a condition or conditions shall be revoked by the city planning commission if the condition or conditions are not complied with.

#### 17.42.140 New application.

Following the denial of a variance application or the revocation of a variance, no application for the same or substantially the same variance on the same or substantially the same site shall be filed within one year of the date of denial of the variance application or revocation of the variance.

#### Environmental Document # 2025-30

#### NOTICE OF EXEMPTION

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

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

Visalia, CA 93291-4593 Variance No. 2025-03 **PROJECT TITLE** The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street (APN: 097-282-017, 018) PROJECT LOCATION Visalia Tulare **PROJECT LOCATION - CITY** COUNTY A request to allow a variance to the rear yard setback requirement for the construction of multifamily residential dwelling units in the R-M-2 (multi-family residential) zone. **DESCRIPTION - Nature, Purpose, & Beneficiaries of Project** City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291. Phone: (559) 713-4636; Email: brandon.smith@visalia.city NAME OF PUBLIC AGENCY APPROVING PROJECT Lisa Colburn, 14191 Avenue 344, Visalia, CA 93292. Phone: (559) 280-0029 NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT 4Creeks, Inc., 324 S. Santa Fe St., Suite A, Visalia, CA 93292. Phone: (559) 802-3052; Email: willr@4-creeks.com NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT **EXEMPT STATUS:** (Check one) Ministerial - Section 15073 Emergency Project - Section 15071 Categorical Exemption - State type and Section number: Section 15305 Statutory Exemptions- State code number: The project is characterized as a minor alteration to land use limitations that does not result in changes in land use or density. REASON FOR PROJECT EXEMPTION Brandon Smith, Principal Planner (559) 713-4636 **CONTACT PERSON** AREA CODE/PHONE July 15, 2025 DATE **Brandon Smith, AICP ENVIRONMENTAL COORDINATOR** 

#### RESOLUTION NO. 2025-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING VARIANCE NO. 2025-03, A REQUEST BY LISA COLBURN TO ALLOW A VARIANCE TO THE REAR YARD SETBACK REQUIREMENT FOR THE CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL DWELLING UNITS IN THE R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQ. FT. SITE AREA) ZONE. THE SITE IS LOCATED SOUTH OF THE TERMINUS OF BRIDGE STREET, SOUTH OF ROSE AVENUE AND EAST OF GARDEN STREET (APN: 097-282-017, 018).

**WHEREAS,** Variance No. 2025-03 is a request by Lisa Colburn to allow a variance to the rear yard setback requirement for the construction of multi-family residential dwelling units in the R-M-2 (multi-family residential, one unit per 3,000 sq. ft. site area) zone. The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street (APN: 097-282-017, 018); and

**WHEREAS,** the Planning Commission of the City of Visalia, after published notice scheduled a public hearing before said commission on July 28, 2025; and

**WHEREAS**, the Planning Commission of the City of Visalia finds Variance No. 2025-03, as conditioned by staff, to be in accordance with Chapter 17.42 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 of the City of Visalia 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 strict or literal interpretation and enforcement of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location of the project parcels.

The requirement to impose a 25-ft. rear yard setback presents a practical difficulty on a site that is 79-ft. deep and necessitates a certain amount of area for vehicle accessibility. The objectives for imposing the rear yard setback – open space and separation between living spaces – are achieved in the site's development plan.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property, which do not apply to other properties classified in the same zone.

The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25-ft. rear yard setback disproportionately minimizes the buildable area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5-ft. observed).

The Zoning Ordinance prescribes the property's front and rear yards on the long sides of the parcel, which is unconventional to typical setback requirements for lots throughout the City. As a result, a significant amount of the property's buildable area is dedicated to providing a vehicular access width that can accommodate the future tenants' vehicles, emergency vehicles and trash trucks. The development standards for this parcel reduce the buildable area thereby limiting the viability of placing multiple dwellings in accordance with the site's allowed zoning and density.

3. That strict or literal interpretation and enforcement of the ordinance would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

There is precedent set for reducing the 25-ft rear yard setback in R-M-2 zoning within the vicinity of the proposed project.

Most of the surrounding R-M-2 properties in this neighborhood are developed with setbacks similar to what is being proposed on the subject site. Properties in the surrounding area are developed with dwelling units as close as five feet on one side of the elongated lot (as is the case on the property directly to the north) with the access drive on the opposite site of the elongated lot. The literal interpretation of the Zoning Ordinance would deprive the applicant of developing the property in a similar fashion to surrounding properties.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.

Other properties with the same zoning located directly to the west, north, and south currently have buildings with rear yard setbacks less than 25-ft. – some with setbacks as low as 5-ft.

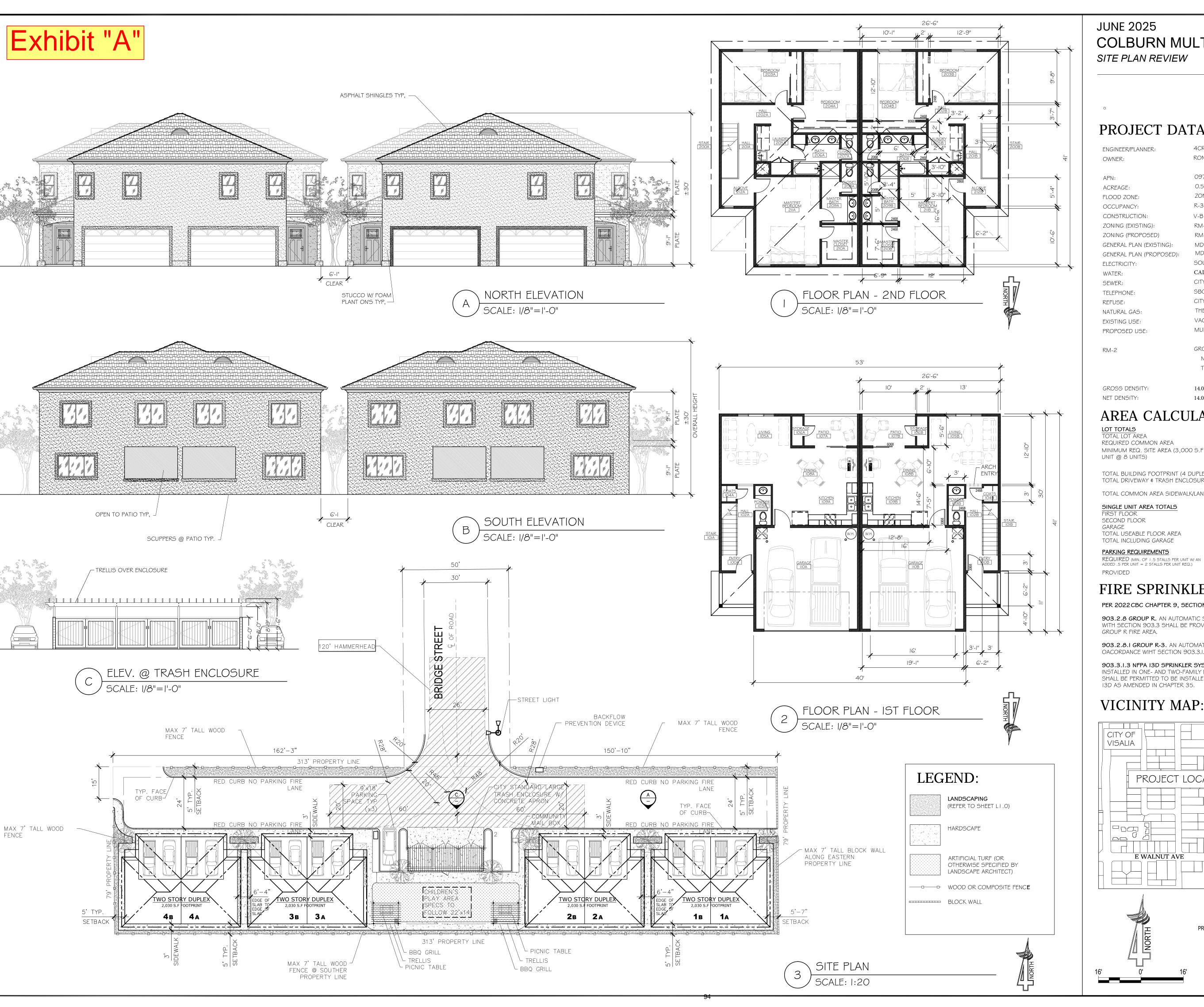
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distances to other buildings, on-and off-site.

6. That the project is considered Categorically Exempt under Section 15305 of the Guidelines for Implementation of CEQA (Categorical Exemption No. 2025-30).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves Variance No. 2025-03, as conditioned, on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.42.090 of the Ordinance Code of the City of Visalia, subject to the following conditions:

- 1. That Variance No. 2025-03 shall be developed consistent with Exhibit "A".
- 2. That the comments and applicable conditions of Site Plan Review No. 2025-140 be met.
- 3. That all other federal, state, regional, and county laws and city codes and ordinances be complied with.



# **JUNE 2025 COLBURN MULTI-FAMILY** SITE PLAN REVIEW

### PROJECT DATA:

4CREEKS INC. ENGINEER/PLANNER: RON & LISA COLBURN

097-282-017, 097-282-018 0.57 AC ACREAGE:

ZONE X R-3 OCCUPANCY: CONSTRUCTION: V-B RM-2 ZONING (EXISTING): ZONING (PROPOSED) RM-2 GENERAL PLAN (EXISTING): MDR MDR GENERAL PLAN (PROPOSED)

SOUTHERN CALIFORNIA EDISON ELECTRICITY: CALWATER SERVICE CO.

CITY OF VISALIA SEWER: SBC TELEPHONE CO. TELEPHONE: CITY OF VISALIA REFUSE: THE GAS COMPANY NATURAL GAS: VACANT EXISTING USE:

MULTI-FAMILY RESIDENTIAL PROPOSED USE:

> GROSS ACREAGE: 0.57 AC NET ACREAGE: 0.57 AC TOTAL UNITS: 8

GROSS DENSITY: 14.04 DU/AC NET DENSITY: 14.04 DU/AC

# AREA CALCULATIONS:

LOT TOTALS TOTAL LOT AREA = 24,730 S.F. REQUIRED COMMON AREA = 5% OR I,237 S.F. MINIMUM REQ. SITE AREA (3,000 S.F. PER = 24,000 S.F.UNIT @ 8 UNITS) TOTAL BUILDING FOOTPRINT (4 DUPLEXES) = 8,456 S.F. TOTAL DRIVEWAY & TRASH ENCLOSURE =10,829 S.F. TOTAL COMMON AREA SIDEWALK/LANDSCAPE = 5,445 S.F. SINGLE UNIT AREA TOTALS FIRST FLOOR  $= 621 \, \text{S.F.}$ SECOND FLOOR = 1,015 S.F. TOTAL USEABLE FLOOR AREA = 1,636 S.F. TOTAL INCLUDING GARAGE = 2,029 S.F.PARKING REQUIREMENTS

# FIRE SPRINKLER REQ'T:

PER 2022 CBC CHAPTER 9, SECTION 903

903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

= 16 STALLS

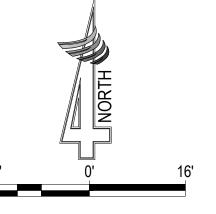
= 18 STALLS

903.2.8.1 GROUP R-3. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN OACORDANCE WIHT SECTION 903.3.1.3 SHALL BE PERMITTED IN R-3 OCCUPANCIES.

903.3.1.3 NFPA I3D SPRINKLER SYSTEMS. AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3, AND TOWNHOUSES SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCCORDANCE WITH NFPA 13D AS AMENDED IN CHAPTER 35.

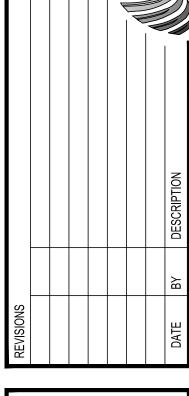
# VICINITY MAP:

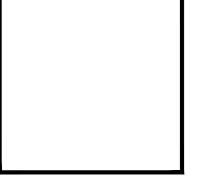


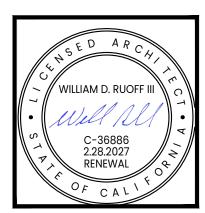


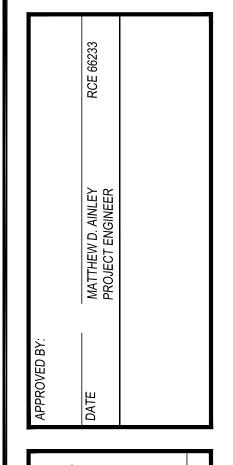
















PLOT DATE: 06/05/25 JOB NO.: 17434 FILE NAME: colburn base SHEET NO.: SPR-1





**Authentic** Solutions

July 7, 2025

**Brandon Smith** Principal Planner 315 E Acequia Ave, Visalia, ca 93291

Subject: VAR25-003 - Justification of Finding for Variance

The following information is supplied to provide justification for the proposed variance of setback requirements for a multi-family development within an R-M-2 zone.

- 1. "That strict or literal interpretation and enforcement of the specified regulations would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance." The required setbacks for R-M-2 would not allow for adequate building design for the site based on the unique size and location for the project parcels.
- 2. "That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to the other properties classified in the same zone." The project parcels are smaller than the typical lots in the R-M-2 zone, where the observance of a 25' rear yard setback disproportionately minimized the building area for these project parcels, where adjacent R-M-2 developed projects have a reduced rear yard setback (5' observed).
- 3. "That strict or literal interpretation and enforcement of the specified regulations would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zone." There is precedent set for reducing the 25' rear yard setback in R-M-2 zoning within the vicinity of the proposed project.
- 4. "That the granting of the variance will not constitutes a grant of special privilege inconsistent with the limitations on other properties classified in the same zone." As previously stated, adjacent parcels within the same R-M-2 zone have a reduced rear yard setback even for 2-story buildings.
- 5. "That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvement in the vicinity." The proposed variance to the setback will not encroach on the public right-of-way and will still provide ample setback distance to ensure public safety. The reduced setback was proposed to meet current City of Visalia standards for emergency access. Additionally, the buildings' design will meet California Fire Code in relation to distance to other building, on and off-site.

Sincerely,

William Ruoff, Architect C-36886

**Project Architect** 

Well All

SAN LUIS OBISPO

HANFORD

# Planning & Community Preservation Department Planning Division

MEETING DATE June 11, 2025 SITE PLAN NO. 2025-140

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.			
		BMIT Major changes to your plans are required. Prior to accepting construction gs for building permit, your project must return to the Site Plan Review Committee for of the revised plans.  During site plan design/policy concerns were identified, schedule a meeting with  Planning Engineering prior to resubmittal for Site Plan Review.  Solid Waste Parks and Recreation Fire Dept.	
$\checkmark$	REVISE AND PROCEED (see below)		
		A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.	
		Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.	
	$\checkmark$	Your plans must be reviewed by:	
		□ CITY COUNCIL       □ REDEVELOPMENT         ☑ PLANNING COMMISSION       □ PARK/RECREATION         ☑ Variance       □ OTHER:	
		ADDITIONAL COMMENTS:	

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

#### SITE PLAN REVIEW COMMENTS

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

Date: June 11, 2025

SITE PLAN NO: Colburn Multi-Family (Previously: 2018-059-B)

PROJECT TITLE: 8 MULTI FAMILY UNITS

DESCRIPTION: PROPOSED CONSTRUCTION OF 8 MULTI FAMILY UNITS (RM2)

APPLICANT: Will Ruoff

PROP. OWNER: Lisa and Ronald Colburn

LOCATION TITLE: 1826 S. Bridge APN TITLE: 097-282-017 & -018

GENERAL PLAN: Medium Density Residential

EXISTING ZONING: R-M-2 - Multi-Family Residential 3,000 sq. ft. min. site area per unit

#### **Planning Division Recommendation:**

Revise and Proceed
Resubmit

#### **Project Requirements**

- · Variance to setbacks required
- Building Permits
- · Additional Information as Needed

#### PROJECT SPECIFIC INFORMATION: June, 2025

- 1. A Variance for setbacks and parking shall be submitted to the Planning Division. The submittal requires the approval of the Planning Commission.
- 2. A Lot Line Adjustment shall be submitted to Planning staff to merge the lots.
- 3. Comply with all other reviewer comments.

#### Previous SPR No. 2018-059:

#### PROJECT SPECIFIC INFORMATION (7-11-18):

- 1. Variance to setbacks is required as a narrow parcel with properties on four sides, the site does not have the R-M-2 setbacks.
- 2. **Parking** The plan shows two dedicated parking stalls (garage) per unit plus three open stalls for a total of 19 on-site stalls. This meets the minimum parking requirement.
- 3. Remove the parallel parking stalls along the north side of the site since they result in reducing the required back-up for the other stalls.
- 4. Revise the site plan showing the Cal Water connections for the Planning Commission exhibit.
- 5. Provide floor plans and exterior details as a part of the Planning Commission variance application.
- 6. Landscape and irrigation plans are required as a part of the building permit package.

#### PROJECT SPECIFIC INFORMATION (3-28-18):

- 1. Solid Waste will required a standard bin enclosure for the project to be service by large bins.
- 2. **Parking** minimum of 1.5 stalls per unit with an added .5 per unit for a total of 2 stalls per unit required 16 stalls. The applicant indicated that the garages are two car units bringing the total parking provided to 21 stalls on-site.
- The proposed design does not appear to meet the turning and maneuvering required for the Fire Department and Solid Waste. Consideration may be given to an alternative to provide a cul-de-sac with minor deviations where the paving radius still meets the City needs/standards should be considered.
- 4. Staff recommends a block wall along the east property line adjacent to the trail.

- 5. Provide "open space" calculations on the site plan minimum of 5% common open space required.
- 6. Depict and note proposed fencing for this development.
- 7. NOTE: Compliance with Good Neighbor Policies is required ZO section 17.16.190
- 8. Landscaping and irrigation plans are required as a part of the building permit package.

#### NOTES:

- 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:

17.16 Multi-Family Residential Zones

17.30 Development Standards

17.32.080 Maintenance of landscaped areas

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

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

Signature:



#### **SUBDIVISION & PARCEL MAP** REQUIREMENTS ITEM NO: 9 DATE: JUNE 11, 2024 **ENGINEERING DIVISION** 25-140 SITE PLAN NO .: Edelma Gonzalez 713-4364 PROJECT TITLE: **COLBURN MULTI FAMILY** Luqman Ragabi 713-4362 DESCRIPTION: **8 UNIT MULTI-FAMILY DEVELOPMENT** Sarah MacLennan 713-4271 APPLICANT: **WILL RUOFF** Jesus Carreno 713-4268 PROP. OWNER: **COLBURN RONALD W & LISA A (TRS)** LOCATION: 1818 GARDEN ST APN: 097-282-018

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

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.
All lots shall have separate drive approaches constructed to City Standards.
Install street striping as required by the City Engineer.
□ Install sidewalk: 5 ft. wide, with 5 ft. wide parkway on
☐ 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
Previous Comments from SPR 18-059:

- 1. Comply with additional comments from building, planning and fire department.
- 2. Need to provide 15' easment documentation, need to determine if easement is for public access or if it is solely for emergency access for the property owner.
- 3. Emergency vehicles will need two entry ways into the development.
- 4. Potential to build a Cul-de-sac to remove the need for the entrance from the west.
- 5. Block wall will be recommended along the east property line.

#### **Additional Comments:**

- 6. The proposed development will incur impact fees associated with site improvement and building construction. Refer to page 4 for applicable fees, additional fees may apply at time of development.
- 7. Project shall be required to get a building permit plan check and inspection fees will apply.
- 8. Provide hammerhead easment at roadway terminus.

- 9. Any backflows or fire apparatus will need to be installed on private property.
- 10. The existing drainage system in the area lacks sufficient capacity to serve the increased runoff from this development. Coordinate with Engineering to explore potential alternative drainage solutions.

#### SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 25-140
Date: 06/11/2025

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: 08/17/2024)

(Project type for fee rates: SUBDIVISION/SFD)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
Trunk Line Capacity Fee	\$1,018/UNIT TREATMENT PLANT FEE: \$1,010/UNIT
Sewer Front Foot Fee	\$55/FT X 312FT
Storm Drainage Acquisition Fee	\$6,582/ACRE
Park Acquisition Fee	
Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
	\$5,371/ACRE

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.

Sarah MacLennan

Sarah MacLennan

# City of Visalia Building: Site Plan Review Comments

SPR 25140 COLLEURN MULTI-FAMILY 18265 ERIDGE

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.

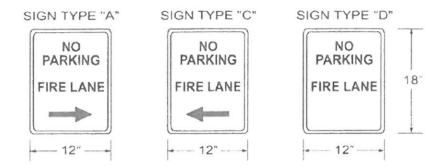
X	A building permit will be required. FOR EACH ENILDING	For information call (559) 713-4444
X	Submit 1 digital set of professionally prepared plans and 1 set of calculations.	(Small Tenant Improvements)
	Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2 light-frame 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.	
X	Maintain sound transmission control between units minimum of 50 STC.	
X	Maintain fire-resistive requirements :	en units
	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
X	School Development fees. REGIDENTIAL: \$5.78	PER S.F.
	Park Development fee \$	
X	Additional address may be required for each structure located on the site.	For information call (559) 713-4320
	Acceptable as submitted	
	No comments at this time	
	Additional comments: DWELLING LIN	ITS CHALL BE
	PROTECTED WITH T	YPE 13D FIRE
	SPENKLER SYSTE	M.
		-
	*	
	× 6.	CARCIA 6/11/25
		Signature 6 11 25



# Site Plan Comments Visalia Fire Department Corbin Reed, Fire Marshal 420 N. Burke Visalia CA 93292 559-713-4272 office prevention.division@visalia.city

Date June 11, 2025 Item # 9 Site Plan # 25140 APN: 097282018

- 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.
- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly
  visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with
  their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted
  at the roadway/driveway. 2022 CFC 505.1
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2022 California
   Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Zero lot line, multi-family or mobile home park developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C
- A fire apparatus access road(s) shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
  - o 20 feet width, exclusive of shoulders (No Parking)
  - More than 26 feet width, exclusive of shoulders (No Parking one side)
  - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Approved No PARKING FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads
  or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high
  and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



• Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.

Corbin Reed Fire Marshal



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

Date:	6/10/25
Item:	9
Site Pl	an: SPR25140
Name	: Kyle Kalender

#### **Site Plan Review Comments**

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#### **SITE PLAN REVIEW COMMENTS**

# CITY OF VISALIA TRAFFIC SAFETY DIVISION June 11, 2025

ITEM NO: 9 Added to Agenda MEETING TIME: 11:00

SITE PLAN NO: SPR25140 ASSIGNED TO: Josh Dan Josh Dan Qvisalia.city

PROJECT TITLE: Colburn Mulit-Family

DESCRIPTION: 8 unit multi family residential development. Requesting a variance to allow for a reduced rear setback, re-

to the attached Variance Request document.

APPLICANT: Will Ruoff - Applicant

WIII Ruoff - Applicant

APN: 097282018

ADDRESS: 1826 S BRIDGE ST

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

#### **Additional Comments:**

Leslie Blair

Traffic Impact Fee (TIF) Program – Identify Improvements needed in concurrence with TIF.



Site Plan Review Date: June 6, 2025

SPR NO.: 25140

Project Title: Colburn Multi Family Description: 8 unit family residential

THIS PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE):

REQUIREMENTS (indicated by checked boxes)
Submission of Wastewater Discharge Permit/ Application/ Questionnaire/ Other Regulatory Forms  Form Required:  Housing and Residential   ——————————————————————————————————
Form Required:
□Installation of Sand and Grease Interceptor
□Installation of Grease Interceptor
□Other (see attached)
□Site Plan Reviewed – No Comments
Additional Comments: Complete the form attached

Contact the Wastewater Department at (559) 713-4463 or Jennifer.Flores@visalia.city, if you have any questions.



Site Plan Review Date: June 11, 2025

SPR NO.: 25140

Project Title: Colburn Multi Family Description: 8 unit family residential

## RESIDENTIAL HOUSING DEVELOPMENT QUESTIONNAIRE FOR WASTEWATER DEPARTMENT USE

Development Location:
Contact Name:
Contact Phone:
Contact Email:
Amount of homes estimated to be built?
21 units
# of Bedrooms/ Bath Info If available:
When does construction plan to begin?
Will housing be built in phases?
What is the anticipated rate of completion? (How many houses/structures per month/year)
Estimated month/year of project completion?

If you have questions regarding the completion of this form, please contact:

#### **Jennifer Flores**

Pretreatment Coordinator Phone: 559-713-4463

Email: Jennifer.Flores@visalia.city

CITY OF VISALIA

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

#### 25140

	No comments. June 11, 2025
Х	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 city standard R-1 OR R-2 & R-3 OR R-4
	Customer must provide combination or keys for access to locked gates/bins
	Type of refuse service not indicated.
	Location of bin enclosure not acceptable. See comments below.
	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
	Inadequate number of bins to provide sufficient service. See comments below.
	Drive approach too narrow for refuse trucks access. See comments below.
	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
	Bin enclosure gates are required
Х	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.
Х	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 services include trash, recycling, and organics recycling services, per the State of California's mandatory recycling laws (AB-341 & AB-1826). Customer to include a city standard (R1/R2) single bin enclosure, also set for STAB load collections. If placed adjacent to the proposed city standard (R3/R4) double enclosure there is no need for the dividing wall between the two enclosures (making for a 36' wide triple enclosure). Enclosure gates must swing 180 degrees, clearing all curbing. Gates must also include Cane bolts to secure them when opened. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

Jason Serpa, Solid Waste Manager, 559-713-4533 Edward Zuniga, Solid Waste Supervisor, 559-713-4398()

Nathan Garza, Solid Waste, 559-713-4532

M'alton



#### **CALIFORNIA WATER SERVICE**

**Visalia District** 216 North Valley Oaks Drive Visalia, CA 93292 *Tel*: (559) 624-1600

#### Site Plan Review Comments From:

California Water Service

Scott McNamara, Superintendent

216 N Valley Oaks Dr.

Visalia, CA 93292

559-624-1622

smcnamara@calwater.com

Date: 06/11/2025

Item #: 9

Site Plan #: 25-140

Project: Colburn Multi-Family

Description: 8-Unit MFR

Applicant: Will Ruoff

APN: 097-282-018

Address: 1826 S Bridge

The fo □ □	No New Comments  Pulled from agenda
⊠	Water Mains Comments:  □ - Water main fronting your project; if the existing water main is not sufficient in size to meet your service demands, an upsize in water main will be required. This will be done at the developer's expense.  □ - No existing water main fronting this project
×	Water Services  Comments:  ☐ - Existing service(s) at this location.  ☐ - Domestic/Commercial  ☐ - Irrigation  ☐ - Fire Protection  The following will be paid for by the property owner/developer:  -Any additional services for the project.  -Relocation of any existing service that is to land within a new drive approach.
	<ul> <li>-Abandonment of any existing service that is not utilized.</li> <li>-If the existing service(s) is not sufficient in size to meet the customer's demand:</li> <li>-Installation of a new service and the abandonment of the insufficient size service.</li> <li>✓ - Service(s) will need to be installed for this project.</li> </ul>

#### **⊠** Fire Hydrants

#### Comments:

- -Fire hydrants will be installed per the Visalia Fire Departments requirements.
- -If new fire hydrants are required for your project off an existing water main:
  - -Cal Water will utilize our own contractor (West Valley) for the installation.
    - -This work is to be paid for by the property owner/developer.

Quality. Service. Value: calwater.com





#### **CALIFORNIA WATER SERVICE**

#### **Backflow Requirements**

#### Comments:

- A backflow is required if any parcel meets any of the following parameters:
- -Designated as multi-family
- -Commercial building
- -Has multiple dwellings (residential or commercial)
- -Has multiple services
  - -Any combination of the following:
    - -Domestic/Commercial
    - -Irrigation
    - -Fire Protection

Please contact Cross Connection Control Specialist Juan Cisneros at 559-624-1670 or <u>visaliabackflow@calwater.com</u> for a backflow install packet.

#### **Additional Comments:**

⊠	If your project requires the installation of Cal Water facilities, please contact New Business Superintendent Allison Schackmann at 559-624-1621 or <u>aschackmann@calwater.com</u> to receive your new business packet to start your project with Cal Water.
	A WSA may be required for your project. These requirements come from Senate Bill 610.
	Cal Water may work with the developer to purchase a piece of property for a future tank site and/or a new source of water.
⊠	If Cal Water infrastructure is to be installed on private property, a dedicated easement will be required for our infrastructure.
⊠	If you need to request existing utility information, please contact Construction Superintendent Scott McNamara at <a href="mailto:smcnamara@calwater.com">smcnamara@calwater.com</a> for the information and requirements needed to obtain this information.
$\boxtimes$	If a fire flow is needed for your project, please contact Distribution Superintendent Alex Cardoso at 559 624-1661 or <a href="mailto:lcardoso@calwater.com">lcardoso@calwater.com</a> for information and requirements.
$\boxtimes$	If you need a construction meter for your project, please call our Operations Center at 559-624-1650.
$\boxtimes$	If you need to sign up for an existing service, please call 559-624-1600.



#### Susan Currier

From:

Yelton, Elizabeth@DOT < Elizabeth. Yelton@dot.ca.gov>

Sent:

Thursday, July 3, 2025 2:12 PM

To:

Josh Dan; Susan Currier; Colleen Moreno

Cc:

Padilla, Dave@DOT

Subject:

Caltrans Response to Site Plan Agenda 6-11-25

Attachments:

SPR Agenda 6.11.25 Comments.pdf

Good afternoon,

Response from Caltrans regarding Site Plan Agenda 6-11-25

SPR25013-1-1-1 DR Horton, American's Builder

No Comment

SPR24073-1 Javier Maldonado

No Comment

SPR25133 Madrigal Parcel Map

**No Comment** 

SPR25134 The Cave Car Club

No Comment

SPR25136 Alissa Ojeda

**No Comment** 

SPR25137 Jose Morales Residential Project

**Previous Comments Sent via Email Still Apply** 

\*A joint access agreement shall be required for the existing drive approach. \* Should modifications be necessary for the drive approach, please resubmit for review.

SPR25138 A New Powder Receiver

No Comment

SPR25139 Milestone LP

**No Comment** 

SPR25140 Colburn Multi-Family

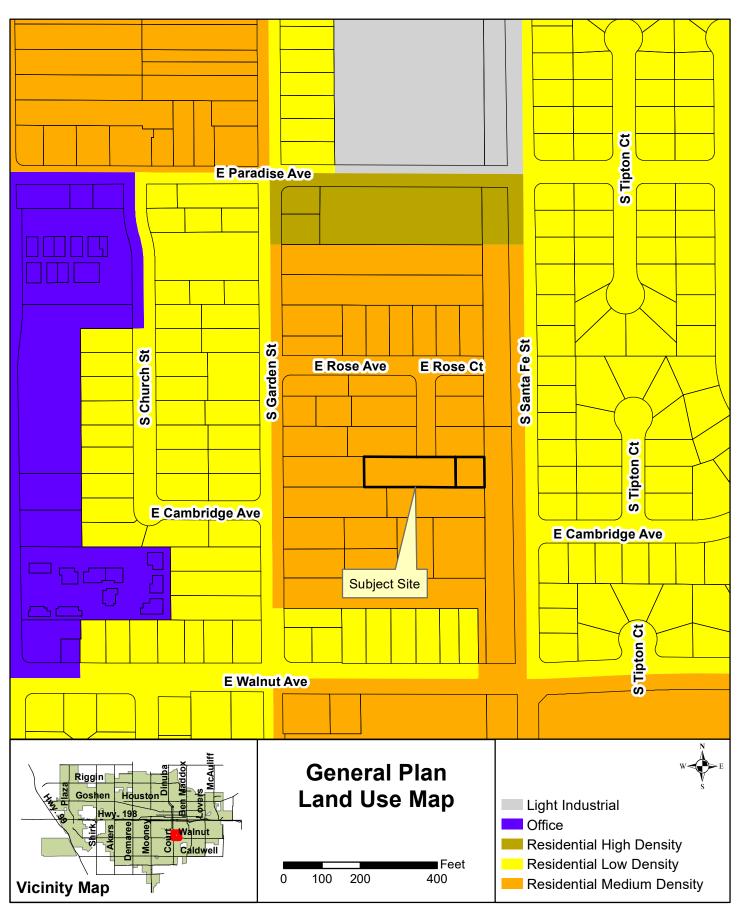
**No Comment** 

SPR25142 Mia Bhimani

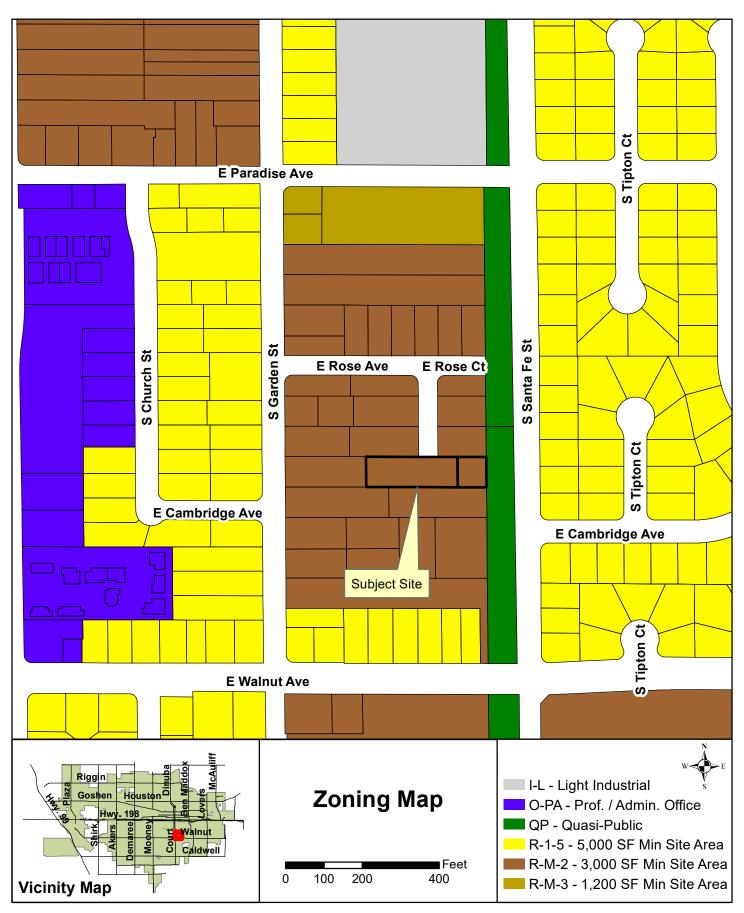
No Comment

If you have any questions or concerns, please contact me,

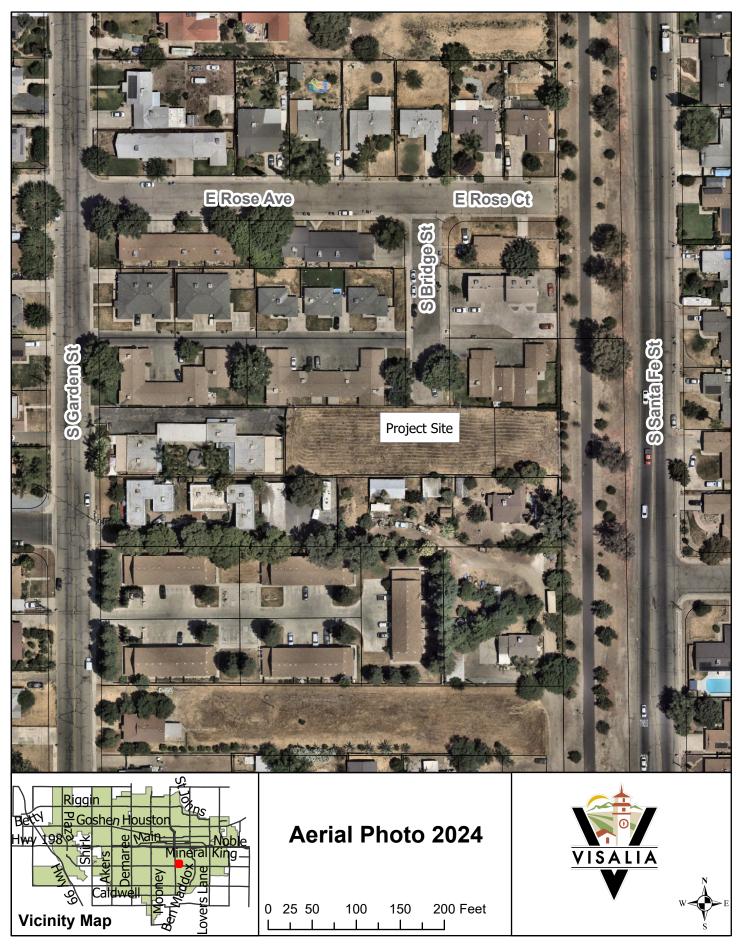
The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).



The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).



#### Variance No. 2025-03 S. Bridge Street, South of E Rose Ct, E of S Garden St



The site is located south of the terminus of Bridge Street, south of Rose Avenue and east of Garden Street. (APN: 097-282-017, 018).

