

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Vacant

COMMISSIONERS: Bill Davis, Charlie Norman, Mary Beatie

MONDAY, SEPTEMBER 8, 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. SWEARING IN OF PLANNING COMMISSIONER –
 - Pura Cordero (1st Term)
4. ROLL CALL –
5. ELECTION OF CHAIR AND VICE-CHAIR –
6. 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.
7. AGENDA COMMENTS OR CHANGES –
8. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. No items on the Consent Calendar

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Tentative Subdivision Map No. 5604:** A request by Ken Turner to subdivide a 2.78 acre parcel into a 13-lot multi-family residential subdivision, within the O-PA (Professional/Administrative Office) Zone.
- b. **Conditional Use Permit No. 2025-09:** A request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots, at sizes smaller than the five acre minimum lot size requirement of the O-PA (Professional Administrative Office) Zone.

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

Project Location: The project site is located north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022).

10. WORK SESSION – James D. Koontz, City Attorney

Overview of conflict of interest, public meeting rules, and procedural requirements that apply to the Planning Commission

11. CITY PLANNER UPDATE –

- a. Update on City initiated GPA/COZ for Akers/Riggin
- b. Update on Annexation
- c. Swearing in of New Planning Commissioner Kris Bruce

12. ADJOURNMENT

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

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

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

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, SEPTEMBER 18, 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 www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 22, 2025



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: September 8, 2025

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone No.: (559) 713-4443
Email: cristobal.carrillo@visalia.city

SUBJECT: Tentative Subdivision Map No. 5604: A request by Ken Turner to subdivide a 2.78 acre parcel into a 13-lot multi-family residential subdivision, within the O-PA (Professional/Administrative Office) Zone.

Conditional Use Permit No. 2025-09: A request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots, at sizes smaller than the five acre minimum lot size requirement of the O-PA (Professional Administrative Office) Zone.

Project Location: The project site is located north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022).

STAFF RECOMMENDATION

Tentative Subdivision Map No. 5604

Staff recommends approval of Tentative Subdivision Map No. 5604, as conditioned, based on the findings and conditions in Resolution No. 2025-21. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances.

Conditional Use Permit No. 2025-09

Staff recommends approval of Conditional Use Permit No. 2025-09, as conditioned, based upon the findings and conditions in Resolution No. 2025-22. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Subdivision Map No. 5604, based on the findings and conditions in Resolution No. 2025-21.

I move to approve Conditional Use Permit No. 2025-09, based on the findings and conditions in Resolution No. 2025-22.

PROJECT DESCRIPTION

Tentative Subdivision Map No. 5604 is a request to subdivide a 2.78-acre parcel into 13 lots for multi-family purposes (see Exhibit "A"). A proposal to establish 12 duplexes and a single-family residence on the project site was previously approved by the Visalia Planning Commission in 2020/2021 via Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01 (see Related Projects and Exhibit "C"). Tentative Subdivision Map No. 5604 would divide the project site so that each structure will be contained within its own parcel. Per the operational statement in Exhibit "B", parcel sizes would range from 7,435 square feet to 12,320 square feet, averaging approximately 9,305 square feet in size.

The proposed lots would be smaller than the five acre minimum lot size required in the O-PA Zone. In order to allow deviation from Visalia Municipal Code (VMC) standards for lot size in the O-PA Zone, the subdivision proposal is accompanied by **Conditional Use Permit No. 2025-09**, to permit the reduced lot sizes as allowed by VMC Section 17.30.015.A (Development Standards

– Site Area) and as required per Site Plan Review comments. The applicant states the lot split is necessary for financial purposes, to allow for individual sale of the duplexes and single-family residence. Per Exhibit “B”, the applicant states that division of the parcel will “...*make the project more affordable to buyers. Investors can purchase one duplex instead of having to purchase the whole project.*”

Per Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, units to be developed will be approximately 955 square feet in size, with two bedrooms, two bathrooms, a kitchen, and a single car garage. Each unit will have approximately 640 square feet of private open space. The development will also include a shared 12-stall parking field, private drive aisle, lighting, landscaping, and driveways along the Vista, Tulare, and Ben Maddox street frontages. Additional improvements will be conducted to the adjacent street frontages. The parcel is bounded by single family residential development to the north and east, with mixed commercial and office development to the south and west. The project site and surrounding areas are all within City Limits.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Office
City Zoning:	O-PA (Professional/Administrative Office)
Surrounding Zoning and Land Use:	<div>North: R-1-5 (Single Family Residential, 5,000 square foot minimum site area) / Tract No. 241 Subdivision</div> <div>South: R-1-5, O-PA, R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area / Avalon Subdivision</div> <div>East: R-1-5 / Candelas Subdivision, Vista Heights Subdivision</div> <div>West: C-N (Neighborhood Commercial), C-MU (Mixed Use Commercial), O-PA / Jack in the Box restaurant, office uses, vacant commercial land.</div>
Environmental Review:	Categorical Exemption No. 2025-15
Special Districts:	None
Site Plan Review:	SPR No. 2024-272, 2025-038

RELATED PROJECTS

Conditional Use Permit No. 2020-10: On July 27, 2020, the Visalia Planning Commission approved Conditional Use Permit No. 202-10, a request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located on the north side of East Tulare Avenue, in between South Lovers Lane and South Vista Street (APN: 101-013-022).

Finding of Consistency No. 2021-01: On June 28, 2021, the Visalia Planning Commission approved Finding of Consistency No. 2021-01, a request by Russ Marlow to modify Conditional Use Permit No. 2020-10, reducing the number of units proposed from 32 to 25 and reducing the building height, living space square footage, number of bedrooms, and garage square footage

proposed for each unit. The site is located on the north side of East Tulare Avenue, between South Lovers Lane and South Vista Street (APNs: 101-013-022).

PROJECT EVALUATION

Staff recommends approval of Tentative Subdivision Map No. 5604 (TSM) and Conditional Use Permit No. 2025-09 (CUP) based on the project's consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinances.

Land Use Compatibility

VMC Section 17.30.015.A (Development Standards – Site Area) permits the creation of reduced lot sizes with approval as required by the Site Plan Review Committee. In this instance, a Conditional Use Permit was required to permit deviation from normal zoning standards for lot size. The proposed division of land is considered consistent with the development pattern and residential density of areas within the surrounding neighborhood, and with similar multifamily developments. At a density of 9 units to the acre, the proposed lot sizes would maintain a density within the range of Residential Low Density areas to the north and south of the project site. Lots proposed would maintain development standards similar to what would be required in multifamily zonings, such as setbacks and lot sizes. Lastly, through the application of conditions of approval for shared access, the project shall continue to function as a unified development with facilities to be shared by all occupants.

Street Improvements

Ingress and egress to the site will be from three access drives as shown in Exhibit "A". Primary access points will be from Vista Street to the east and Tulare Street to the south. The proposed access drive along Lovers Lane will only allow for exiting traffic. All other off-site infrastructure improvements are already in place. Access through the complex will be provided by an approximately 20 foot wide drive aisle running along the northern edge of the project site. The drive aisle will provide access to all units onsite as well as serve as a fire access lane for emergency services. All identified improvements were previously mandated via Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, included by reference in the conditions of approval.

Shared Use / Access

Though the project proposes the creation of individual lots for each of the structures proposed, facilities such as the drive aisle, guest parking lot, unified landscaping, and onsite lighting will be shared by all tenants of the development. As such, staff recommends the inclusion of TSM/CUP Condition No. 6, requiring recordation of CC&R's (Covenants, Conditions, and Restrictions) for the maintenance of all shared facilities and landscaping, and to ensure that all tenants maintain access to all shared facilities. The City Planner and City Engineer shall review these CC&R's to verify compliance with these requirements.

Subdivision Map Act

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

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff analysis are below.

Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative subdivision and tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, and is consistent with the land use designation. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Office. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvements of the map have not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's Categorical Exemption determination under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

Public Comment

The Planning Division received public comment from a nearby resident (Richard Santos) sharing concerns with the multifamily project proposed for the project site. Staff notes that the multifamily development was previously approved by the Visalia Planning Commission in 2020/2021. The

request before the Commission today is for the division of the project site. The public comment is provided via Exhibit “E”.

Environmental Review

The requested action is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) Categorical Exemption No. 2025-15.

Projects determined to meet this classification are characterized as in-fill development that is in conformance with the applicable general plan and zoning designations, general plan policies, and zoning regulations. Section 15332 is also applicable because the proposal is within the city limits, located on a parcel less than five acres in size, contains no value as a habitat for endangered, rare, or threatened species, and can be adequately served by all required utilities and public services.

RECOMMENDED FINDINGS

Tentative Subdivision Map No. 5604

1. That the proposed location and layout of the Tentative Subdivision Map No. 5604, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed Tentative Subdivision Map No. 5604 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. The proposed location, layout and parcel sizes resulting from Tentative Subdivision Map No. 5604 is consistent with the intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Office General Plan Land Use Designation.
5. That the proposed Tentative Subdivision Map No. 5604, the design of the subdivision or the type of improvements proposed will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as the project is for a development occurring within the city on a parcel not more than five acres in size, substantially surrounded by urban uses (Categorical Exemption No. 2025-15).

Conditional Use Permit No. 2025-09

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as the project is for a development occurring within the city on a parcel not more than five acres in size, substantially surrounded by urban uses (Categorical Exemption No. 2025-15).

RECOMMENDED CONDITIONS

Tentative Subdivision Map No. 5604

1. That the project shall comply with all conditions and requirements of Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, unless superseded by the conditions below.
2. That the subdivision map shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-272 and Site Plan Review No. 2025-038, incorporated herein by reference.
3. That the Tentative Subdivision Map No. 5604 be prepared in substantial compliance with the subdivision map in Exhibit "A".
4. That Tentative Subdivision Map No. 5604 shall be approved, and that requirements of the tentative subdivision map which relate to this conditional use permit shall be fulfilled.
5. That Conditional Use Permit No. 2025-09 shall be null and void unless Tentative Subdivision Map No. 5604 is approved.
6. That an agreement addressing vehicular access, utilities, parking, and any other pertinent infrastructure or services shall be recorded with the final subdivision map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Subdivision Map.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

Conditional Use Permit No. 2024-23

1. That the project shall comply with all conditions and requirements of Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, unless superseded by the conditions below.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That the planned development shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-272 and Site Plan Review No. 2025-038, incorporated herein by reference.
4. That Tentative Subdivision Map No. 5604 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
5. That the timeline for the lapse of this Conditional Use Permit shall be tied to the timeline for the Tentative Subdivision Map No. 5604.
6. That an agreement addressing vehicular access, utilities, parking, and any other pertinent infrastructure or services shall be recorded with the final subdivision map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of

any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Subdivision Map.

7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "A".
8. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-21 – Tentative Subdivision Map No. 5604
- Resolution No. 2025-22 – Conditional Use Permit No. 2025-09
- Exhibit "A" – Tentative Subdivision Map No. 5604 and Street Cross Sections
- Exhibit "B" – Operational Statement
- Exhibit "C" – Approved Site Plan, Finding of Consistency No. 2021-01
- Exhibit "D" – June 28, 2021, Planning Commission Staff Report, Finding of Consistency No. 2021-01.
- Exhibit "E" – Public Comment
- Categorical Exemption No. 2025-15
- Site Plan Review Item No. 2024-272 and 2025-038
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 16 Subdivisions

Chapter 16.04 General Provisions

16.04.010 Authority for local regulations.

This title is enacted pursuant to the provisions of Division 2 of Title 7 of the Government Code of the State of California, referred to herein as the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9000)

16.04.020 Purpose and scope.

A. The subdivision ordinance is adopted to preserve, protect and promote the public health, safety, and general welfare. More specifically, the subdivision ordinance is adopted in order to achieve the following objectives:

1. To aid in the implementation of the general plan of the city, and elements thereof, as adopted by the City Council;
2. To provide lots of sufficient size and appropriate design for the purposes for which they are to be used;
3. To provide streets of adequate capacity for the anticipated traffic that would utilize them and to ensure that they are designed to promote a safe vehicular and pedestrian traffic circulation system;
4. To accommodate new development in a manner that will preserve and enhance the city's living environment and create new beauty through skilled subdivision design;
5. To provide for water supply, sewage disposal, storm drainage, solid waste collection and other utilities and facilities that are required by conditions of an urban environment;
6. To ensure that the costs of providing rights-of-way, street improvements, utilities and public areas and facilities needed to service new developments are borne fairly and equitably by the subdivider rather than by property owners of the city at large.

B. The subdivision ordinance is enacted for the purpose of regulating subdivision of land in accordance with the Subdivision Map Act of the state of California and any future amendments thereto and repeals all other regulations of the city in conflict with this title; provided, however, that such repeal shall not affect any agreement, contract, or bond executed pursuant to such regulations or any rights of action accruing thereunder. The regulations hereinafter in this title contained shall apply to all subdivisions and parcel maps or parts of subdivisions and parcel maps hereafter made entirely or partially within the city. The provisions of this title shall be in addition to and shall be considered as supplemental to the provisions of the Subdivision Map Act of the state of California, as now in effect or hereinafter amended. (Ord. 2017-01 (part), 2017: prior code § 9005)

16.04.030 Responsibilities.

A. City Attorney. The city attorney shall be responsible for approving as to form all subdivision improvement agreements and subdivision improvements securities.

B. City Council. The City Council shall have final jurisdiction in the approval of final maps if the acceptance of land and improvements is proposed for dedication to the city.

C. City Engineer. The city engineer or his/her designee shall be responsible for:

1. Establishing design and construction details, standards and specifications;
2. Determining if proposed subdivision improvements comply with the provisions of this title and the Subdivision Map Act and for reporting the findings together with any recommendations for approval, or conditional approval, of the tentative map to the city planner;
3. The processing and checking of final maps, parcel maps, reversion to acreage maps, amended maps, subdivision improvement plans, lot line adjustment maps, mergers and certificates of compliance;
4. The inspection and approval of subdivision improvements;
5. The approval of private improvements (improvements not to be maintained by the city).

D. Planning Commission. The Planning Commission is the designated official body charged with the duty of conducting public hearings, making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, and shall approve, conditionally approve or disapprove maps.

E. City Planner. The city planner shall be responsible for:

1. Investigating proposed subdivisions and parcel maps for conformity to the general plan, specific plans, and zoning ordinances of the city and reporting his finding together with recommendations for approval, conditional approval, or disapproval to the Planning Commission;

Commission;

2. Examining and certifying that final maps are in substantial conformance to the approved or conditionally approved tentative map.

F. Site Plan Review Committee. The Site Plan Review Committee shall be responsible for the review of tentative parcel maps, tentative subdivision maps, vesting tentative subdivision maps, and vesting tentative parcel maps and shall provide the subdivider and the Planning Commission with the committee's comments, and requirements for conformance to city ordinances and policies.

G. Subdivider. The subdivider shall prepare maps consistent with the standards contained herein, design public improvements consistent with the public improvement standards of the city, and shall process said maps in accordance with the regulations set forth herein. (Ord. 2017-01 (part), 2017: Ord. 9605 § 32 (part), 1996: prior code § 9010)

16.04.040 Appeals.

A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the City Council, appeal any decision, determination, or requirement of the Planning Commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action that is the subject of the appeal. Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the Planning Commission.

B. Upon the filing of an appeal, the City Council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member request. City clerk shall give notice of the hearing according to the procedure required for the initial action by the Planning Commission, except that the timing of such notice shall be no less than ten (10) days before the hearing date.

C. In holding the hearing on the matter, the council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the Planning Commission. In the case of decisions by the Planning Commission that followed a public hearing, the City Council shall hold a new public hearing on the matter.

D. Upon the close of the hearing, the Council shall vote to either confirm the decision of the Planning Commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of tentative maps, the Council may also take any action identified in Section 16.16.120. Planning Commission. (Ord. 2017-01 (part), 2017: Ord. 2010-02 § 1, 2010: Ord. 2006-18 § 2 (part), 2007: prior code § 9015)

16.04.050 Exceptions.

A. Petition. The Planning Commission may authorize conditional exceptions to any of the requirements and regulations set forth in this title. Application for any such exception shall be made by a petition of the subdivider stating fully the ground of the application and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision and shall be on a form provided by the city. The application shall be accompanied by a fee as set forth from time to time by resolution of the City Council.

B. Findings.

1. In order for the property referred to in the petition to come within the provision of this section, it shall be necessary that the Planning Commission make the following findings:

- a. That there are special circumstances and conditions affecting this property;
- b. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- c. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

2. In approving such exceptions the Planning Commission shall secure substantially the objectives of the regulations to which exceptions are requested, and shall act to protect the public health, safety, convenience and general welfare.

3. In approving any exception under the provisions of this section, the Planning Commission shall report its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and conditions designated. (Ord. 2017-01 (part), 2017: prior code § 9020)

16.04.060 Merger and reversion to acreage.

Subdivided real property may be merged or reverted to acreage pursuant to provisions of Chapter 6, Article 1 of the state Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9315)

16.04.070 Certificates of compliance.

Any eligible person may apply for a certificate of compliance pursuant to the provisions of Section 66499.34 of the Government Code of the state of California. (Ord. 2017-01 (part), 2017: prior code § 9320)

16.04.080 Planned unit developments.

Where, in accordance with provisions of the zoning ordinance, a use permit has been granted authorizing a planned unit development on the land or a portion of the land proposed to be subdivided, the plan of the subdivision shall conform with the plan of the planned unit development as approved by the Planning Commission and City Council. Exceptions to the subdivision regulations that are necessary to execute the planned unit development as approved by the Planning Commission and City Council may be authorized by the Planning Commission in accordance with the provisions of Section 16.04.050. (Ord. 2017-01 (part), 2017: prior code § 9325)

16.04.085 School site dedications and reservations.

A. In considering the approval or the conditions of approval of a parcel map or subdivision map, as those terms are defined in the Subdivision Map Act, the City Council or the Planning Commission may require the reservation or dedication of school sites in a manner that is consistent with the provisions of Government Code sections 66478 and 66479, provided that the council or the commission, as the case may be, is able to determine that the conditions enumerated in those sections, as they may from time to time be amended, are applicable to the proposed subdivision map or parcel map.

B. The planning director, in cooperation with the official designated by the Visalia Unified School District, shall develop and keep in place a policy establishing the manner in which this section shall be implemented by the City Planner and his or her designees. Such policy shall be established at the discretion of the City Planner, provided the policy is consistent with the Government Code sections 66478 and 66479. (Ord. 2017-01 (part), 2017: Ord. 2006-01 § 5, 2006)

16.04.090 Penalties.

Any person, firm, corporation, partnership, or co-partnership who willfully violates any of the provisions or fails to comply with any of the mandatory requirements of this title is guilty of a misdemeanor, pursuant to the provisions of Chapter 7, Article 1 of the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9030)

16.04.100 Ordinances repealed.

All ordinances and parts of ordinances of the city, in conflict herewith to the extent of such conflict and not further, are hereby repealed. (Ord. 2017-01 (part), 2017: prior code § 9035) 16.04.110

16.04.110 Severability.

If any section, subsection, sentence, clause or phrase of this title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this title. The City Council declares that it would have passed this title in each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional. (Ord. 2017-01 (part), 2017: prior code § 9025)

Chapter 17.20 Office Zones

17.20.010 Purposes.

- A. The several types of office zones included in this chapter are designed to achieve the following:
1. Provide appropriate areas for various types of offices to be concentrated for the convenience of the public, and to be located and grouped on sites that are in logical proximity to the respective geographical areas and respective categories of patrons that they serve in a manner consistent with the general plan;
 2. Maintain the central downtown business district (Conyer Street to Tipton and Murray Street to Mineral King Avenue including the Court-Locust corridor to the Lincoln Oval area) as Visalia's traditional, medical, professional, retail, government and cultural center;

3. Protect office areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences;

4. Ensure compatibility with adjacent land uses.

B. The purpose of the individual office land use zones are as follows:

1. Professional/Administrative Office Zone—(O-PA). The purpose and intent of the professional/administrative office zone district is to provide areas for professional and administrative offices where they can be effectively integrated into surrounding areas.

2. Office Conversion Zone—(OC). The purpose and intent of the office conversion zone district is to promote the conversion, rather than the demolition, of existing residential structures where feasible, in designated areas for low-intensity administrative and professional offices. Office uses that are typically high generators of vehicle trips or parking need generators are not provided in this district. This zone will create opportunities for the long-term preservation of historic structures and the residential character of non-historic neighborhoods through the office conversion process. The development criteria will reduce the potential for land use conflicts between the office conversion sites and their adjacent residential neighborhoods. These provisions will serve to maintain the streetscape through architectural compatibility and the placement of on-site parking at the rear of the sites. This will also serve to maintain the historic and aesthetic character of the core area. (Ord. 2017-01 (part), 2017: prior code § 7372)

17.20.015 Applicability.

The requirements in this chapter shall apply to all property within the O-PA and O-C zone districts. (Ord. 2017-01 (part), 2017)

17.20.020 Permitted uses.

Permitted uses in the O-PA and OC zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017: prior code § 7375)

17.20.025 Conditional and temporary uses.

Conditional and temporary uses in the O-PA and OC zones shall be determined by Table 17.25.030 in Section 17.25.030. (Ord. 2017-01 (part), 2017: prior code § 7375)

17.20.030 Required conditions.

A. A site plan review permit must be obtained for all development in the O-PA and O-C zones subject to the requirements and procedures in Chapter 17.28;

B. All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, outdoor dining areas, and play areas. (Ord. 2017-01 (part), 2017: prior code § 7380)

17.20.040 Off-street parking and loading facilities.

A. Off-street parking facilities and off-street loading facilities shall be provided as prescribed in Chapter 17.34.

B. On-site parking is prohibited in the front and street side setback areas for O-C zoned properties;

C. Adequate parking for OC zoned properties must be provided on site to serve the desired office use. Parking is to be developed at the rear of the subject site, and should be master planned with adjacent sites to allow the common use of planter strips, access points and handicap parking spaces to the greatest extent possible. (Ord. 2017-01 (part), 2017: prior code § 7385)

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

A. Minimum site area: five (5) acres.

B. Maximum building height: fifty (50) feet.

C. Minimum required yards (building setbacks):

1. Front: fifteen (15) feet;

2. Rear: zero (0) feet;

3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;

4. Side: zero (0) feet;

5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;

6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: fifteen (15) feet;

2. Rear: five (5) feet;

3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;

4. Side: five (5) feet (except where a building is located on side property line);

5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
7. Street side on corner lot: ten (10) feet. (Ord. 2017-01 (part), 2017)

17.20.060 Development standards in the O-C zone.

The following development standards shall apply to property located in O-C zone district. These standards would include, but not be limited to, the application of consistent height and bulk, matching setbacks, and compatible architectural design that will be reviewed and approved through the site plan review process:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: thirty (30) feet.
- C. Minimum required yards (building setbacks):
 1. Front: shall be consistent with adjacent primary setbacks or a minimum of twenty-five (25) feet. On interior lots where adjacent structures are less than twenty-five (25) feet, averaging may be used;
 2. Rear: twenty-five (25) feet.
 3. Side: five (5) feet;
 4. Street side on corner lot: ten (10) feet;
- D. Minimum required landscaped yard (setback) areas:
 1. Front: twenty-five (25) feet or consistent with building setbacks;
 2. Rear: five (5) feet, except where there is alley access.
 3. Side: five (5) feet;
 4. Street side on a corner lot: ten (10) feet or consistent with building setbacks;
- F. Additional standards:
 1. Maintain front and street side residential setbacks, in addition to maintaining and enhancing the historical residential streetscape;
 2. Develop existing alleys to a width of eighteen (18) to twenty (20) feet. Dedication or irrevocable offer of dedication of up to two feet per lot will be required, excepting sites that have a primary structure located in the dedication area and for which there is adequate parking on the site;
 3. Signs shall be compatible with the character of the main structure, and shall comply with the provisions of Chapter 17.48.
 4. Existing structures that are compatible with the adjacent properties and streetscape shall be maintained as the primary structure for a site;
 5. All additions and alterations shall be consistent with the existing design of the primary unit as determined through the site plan review process;
 6. Offices that are of a twenty-four (24) hour use or high-volume customer destination that cannot be accommodated through on-site parking are prohibited adjacent to residential neighborhoods. (Ord. 2017-01 (part), 2017)

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 2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE SUBDIVISION MAP NO. 5604: REQUEST BY KEN TURNER TO SUBDIVIDE A 2.78 ACRE PARCEL INTO A 13-LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION, WITHIN THE O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED NORTH OF EAST TULARE AVENUE, BETWEEN SOUTH LOVERS LANE AND SOUTH VISTA STREET (APN: 101-013-022)

WHEREAS, Tentative Subdivision Map No. 5604 is a request by Ken Turner to subdivide a 2.78 acre parcel into a 13-lot multi-family residential subdivision, within the O-PA (Professional/Administrative Office) Zone. The project site is located north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on September 8, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed location and layout of the Tentative Subdivision Map No. 5604, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed Tentative Subdivision Map No. 5604 will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems.
3. The proposed location, layout and parcel sizes resulting from Tentative Subdivision Map No. 5604 is consistent with the intent of the General Plan, Zoning Ordinance,

and Subdivision Ordinance.

4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Office General Plan Land Use Designation.
5. That the proposed Tentative Subdivision Map No. 5604, the design of the subdivision or the type of improvements proposed will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as the project is for a development occurring within the city on a parcel not more than five acres in size, substantially surrounded by urban uses (Categorical Exemption No. 2025-15).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Jennings Estates Tentative Subdivision Map No. 5603 on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.16.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall comply with all conditions and requirements of Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, unless superseded by the conditions below.
2. That the subdivision map shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-272 and Site Plan Review No. 2025-038, incorporated herein by reference.
3. That the Tentative Subdivision Map No. 5604 be prepared in substantial compliance with the subdivision map in Exhibit "A".
4. That Tentative Subdivision Map No. 5604 shall be approved, and that requirements of the tentative subdivision map which relate to this conditional use permit shall be fulfilled.
5. That Conditional Use Permit No. 2025-09 shall be null and void unless Tentative Subdivision Map No. 5604 is approved.
6. That an agreement addressing vehicular access, utilities, parking, and any other pertinent infrastructure or services shall be recorded with the final subdivision map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Subdivision Map.

7. That all applicable federal, state, regional, and city policies and ordinances be met.

RESOLUTION NO. 2025-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-09, A REQUEST BY KEN TURNER TO SUBDIVIDE A 2.78 ACRE PARCEL INTO 13 LOTS, AT SIZES SMALLER THAN THE FIVE ACRE MINIMUM LOT SIZE REQUIREMENT OF THE O-PA (PROFESSIONAL ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED NORTH OF EAST TULARE AVENUE, BETWEEN SOUTH LOVERS LANE AND SOUTH VISTA STREET (APN: 101-013-022)

WHEREAS, Conditional Use Permit No. 2025-23, is a request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots, at sizes smaller than the five acre minimum lot size requirement of the O-PA (Professional Administrative Office) Zone. The project site is located north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on September 8, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2025-23, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2025-15.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2025-15 was prepared finding the project exempt under CEQA Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

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

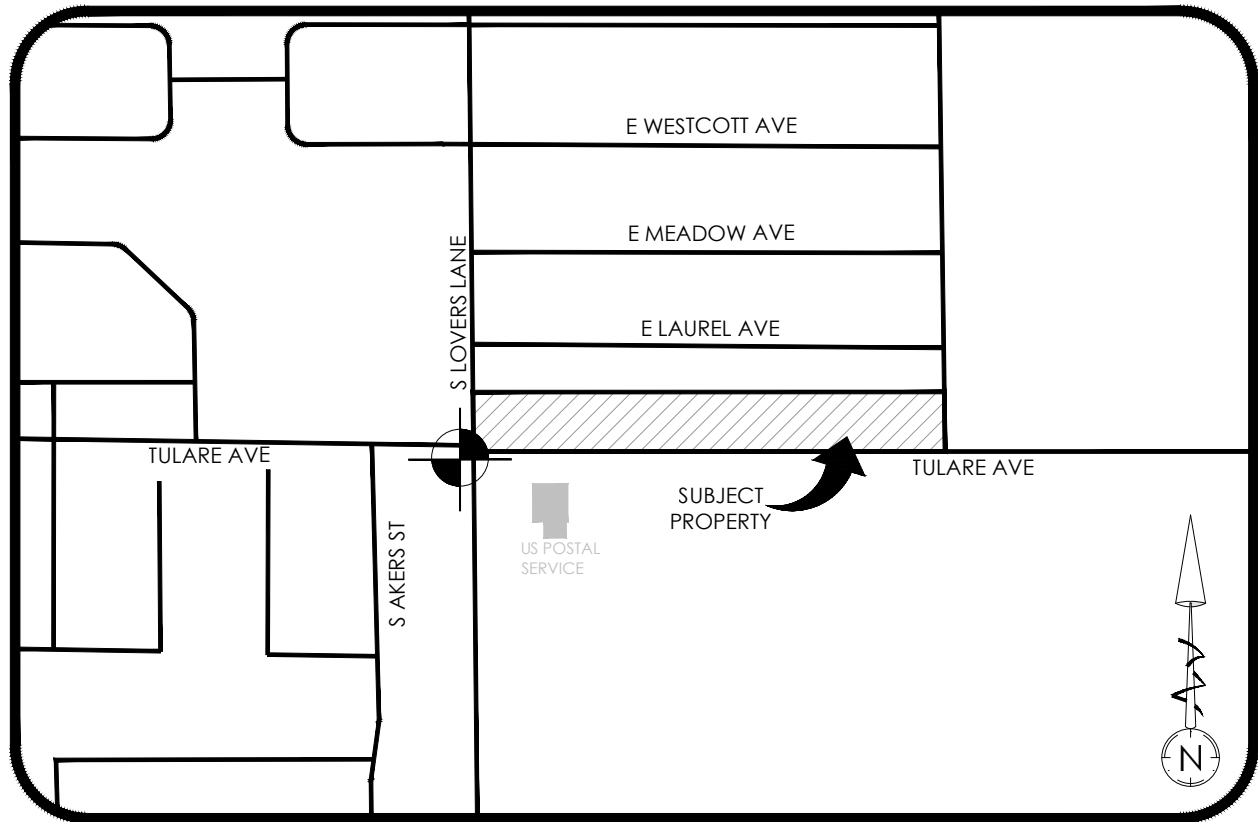
1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110.
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as the project is for a development occurring within the city on a parcel not more than five acres in size, substantially surrounded by urban uses (Categorical Exemption No. 2025-15).

BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.26 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall comply with all conditions and requirements of Conditional Use Permit No. 2020-10 and Finding of Consistency No. 2021-01, unless superseded by the conditions below.
2. That the planned development be prepared in substantial compliance with Exhibit "A".
3. That the planned development shall be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2024-272 and Site Plan Review No. 2025-038, incorporated herein by reference.
4. That Tentative Subdivision Map No. 5604 shall be approved, and that requirements of the use permit which relate to this map shall be fulfilled.
5. That the timeline for the lapse of this Conditional Use Permit shall be tied to the timeline for the Tentative Subdivision Map No. 5604.
6. That an agreement addressing vehicular access, utilities, parking, and any other pertinent infrastructure or services shall be recorded with the final subdivision map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Subdivision Map.
7. Setbacks for the multifamily development shall comply with the setbacks depicted on Exhibit "A".
8. That all applicable federal, state, regional, and city policies and ordinances be met.

TENTATIVE SUBDIVISION MAP
TULARE DUPLEX
NOVEMBER, 2024



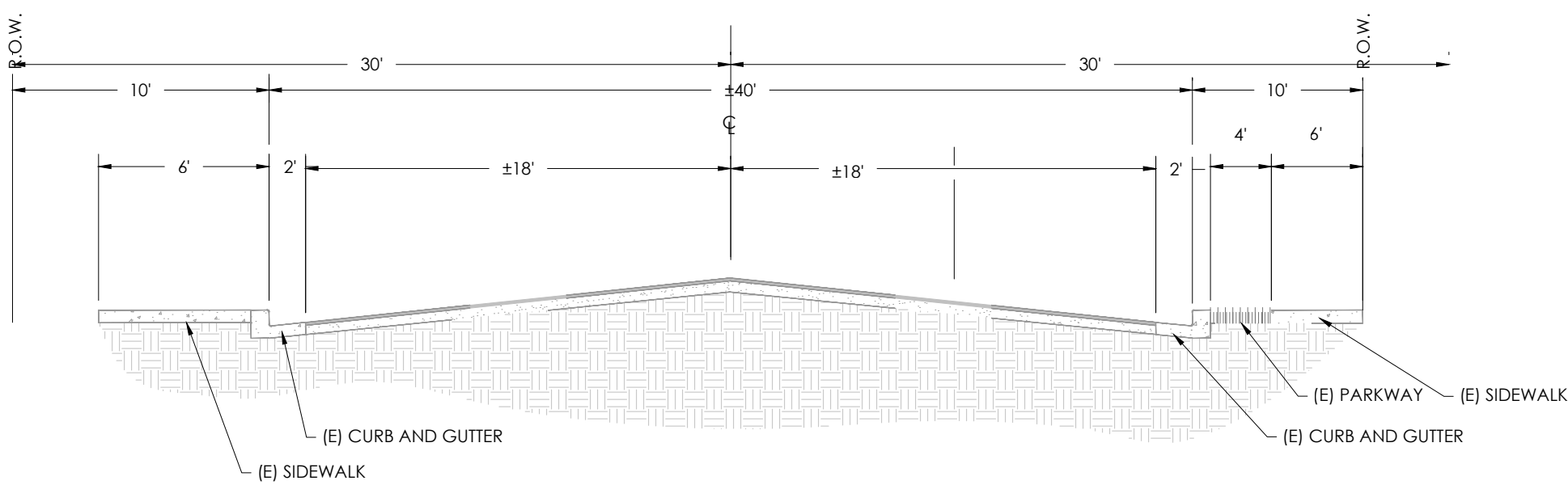
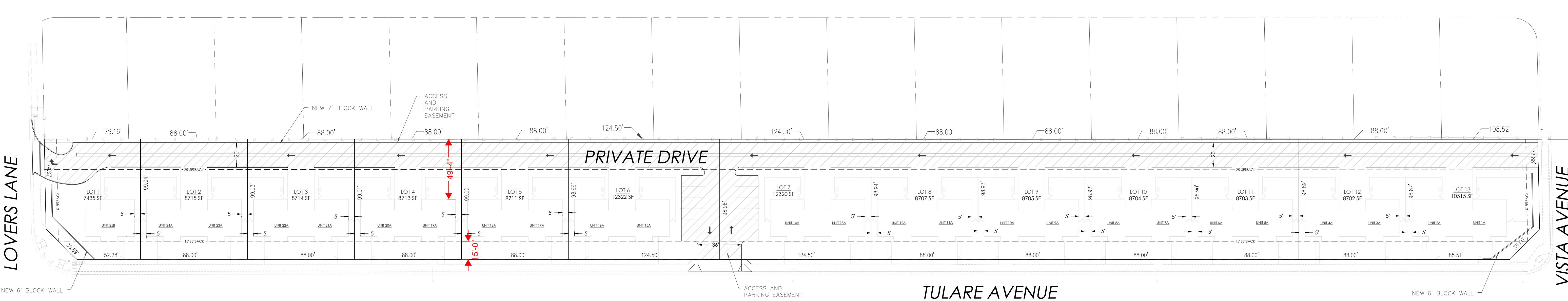
VICINITY MAP
CITY OF VISALIA

NTS
COUNTY OF TULARE

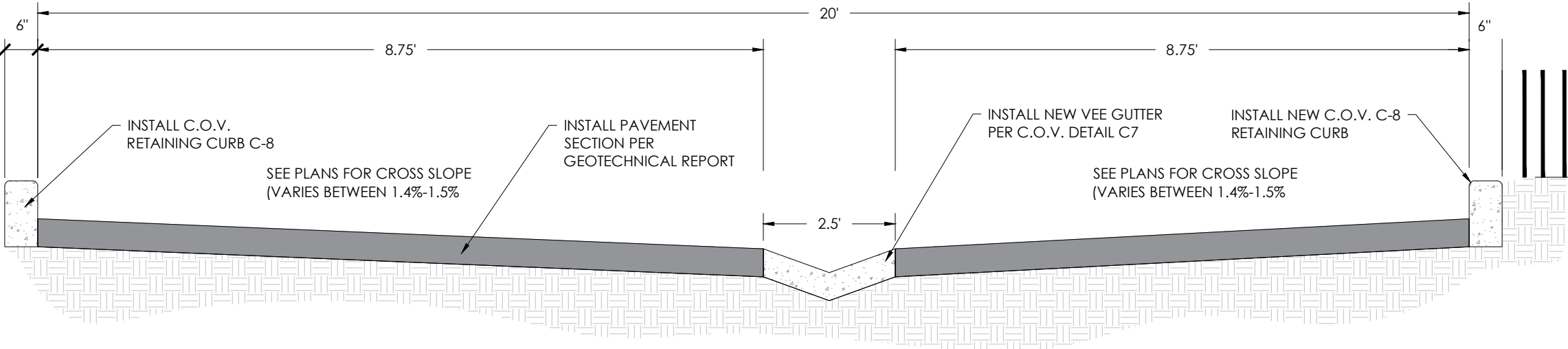
AUTHORIZED AGENT
AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6139

LAND SURVEYOR
BRIAN S. BORUM LS
1445 W. GRAND AVE STE C
GROVER BEACH, CA 93433
(805)270-4154

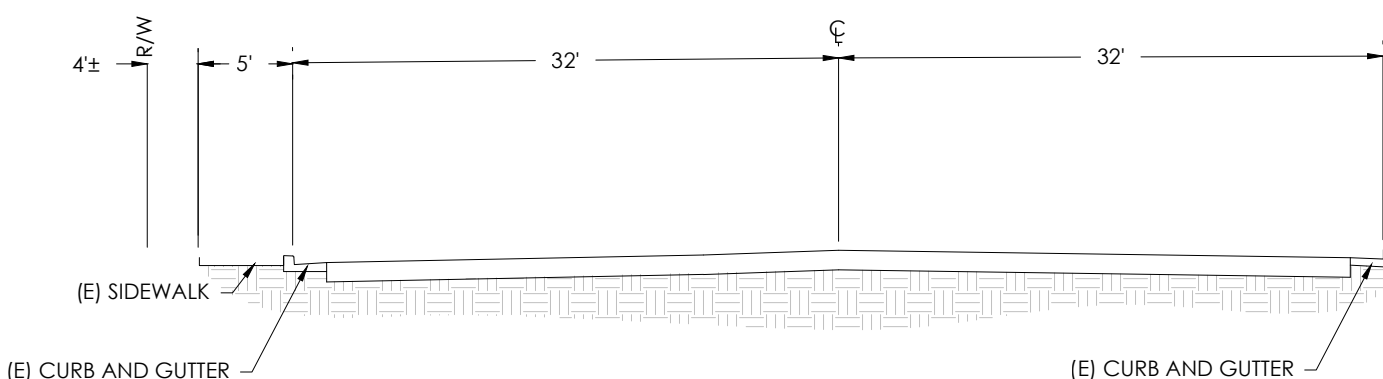
BENCHMARK
CITY BENCHMARK NO. 71
P-K NAIL IN TOP OF CURB SOUTH RADIUS
POINT SW CORNER OF INTERSECTION OF
TULARE AND LOVERS LANE CITY OF VISALIA
BM NO. 63, NGVD29 339.151'



SOUTH VISTA STREET SECTION



PRIVATE DRIVE SECTION



TULARE SECTION

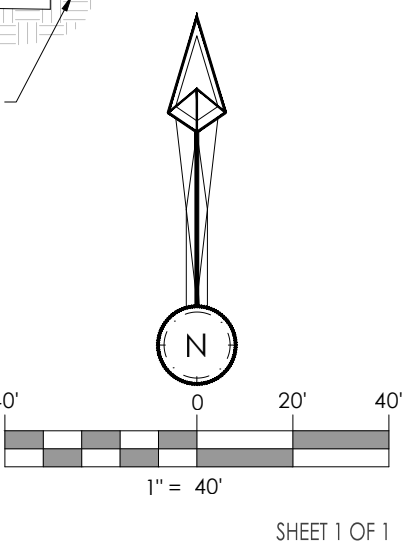
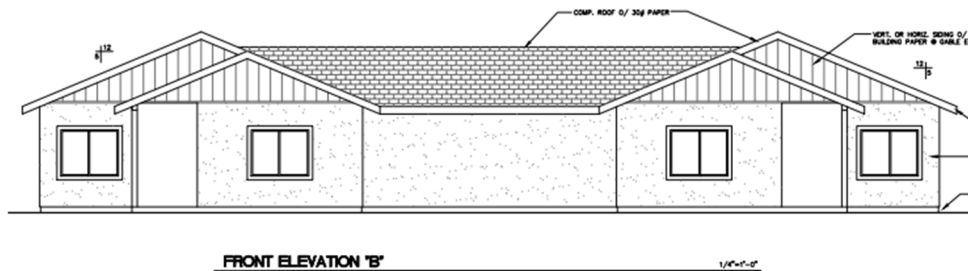


EXHIBIT B

Tulare and Lovers Lane Apartments

Operational Statement



The proposal is to divide the 2.78 acre parcel into 13 lots to accommodate 12 duplexes and 1 single unit. The lot sizes will vary from 7,435sf to 12,320sf. 9 of the 13 will be about 8,705sf. The average lot size is 9,305sf.

RE: Tulare Duplexes - Reason for Lot Split



Ken Turner <Ken@cm52inc.com>

To: Cristobal Carrillo

Reply

Reply All

Forward



Fri 08/29/2025 4:34 PM

Retention Policy 45 Day Retention (45 days)

Expires 10/13/2025

This sender Ken@cm52inc.com is from outside your organization.

You replied to this message on 08/29/2025 4:35 PM.

Yes,

It is to make the project more affordable to buyers. Investors can purchase one duplex instead of having to purchase the whole project.

Ken Turner
CM52, Inc
559-310-0442 mobile
CSLB #1104405

From: Cristobal Carrillo <Cristobal.Carrillo@visalia.city>

Sent: Friday, August 29, 2025 4:26 PM

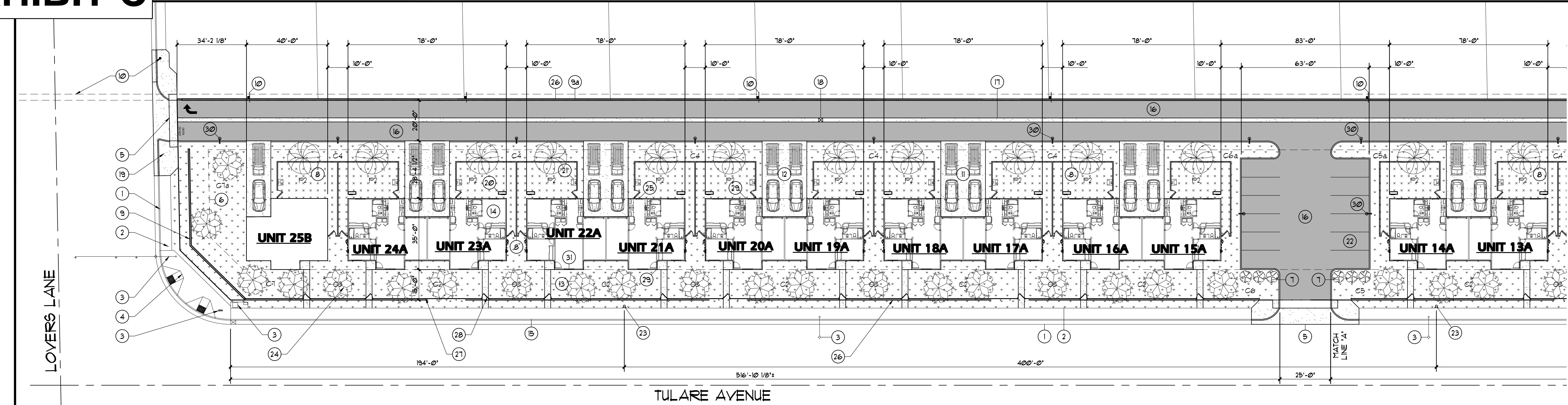
To: Ken Turner <Ken@cm52inc.com>

Subject: Tulare Duplexes - Reason for Lot Split

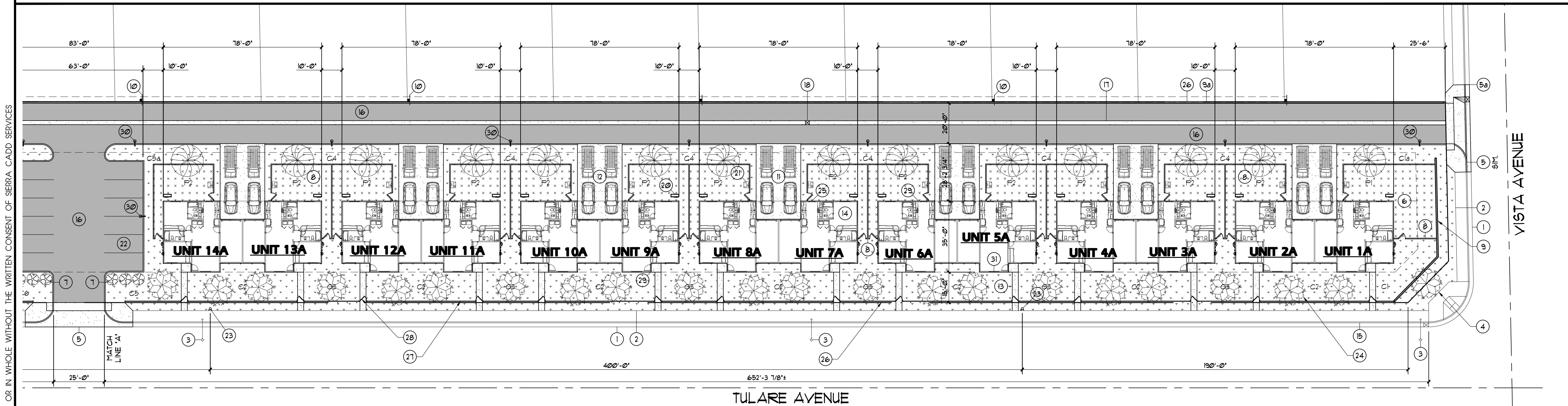
Hey Ken, can you please send over a brief blurb for why the lot split is proposed for the parcel at Tulare and Ben Maddox. I want to include the reason in my staff report. Please let me know by Monday if possible. Thanks!

Cristobal Carrillo, Associate Planner
City of Visalia
Planning and Community Preservation Dept.
Planning Division
(559) 713-4443
Cristobal.Carrillo@visalia.city

EXHIBIT C



WEST SITE PLANS

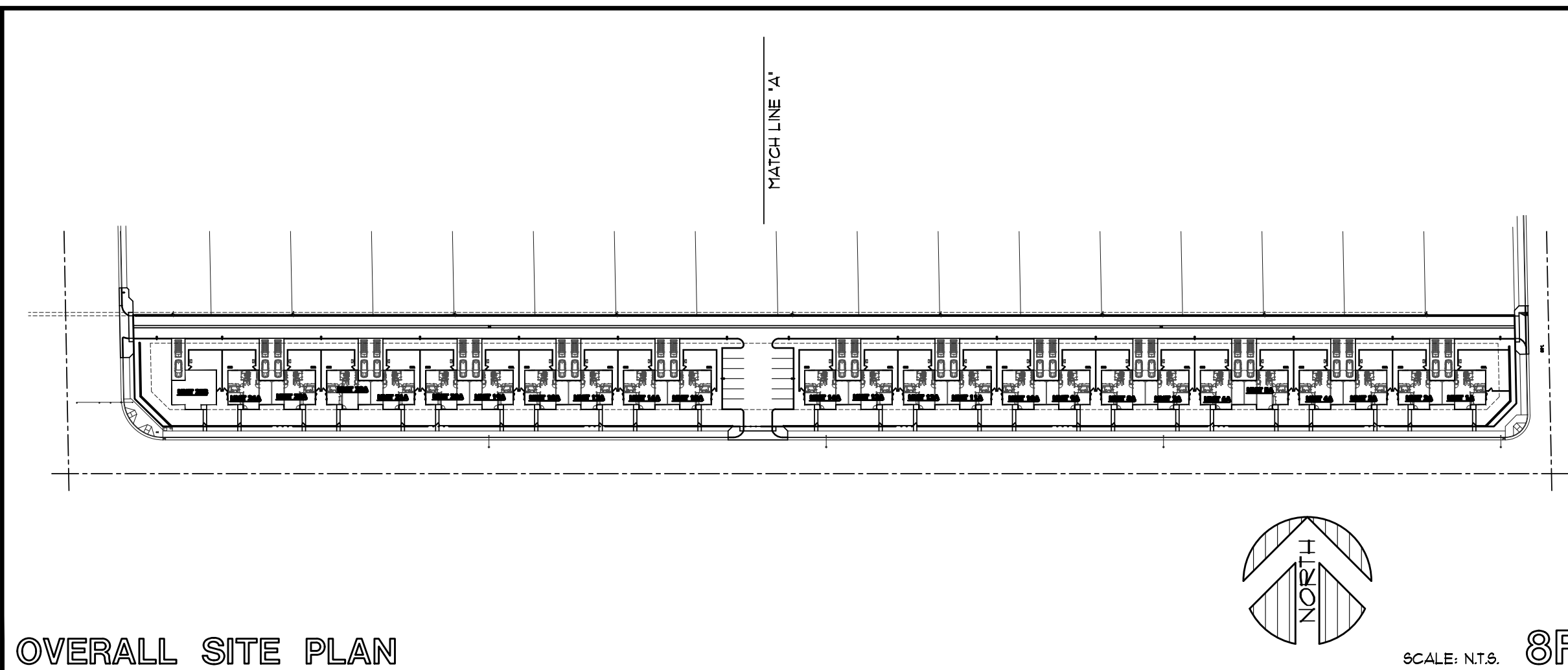


EAST SIDE SITE PLANS

Landscape Area	Number of Landscape Area's (SF)	Landscape Area Subtotal	Landscape Area Total
Common Area's			
C1	1	2018	2018
C2	12	1127	13524
C3	11	766	8426
C4	11	730	8030
C5	1	1575	1575
C6	1	1575	1575
C7	1	3045	3045
Common Area Sub-Total:		38193	
Common Area Percentage:		32%	
Private Area's			
P1	1	758	758
P2	15	400	6000
Private Area Sub-Total:		6758	
Private Area Percentage:		6%	
Total Landscaping:		44951	
Parcel Size:		121097	
Total Landscaping Percentage:		37%	

LANDSCAPING INFORMATION

8B OVERALL SITE PLAN



SCALE: N.T.S.

8F UTILITES INFORMATION

ELECTRICAL
SOUTHERN CALIFORNIA ELECTRIC
800-990-7788

NATURAL GAS
SOUTHERN CALIFORNIA GAS
800-427-2200

WATER
CALIFORNIA WATER SERVICE
559-734-0234

SANITARY SEWER
CITY OF VISALIA, DEPARTMENT OF PUBLIC WORKS
559-713-4427

SOLID WASTE DISPOSAL
CITY OF VISALIA, SOLID WASTE SERVICES
559-713-4500

TELEPHONE
TO BE DETERMINED

UNDERGROUND SURVEY
DIG ALERT
800-227-2600

PRELIMINARY
DRAWINGS SUBMITTED FOR
DESIGN REVIEW ONLY
11-11-20
COV SITE PLAN REVIEW

SIGNATURE _____ DATE _____

- EXISTING CURB AND GUTTER, REPLACE ANY CURB AND GUTTER ACROSS THE PUBLIC STREET FRONTAGE(S) OF THE SUBJECT SITE THAT HAS BECOME UNEVEN AND HAS CREATED AREAS WHERE WATER CAN STAND. EXISTING CONCRETE SIDEWALK, REPAIR AND/OR REPLACE ANY SIDEWALK ACROSS THE PUBLIC STREET FRONTAGE(S) OF THE SUBJECT SITE THAT HAS BECOME UNEVEN, CRACKED OR DAMAGED AND MAY CONSTITUTE A TRIPPING HAZARD.
- EXISTING CITY OF VISALIA CURB RETURNS
- EXISTING TRAFFIC LIGHTS AND STREET LIGHTS, ALSO CITY OF VISALIA PANELS
- NEW CITY OF VISALIA OFFICE COMMERCIAL DRIVE APPROACH (C-24) (REINFORCED FOR FIRE/TRASH TRUCK TRAFFIC (ONE SIDE ONLY AT SIM. CONDITION)
- NEW CITY OF VISALIA RESIDENTIAL DRIVE APPROACH WITH ADJACENT SIDEWALK C-25 ONE SIDE ONLY
- SET BACK LINES SHOWN FOR REFERENCE ONLY
- EVERGREEN SHRUBS FOR HEDGE TO MASK PARKING SPACES
- NEW 6'-0" VINYL PICKET FENCE AND 42" GATE (TYPICAL UNLESS NOTED OTHERWISE)
- NEW 6'-0" CMU BLOCK WALL, VERIFY DESIGN (7'-0" AT KEYNOTE 9a)
- EXISTING SOUTHERN CALIFORNIA EDISON POWER POLES AND CONDUCTORS ABOVE SHOWN HIDDEN
- NEW 4" THICK CONCRETE DRIVE WAY
- NEW 4" THICK PARKING SPACES, (2) 9'x19' PER DUPLEX
- 3'-0" WIDE CONCRETE WALK FRONT DOOR TO EXISTING CONCRETE SIDEWALK AT STREET
- NEW 920 SQUARE FOOT TWO BEDROOM TWO BATH SINGLE STORY DUPLEX
- NO PARKING ZONE, VERIFY EXACT LENGTH IN FIELD
- NEW ASPHALT DRIVEWAY/PARKING PER CITY OF VISALIA STANDARD
- NEW CONCRETE VEE GUTTER PER CITY OF VISALIA STANDARD
- VERIFY IF D.I.S WILL BE REQUIRED
- NO RIGHT TURN SIGNAGE (X-R3-1 VERIFY), PLACE PER CITY OF VISALIA STANDARDS
- PROPOSED LOCATION OF AIR CONDITIONING COMPRESSOR
- PROPOSED LOCATION TRASH CONTAINER LOCATION
- GUEST PARKING AREA 12 SPACES
- PROPOSED FIRE HYDRANT LOCATION
- FRONT YARD LANDSCAPING WILL BE DESIGNED TO DELINEATE FROM PUBLIC SPACE TO PRIVATE SPACE, WILL LOW SHRUBBERY AND GROUND COVER
- 3080 FRENCH DOOR TO PRIVATE YARD
- PROPERTY LINE
- 4'-6" HIGH WROUGHT IRON FENCE WITH 1x2 SQUARE TUBES AT 16" SPACING (DESIGN AS SELECTED BY THE OWNER)
- 3'-6" WIDE WROUGHT IRON GATE TO MATCH FENCING
- LED SCONCE LIGHTS AT DOOR (TYPICAL)
- LED POLE MOUNTED LED 355 WATT POLE MOUNTED PENDENT LIGHT FIXTURE, BOTTOM OF HOUSING AT 15'± ABOVE PAVEMENT
- SOUND CONSTRUCTION WALLS ALONG TULARE AVENUE, SEE THE ATTACHED MEMO

SITE PLAN KEY NOTES

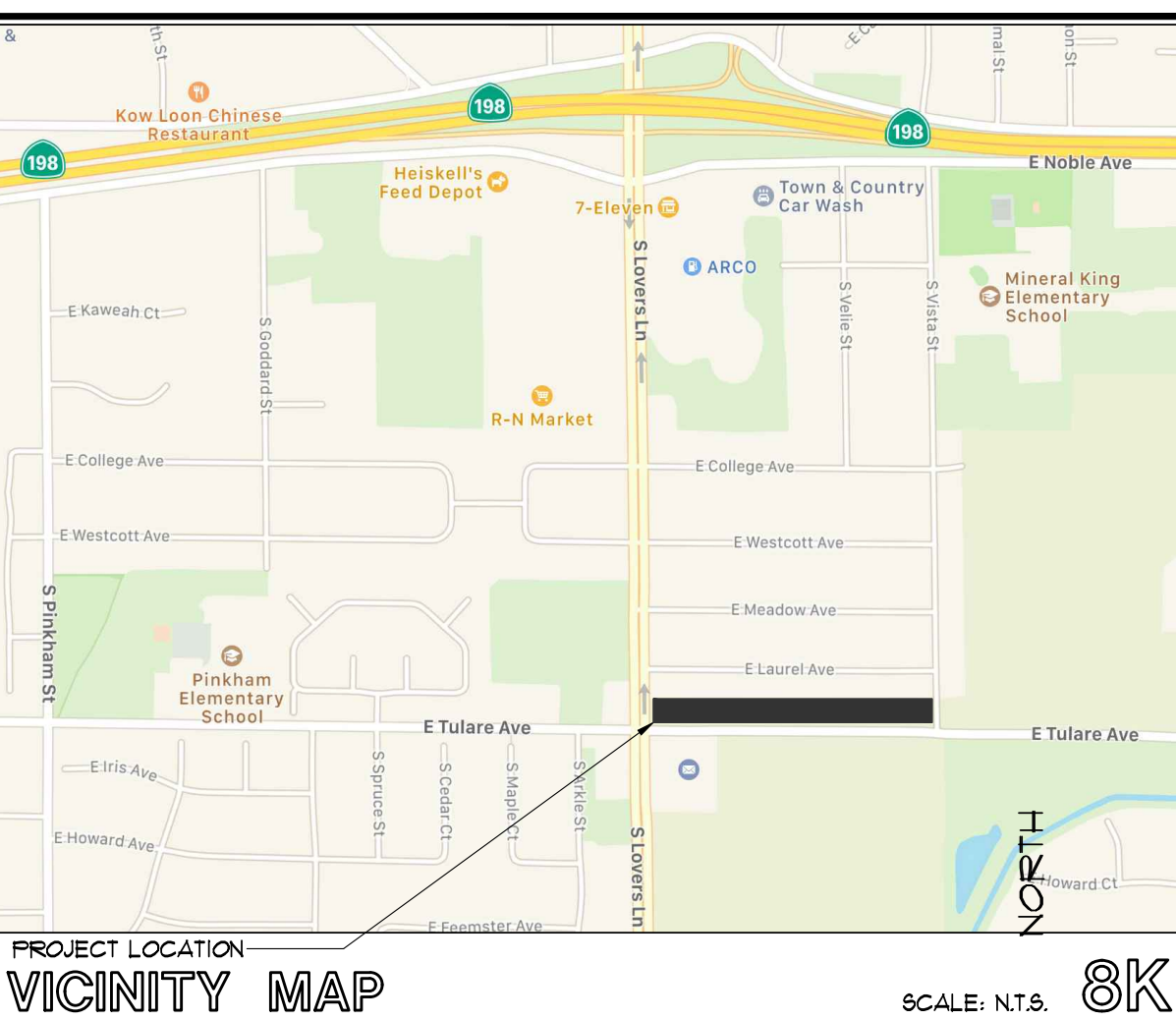
PROJECT INFORMATION	
SITE ADDRESS:	EAST TULARE AVENUE BETWEEN SOUTH LOVERS LANE AND SOUTH VISTA STREET
A.P.N.:	VISALIA, CA 93292 101-013-022
LEGAL DESCRIPTION:	POR 5/2 OF SW1/4 OF NW1/4 SEC 34:18/25
PARCEL SIZE:	121097 SQ. FT. (2.78 ACRES) (PARCEL IS NOT TO BE DIVIDED)
ZONING:	O-PA (PROFESSIONAL/ADMINISTRATIVE OFFICE)
DESIGN DISTRICT:	O-PA
FLOOD ZONING (FEMA):	X02
FIRE SPRINKLERS	RESIDENTIAL
PROPOSED USE	25 (INDIVIDUAL UNITS) 930 SQ. FT. DUPLEXES
BUILDING OCCUPANCY:	R-2
CONSTRUCTION TYPE:	V-B

PROJECT INFORMATION

CITY OF VISALIA	
PUBLIC WORKS 315 EAST ACEQUIA AVENUE VISALIA, CA 93291 559-713-4444	FIRE DEPARTMENT 707 WEST ACEQUIA AVENUE VISALIA, CA 93291 559-713-4300
COMMUNITY DEVELOPMENT 315 EAST ACEQUIA AVENUE VISALIA, CA 93291 559-621-2489	BUILDING SAFETY 315 EAST ACEQUIA AVENUE VISALIA, CA 93291 559-621-2489
INSPECTIONS PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.	

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE (CenC)
2019 CALIFORNIA FIRE CODE (CFR)
2019 CALIF. GREEN BUILDING STANDARDS CODE (CGBS)
PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES

CITY INFORMATION



PROJECT LOCATION
VICINITY MAP

SCALE: N.T.S.

8K

REVISIONS

PROPOSED SITE PLAN AND NOTES
A NEW MULTIFAMILY COMPLEX FOR:
MATT GRAHAM

PROPERTY ADDRESS:
SOUTH LOVERS LANE AND EAST TULARE AVENUE
VISALIA, CA 93292

10-013-022

Voice 559-967-1667
Post Office Box 230
Boss Lake, CA 93604
tusa@sierracadd.com

SIERRA
CADD SERVICES

DATE _____
DRAWN R.A.M.
JOB NO. 19001

SHEET **A0.1** OF

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED PUBLISHED OR OTHERWISE USED IN PART OR IN WHOLE WITHOUT THE WRITTEN CONSENT OF SIERRA CADD SERVICES

City of Visalia



To: Planning Commission

From: Cristobal Carrillo, Associate Planner (713-4443)

Date: June 28, 2021

Re: Finding of Consistency No. 2021-001: A request by Russ Marlow to modify Conditional Use Permit No. 2020-10 site plan and elevation exhibits as approved by the Planning Commission. The project site is located on the north side of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022).

RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency modifying the existing site plan, floor plan, and elevations (Exhibit's "E", "F", "G") for Conditional Use Permit No. 2020-10. Staff concludes that the proposed modifications, as depicted on the attached Exhibit's "B", "C", and "D", remain consistent with the scope of the original CUP project approval and improve overall compatibility with the single-family residential area to the north. All other Conditions of Project Approval as adopted per Resolution No. 2020-24, shall be complied with as part of the project.

DISCUSSION

Conditional Use Permit (CUP) No. 2020-10 was approved by the Planning Commission on July 27, 2020, establishing a 32-unit multi-family complex, located on a 2.78-acre elongated parcel within the O-PA (Professional/Administrative Office) zone. Per the original design approved by the Planning Commission (see Exhibit's "E", "F", "G") the development consisted of the following:

- 16 two-story duplexes for a total of 32 units aligned along Tulare Avenue,
- 1,350 square feet units containing three bedrooms, and two-car garage,
- 400 square feet of private open space between each duplex building, providing 20 feet of separation from each duplex,
- 76 parking stalls, including a 12-stall guest parking area.

Per the Finding of Consistency letter request included in Exhibit "A", the applicant states that after the public hearing for CUP No. 2020-10, he met with members of the public that expressed opposition to the proposal, citing concerns with the two-story design and number of units planned. The applicant states that discussions with neighboring property owners and occupants spurred a decision to alter the design of the multi-family complex to alleviate their concerns.

The renderings provided by the applicant in Exhibit's "B", "C", and "D" depict the modifications to their approved project as follows:

1. A reduction in the number of units from 32 to 25 (12 duplexes and one standalone unit). This brings the proposed housing density of the site to 9 units per acre, which is within the density range of the Residential Low Density land use designation (2 to 10

units per acre) [Please note, there is no density requirement for developing residential units in the O-PA zone],

2. Redesign of the units from two-story to single-story,
3. A reduction to the unit square footage and number of bedrooms located within each unit from 1,350 square feet with three bedrooms, to 955 square feet with two-bedrooms.
4. Replacement of two-car garages with single-car garages for each unit onsite.
5. An increase in the amount of private open space for each unit from 400 square feet to 640 square feet.

Staff concludes that although there is reduction to the number of parking stalls provided onsite, the loss of onsite parking spaces is mitigated through the reduction in the number of bedrooms per unit, which reduces overall parking demand to 38 stalls. However, to ensure that adequate parking is still maintained, the applicant has incorporated the use of tandem parking stalls located in the driveway areas in front of the garage. The allowance of tandem parking stalls provides for an additional 25 parking stalls onsite bringing the total number of stalls to 62.

The reduction to the number of units brings the project within the Low-Density Residential range, similar to the areas north of the project site while still helping to achieve General Plan Housing Element objectives to develop vacant irregular sites with housing. While the original two-story proposal already included elements to screen views of residential areas to the north, the reduction of the building heights from two-story to single-story further addresses privacy concerns.

Staff finds that the proposed modifications to the approved CUP remain consistent with the scope of the original project and improve overall compatibility with the single-family residential area to the north. All other aspects of the project are unchanged and will be developed as depicted in Exhibit's "E", "F", "G".

Approval of the Finding of Consistency will not require any change to the approved Resolution for the CUP (See Exhibit "H").

ATTACHMENTS

- Exhibit "A" – Letter of Request
- Exhibit "B" – Proposed Site Plan
- Exhibit "C" – Proposed Floor Plan
- Exhibit "D" – Proposed Elevations
- Exhibit "E" – Conditional Use Permit No. 2020-10 Approved Site Plan
- Exhibit "F" – Conditional Use Permit No. 2020-10 Approved Floor Plan
- Exhibit "G" – Conditional Use Permit No. 2020-10 Approved Elevations
- Exhibit "H" – Resolution Approving Conditional Use Permit No. 2020-10
- Exhibit "I" – Aerial Photo



City of Visalia - Community Development Dept., Planning Division
Cristobal Carrillo, Associate Planner
315 East Acequia Avenue
Visalia, CA 93291

The reason for the change in the CUP is because of backlash from the neighborhood in which this project is located. Matt Graham met with the neighbors the night of the Planning Commission Meeting and discussed changes that could be made to the project to appease their concerns.

1. The biggest problem they had with the project was the Two-Story version of the plan, even though there were no windows looking into the yards they were strongly against it.
2. The density, they felt that it was going to turn into low-income housing with the number of units we had propose.

After the discussions we had with the neighbors it was decided that we would change to single story unit with only two bedrooms, the original plans had three bedrooms on the second floor. The units would be closer together 10'-0" as opposed to 20'-0" with the two story, but there would be less units (25 Total single-story units verses 32 two story units).

The Exteriors will stay the same with a Modern Low slope Metal Roof not built up, stucco finish using the same colors as proposed on the original plans. The garages have changed from a small two car, with a 16'-0" garage door to a single car with a 9'-0" door. The garages remain a rear facing with access to the private drive along the north property line. The plan will now have a kitchen and one bedroom that will be rear facing to the backyard and with views of the private drive to help security. On the two-story plans there were no windows facing the private drive to keep an eye on this area.

The backyards are now to the rear and larger, 640 square feet (Single Story) verses 400 square feet (Two Story). The rear facing also provides a better views and access to the rear yard with windows at the bedroom and the kitchen door facing the yard. The Two Story had a side yard that had access through a door at the small dining room and did not provide any views onto the back yard. The fencing will remain the same with a CMU block wall along the North property line with the changes discussed in the CUP process (the wall will now be 7'-0" high). The fencing around the units will remain a 6'-0" vinyl pick fence with 42" gates to the front and to the driveways. At the street view the 4'-6" wrought iron rail fence and the gates to match will remain. The only change being the number of gates accessing the sidewalk.

All lighting will remain the same with shielded LED lights along the private drive and LED scone lighting at the doors and parking area. There will now be LED scone lighting at the Garage doors, these will be facing the street but again will be shield and will light up the landscaping and will not provide light pollution to the street.

See below for a chart showing all the items discussed about and a comparison between the two projects.

Item	Two Story	Single Story
Number of Bedrooms	Three	Two
Square Footage (Conditioned)	1350 Sq. Ft.	955 Sq. Ft.
Exterior Wall Materials	Stucco	Stucco
Height of Structures	25'-0"	14'-6"
Window Material and Color	Vinyl White	Vinyl White
Roof Slope	4:12	1 1/2:12
Roof Material	Composition	Metal
Back Yard/Side Yard Square Footage	640 Sq. Ft.	400 Sq. Ft.
Back Yard/Side Yard Total Square Footage	6758 Sq. Ft.	13473 Sq. Ft.
Back Yard/Side Yard Percentage	6%	11%
Common Landscaping Total Square Footage	38193 Sq. Ft.	28897 Sq. Ft.
Common Landscaping Percentage	24%	32%
Fence Materials		
North Private Drive Property Line	7'-0" CMU Block	7'-0" CMU Block
Backyards/Side Yards	White Vinyl	White Vinyl
West/East Property Lines at Sidewalks	6'-0" CMU Block	6'-0" CMU Block
South Property Line at Sidewalk	Wrought Iron Railing	Wrought Iron Railing
Trash Bin Locations	Back Yard	Driveway with and Enclosure
A/C compressor Location	Backyard	Next to Driveway
Distance Between Structures	10'-0" with a Fence	20'-0" with a Fence

I have also attached the Site Plans, Floor Plans and Exterior Elevations for each.

Russ Marlow



Applicant

8H VICINITY MAP

A New Multifamily Complex

Matt Graham

Document Date:
March 1, 2021

Document Phase:
Bldg/Engineering Set

100% 100% 100%
100% 100% 100%
100% 100% 100%

Drawn: Jiro Kuroki
RAM 2/10/21
Floor Plan and Notes

PRELIMINARY
DRAWINGS SUBMITTED FOR
DESIGN REVIEW ONLY
3/1/21
BID SET/ENGINEERING

A1.1

Single Story

- FLOOR PLAN KEY NOTES**
- 80/20 ACRYLIC TUB/SHOWER WITH SHOWER CURTAIN. SHOWER VALVE IS TO HAVE A PRESSURE BALANCING, THERMOSTATIC OR A COMBINATION PRESSURE BALANCING/THERMOSTATIC MIXING VALVE. (CFC 608.3, TUBE FLOW RATE 2.0 GPM/PSI PER CFC 608.3.4.1.2)
 - VANITY MIRROR ARE TO BE 30"X24" SELF-IRRADIATING MIRROR (AS SELECTED BY OWNER) WITH SINGLE HANDLE, CENTER SET FAUCET. MIRROR VALVE IS TO HAVE A PRESSURE BALANCING, THERMOSTATIC OR A COMBINATION PRESSURE BALANCING/THERMOSTATIC MIXING VALVE. (CFC 608.3) (MAX FLOW RATE 1.2 GPM/PSI PER CFC 608.3.4.1.2)
 - GRANITE AT COUNTERTOPS WITH GRANITE BACKSPLASH (AT WALLS) AT BATHROOMS
 - FLOOR IS TO BE A CHARTERED WITH LIVER FLOOR IN WHITE (MAX FLOW RATE 1.38 GALLONS PER FLOOR PER CFC 608.3.4.1.2)
 - VANITY MIRROR IS TO BE 30" X 24" TALL BY THE FULL LENGTH OF EACH VANITY, OR AN OTHER SUPPLIED FRAMED MIRROR
 - PAINT/VALUEN SHELVES SET 10" DIA
 - SHELF AND PONES AT ONE SIDE OF CLOSET/WARDROBE
 - KITCHEN SINK IS TO BE A 30"X18" INCHES BROWN SPARKLER STEEL SINK (AS SELECTED BY OWNER). KITCHEN SINK IS TO HAVE A MAX FLOW RATE 1.5 GPM/PSI PER CFC 608.3.4.1.2
 - GRANITE AT COUNTERTOPS WITH GRANITE BACKSPLASH (AT WALLS) AT KITCHEN
 - DISHWASHER BELOW
 - 12" UPPIERS ABOVE
 - RANGE IS TO BE A 30" (VERIFY WITH CONTRACTOR BEFORE CONSTRUCTION CABINET TOPPING) PRESTANDARD, GAS RANGE WITH 36" MOOD ABOVE
 - REFRIGERATOR IS TO BE NOT INCLUDED
 - WATER HEATER IS TO BE NOT INCLUDED
 - 3/4" DIA VENT VENT TO WALL AND THEN DOWN TO OUTSIDE AIR (SEE 20/21.1 FOR DUCT REQUIREMENTS)
 - CONDENSER UNIT FOR THE COILS/CONDENSER UNIT (SEE MECHANICAL PLAN SHEET 20/21.1) CONDENSERS TO BE A MIN. OF 2" ABOVE FINISH GRADE
 - ON DEMAND WATER HEATER LOCATION
 - POSSIBLE (SEE 20/21.1) (VERIFY THE LOCATION WITH THE OWNER) (TYPICAL OF 2)
 - WATER MAIN FROM WATER COMPANY METER/MAIN VALVE
 - NATURAL GAS MAIN LOCATION
 - 30" AMP METER AND SERVICE IS TO COVER TO UPPER GROUND AND SEND PANEL TO METAL WATER
 - PIPE, PROVIDE 30" MINIMUM CLEARANCE AROUND PANEL. SEE SITE PLAN FOR LOCATION. ALSO 20/21.1 FOR PIPE/SERVICE SPECIFICATION
 - TELEPHONE
 - WIRE FOR CATV
 - CONCRETE DRIVEWAY, SEE CIVIL PLANS
 - FIRE SPRINKLER PORT OF CONNECTION/CONTROL, SEE FIRE SPRINKLER DESIGN DRAWING UNDER SEPARATE SUBMITTAL PACKAGE
 - NOT USED
 - PROVIDE 1" HIGH WALL (SEE 20/21.1) RATED WALL TO RUN FROM FOUNDATION TO ROOF DECK/WEATHERING IS TO BE 2" MIN. 1
 - NOTE
- GENERAL NOTES
- SEE 20/21.1 FOR FLOOR PLAN KEY NOTES
 - SEE 20/21.1 FOR SHEAR WALL PLAN AND 20/21.1 FOR SHEAR WALL SCHEDULE AND DETAILS
 - PROVIDE 6" OF INSULATION AT CEILING, 10" AT FLOOR/1" PLANTATION AND 1" WITH 4" FLOOR UPON AT WALLS, 0.25" AT GARAGE TO RETICLED WALLS
 - PROVIDE 2" FIBER GLASS AT WALLS 10" 4" AND OVER IN HEIGHT
 - UPPER CABINETS TO BE A MINIMUM OF 12" ABOVE THE FINISH DECK OR THE ABOVE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - SEE 20/21.1 FOR WATER STANDARD NOTES
 - SEE SHEET 20/21.1 FOR GENERAL FLOOR PLAN NOTES
 - REVISIT 10/21.1 FOR MECHANICAL PLAN AND ELECTRICAL PLAN

WALL TYPES

- 1. EXTERIOR WALLS: 16" CMU WITH 1" INSULATION (PROVIDE 2" MIN. INSULATION AT WALLS 10" 4" AND OVER)
- 2. INTERIOR WALLS: 12" CMU WITH 1" INSULATION (PROVIDE 2" MIN. INSULATION AT WALLS 10" 4" AND OVER)
- 3. EXTERIOR WALLS: 16" CMU WITH 1" INSULATION (PROVIDE 2" MIN. INSULATION AT WALLS 10" 4" AND OVER)
- 4. INTERIOR WALLS: 12" CMU WITH 1" INSULATION (PROVIDE 2" MIN. INSULATION AT WALLS 10" 4" AND OVER)

REDUCED AREA BREAKDOWN 1/4" 1/4"	
CONDENSER AREA	855 SQ. FT.
COVERED PORCH	100 SQ. FT.
COVERED PARKING	100 SQ. FT.
SINGLE CAR GARAGE	135 SQ. FT.
TOTAL	1140 SQ. FT.

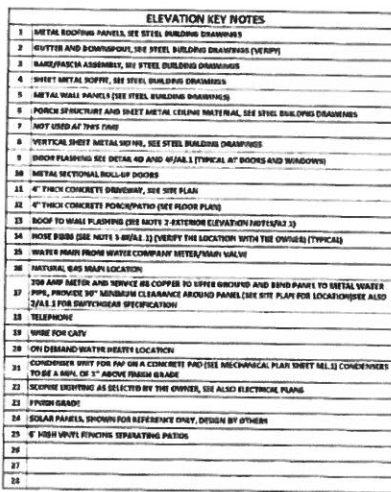
RESIDENCE AREA BREAKDOWN 1/4" 1/4"	
CONDENSER AREA	855 SQ. FT.
COVERED PORCH	100 SQ. FT.
COVERED PARKING	100 SQ. FT.
SINGLE CAR GARAGE	135 SQ. FT.
TOTAL	1140 SQ. FT.

1 Floor Plan and Notes

- FLOOR PLAN NOTES**
- SEE ENERGY CONSERVATION NOTES ON COVER SHEET
 - SEE TYPICAL NOTES AND DETAILS ON STRUCTURAL DRAWINGS (20/1.1 AND 20/1.2)
 - FINISH SIBBS TO BE PROVIDED WITH NON-REMOVABLE VACUUM BREAKER (V.B. TABLE 1 AND 2) (V.B. 1) (V.B. 2) (V.B. 3) (V.B. 4) (V.B. 5) (V.B. 6) (V.B. 7) (V.B. 8) (V.B. 9) (V.B. 10) (V.B. 11) (V.B. 12) (V.B. 13) (V.B. 14) (V.B. 15) (V.B. 16) (V.B. 17) (V.B. 18) (V.B. 19) (V.B. 20) (V.B. 21) (V.B. 22) (V.B. 23) (V.B. 24) (V.B. 25) (V.B. 26) (V.B. 27) (V.B. 28) (V.B. 29) (V.B. 30) (V.B. 31) (V.B. 32) (V.B. 33) (V.B. 34) (V.B. 35) (V.B. 36) (V.B. 37) (V.B. 38) (V.B. 39) (V.B. 40) (V.B. 41) (V.B. 42) (V.B. 43) (V.B. 44) (V.B. 45) (V.B. 46) (V.B. 47) (V.B. 48) (V.B. 49) (V.B. 50) (V.B. 51) (V.B. 52) (V.B. 53) (V.B. 54) (V.B. 55) (V.B. 56) (V.B. 57) (V.B. 58) (V.B. 59) (V.B. 60) (V.B. 61) (V.B. 62) (V.B. 63) (V.B. 64) (V.B. 65) (V.B. 66) (V.B. 67) (V.B. 68) (V.B. 69) (V.B. 70) (V.B. 71) (V.B. 72) (V.B. 73) (V.B. 74) (V.B. 75) (V.B. 76) (V.B. 77) (V.B. 78) (V.B. 79) (V.B. 80) (V.B. 81) (V.B. 82) (V.B. 83) (V.B. 84) (V.B. 85) (V.B. 86) (V.B. 87) (V.B. 88) (V.B. 89) (V.B. 90) (V.B. 91) (V.B. 92) (V.B. 93) (V.B. 94) (V.B. 95) (V.B. 96) (V.B. 97) (V.B. 98) (V.B. 99) 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(V.B. 191) (V.B. 192) (V.B. 193) (V.B. 194) (V.B. 195) (V.B. 196) (V.B. 197) (V.B. 198) (V.B. 199) (V.B. 200) (V.B. 201) (V.B. 202) (V.B. 203) (V.B. 204) (V.B. 205) (V.B. 206) (V.B. 207) (V.B. 208) (V.B. 209) (V.B. 210) (V.B. 211) (V.B. 212) (V.B. 213) (V.B. 214) (V.B. 215) (V.B. 216) (V.B. 217) (V.B. 218) (V.B. 219) (V.B. 220) (V.B. 221) (V.B. 222) (V.B. 223) (V.B. 224) (V.B. 225) (V.B. 226) (V.B. 227) (V.B. 228) (V.B. 229) (V.B. 230) (V.B. 231) (V.B. 232) (V.B. 233) (V.B. 234) (V.B. 235) (V.B. 236) (V.B. 237) (V.B. 238) (V.B. 239) (V.B. 240) (V.B. 241) (V.B. 242) (V.B. 243) (V.B. 244) (V.B. 245) (V.B. 246) (V.B. 247) (V.B. 248) (V.B. 249) (V.B. 250) (V.B. 251) (V.B. 252) (V.B. 253) (V.B. 254) (V.B. 255) (V.B. 256) (V.B. 257) (V.B. 258) (V.B. 259) (V.B. 260) (V.B. 261) (V.B. 262) (V.B. 263) (V.B. 264) (V.B. 265) (V.B. 266) (V.B. 267) (V.B. 268) (V.B. 269) (V.B. 270) (V.B. 271) (V.B. 272) (V.B. 273) (V.B. 274) (V.B. 275) (V.B. 276) (V.B. 277) (V.B. 278) (V.B. 279) (V.B. 280) (V.B. 281) (V.B. 282) (V.B. 283) (V.B. 284) (V.B. 285) (V.B. 286) (V.B. 287) (V.B. 288) (V.B. 289) (V.B. 290) (V.B. 291) (V.B. 292) (V.B. 293) (V.B. 294) (V.B. 295) (V.B. 296) (V.B. 297) (V.B. 298) (V.B. 299) (V.B. 300) (V.B. 301) (V.B. 302) (V.B. 303) (V.B. 304) (V.B. 305) (V.B. 306) (V.B. 307) (V.B. 308) (V.B. 309) (V.B. 310) (V.B. 311) (V.B. 312) (V.B. 313) (V.B. 314) (V.B. 315) (V.B. 316) (V.B. 317) (V.B. 318) (V.B. 319) (V.B. 320) (V.B. 321) (V.B. 322) (V.B. 323) (V.B. 324) (V.B. 325) (V.B. 326) (V.B. 327) (V.B. 328) (V.B. 329) (V.B. 330) (V.B. 331) (V.B. 332) (V.B. 333) (V.B. 334) (V.B. 335) (V.B. 336) (V.B. 337) (V.B. 338) (V.B. 339) (V.B. 340) (V.B. 341) (V.B. 342) (V.B. 343) (V.B. 344) (V.B. 345) (V.B. 346) (V.B. 347) (V.B. 348) (V.B. 349) (V.B. 350) (V.B. 351) (V.B. 352) (V.B. 353) (V.B. 354) (V.B. 355) (V.B. 356) (V.B. 357) (V.B. 358) (V.B. 359) (V.B. 360) (V.B. 361) (V.B. 362) (V.B. 363) (V.B. 364) (V.B. 365) (V.B. 366) (V.B. 367) (V.B. 368) (V.B. 369) (V.B. 370) (V.B. 371) (V.B. 372) (V.B. 373) (V.B. 374) (V.B. 375) (V.B. 376) (V.B. 377) (V.B. 378) (V.B. 379) (V.B. 380) (V.B. 381) (V.B. 382) (V.B. 383) (V.B. 384) (V.B. 385) (V.B. 386) (V.B. 387) (V.B. 388) (V.B. 389) (V.B. 390) (V.B. 391) (V.B. 392) (V.B. 393) (V.B. 394) (V.B. 395) (V.B. 396) (V.B. 397) (V.B. 398) (V.B. 399) (V.B. 400) (V.B. 401) (V.B. 402) (V.B. 403) (V.B. 404) (V.B. 405) (V.B. 406) (V.B. 407) (V.B. 408) (V.B. 409) (V.B. 410) (V.B. 411) (V.B. 412) (V.B. 413) (V.B. 414) (V.B. 415) (V.B. 416) (V.B. 417) (V.B. 418) (V.B. 419) (V.B. 420) (V.B. 421) (V.B. 422) (V.B. 423) (V.B. 424) (V.B. 425) (V.B. 426) (V.B. 427) (V.B. 428) (V.B. 429) (V.B. 430) (V.B. 431) (V.B. 432) (V.B. 433) (V.B. 434) (V.B. 435) (V.B. 436) (V.B. 437) (V.B. 438) (V.B. 439) (V.B. 440) (V.B. 441) (V.B. 442) (V.B. 443) (V.B. 444) (V.B. 445) (V.B. 446) (V.B. 447) (V.B. 448) (V.B. 449) (V.B. 450) (V.B. 451) (V.B. 452) (V.B. 453) (V.B. 454) (V.B. 455) (V.B. 456) (V.B. 457) (V.B. 458) (V.B. 459) (V.B. 460) (V.B. 461) (V.B. 462) (V.B. 463) (V.B. 464) (V.B. 465) (V.B. 466) (V.B. 467) (V.B. 468) (V.B. 469) (V.B. 470) (V.B. 471) (V.B. 472) (V.B. 473) (V.B. 474) (V.B. 475) (V.B. 476) (V.B. 477) (V.B. 478) (V.B. 479) (V.B. 480) (V.B. 481) (V.B. 482) (V.B. 483) (V.B. 484) (V.B. 485) (V.B. 486) (V.B. 487) (V.B. 488) (V.B. 489) (V.B. 490) (V.B. 491) (V.B. 492) (V.B. 493) (V.B. 494) (V.B. 495) (V.B. 496) (V.B. 497) (V.B. 498) (V.B. 499) (V.B. 500) (V.B. 501) (V.B. 502) (V.B. 503) (V.B. 504) (V.B. 505) (V.B. 506) (V.B. 507) (V.B. 508) (V.B. 509) (V.B. 510) (V.B. 511) (V.B. 512) (V.B. 513) (V.B. 514) (V.B. 515) (V.B. 516) (V.B. 517) (V.B. 518) (V.B. 519) (V.B. 520) (V.B. 521) (V.B. 522) (V.B. 523) (V.B. 524) (V.B. 525) (V.B. 526) (V.B. 527) (V.B. 528) (V.B. 529) (V.B. 530) (V.B. 531) (V.B. 532) (V.B. 533) (V.B. 534) (V.B. 535) (V.B. 536) (V.B. 537) (V.B. 538) (V.B. 539) (V.B. 540) (V.B. 541) (V.B. 542) (V.B. 543) (V.B. 544) (V.B. 545) (V.B. 546) (V.B. 547) (V.B. 548) (V.B. 549) (V.B. 550) (V.B. 551) (V.B. 552) (V.B. 553) (V.B. 554) (V.B. 555) (V.B. 556) (V.B. 557) (V.B. 558) (V.B. 559) (V.B. 560) (V.B. 561) (V.B. 562) (V.B. 563) (V.B. 564) (V.B. 565) (V.B. 566) (V.B. 567) (V.B. 568) (V.B. 569) (V.B. 570) (V.B. 571) (V.B. 572) (V.B. 573) (V.B. 574) (V.B. 575) (V.B. 576) (V.B. 577) (V.B. 578) (V.B. 579) (V.B. 580) (V.B. 581) (V.B. 582) (V.B. 583) (V.B. 584) (V.B. 585) (V.B. 586) (V.B. 587) (V.B. 588) (V.B. 589) (V.B. 590) (V.B. 591) (V.B. 592) (V.B. 593) (V.B. 594) (V.B. 595) (V.B. 596) (V.B. 597) (V.B. 598) (V.B. 599) (V.B. 600) (V.B. 601) (V.B. 602) (V.B. 603) (V.B. 604) (V.B. 605) (V.B. 606) (V.B. 607) (V.B. 608) (V.B. 609) (V.B. 610) (V.B. 611) (V.B. 612) (V.B. 613) (V.B. 614) (V.B. 615) (V.B. 616) (V.B. 617) (V.B. 618) (V.B. 619) (V.B. 620) (V.B. 621) (V.B. 622) (V.B. 623) (V.B. 624) (V.B. 625) (V.B. 626) (V.B. 627) (V.B. 628) (V.B. 629) (V.B. 630) (V.B. 631) (V.B. 632) (V.B. 633) (V.B. 634) (V.B. 635) (V.B. 636) (V.B. 637) (V.B. 638) (V.B. 639) (V.B. 640) (V.B. 641) (V.B. 642) (V.B. 643) (V.B. 644) (V.B. 645) (V.B. 646) (V.B. 647) (V.B. 648) (V.B. 649) (V.B. 650) (V.B. 651) (V.B. 652) (V.B. 653) (V.B. 654) (V.B. 655) (V.B. 656) (V.B. 657) (V.B. 658) (V.B. 659) (V.B. 660) (V.B. 661) (V.B. 662) (V.B. 663) (V.B. 664) (V.B. 665) (V.B. 666) (V.B. 667) (V.B. 668) (V.B. 669) (V.B. 670) (V.B. 671) (V.B. 672) (V.B. 673) (V.B. 674) (V.B. 675) (V.B. 676) (V.B. 677) (V.B. 678) (V.B. 679) (V.B. 680) (V.B. 681) (V.B. 682) (V.B. 683) (V.B. 684) (V.B. 685) (V.B. 686) (V.B. 687) (V.B. 688) (V.B. 689) (V.B. 690) (V.B. 691) (V.B. 692) (V.B. 693) (V.B. 694) (V.B. 695) (V.B. 696) (V.B. 697) (V.B. 698) (V.B. 699) (V.B. 700) (V.B. 701) (V.B. 702) (V.B. 703) (V.B. 704) (V.B. 705) (V.B. 706) (V.B. 707) (V.B. 708) (V.B. 709) (V.B. 710) (V.B. 711) (V.B. 712) (V.B. 713) (V.B. 714) (V.B. 715) (V.B. 716) (V.B. 717) (V.B. 718) (V.B. 719) (V.B. 720) (V.B. 721) (V.B. 722) (V.B. 723) (V.B. 724) (V.B. 725) (V.B. 726) (V.B. 727) (V.B. 728) (V.B. 729) (V.B. 730) (V.B. 731) (V.B. 732) (V.B. 733) (V.B. 734) (V.B. 735) (V.B. 736) (V.B. 737) (V.B. 738) (V.B. 739) (V.B. 740) (V.B. 741) (V.B. 742) (V.B. 743) (V.B. 744) (V.B. 745) (V.B. 746) (V.B. 747) (V.B. 748) (V.B. 749) (V.B. 750) (V.B. 751) (V.B. 752) (V.B. 753) (V.B. 754) (V.B. 755) (V.B. 756) (V.B. 757) (V.B. 758) (V.B. 759) (V.B. 760) (V.B. 761) (V.B. 762) (V.B. 763) (V.B. 764) (V.B. 765) (V.B. 766) (V.B. 767) (V.B. 768) (V.B. 769) (V.B. 770) (V.B. 771) (V.B. 772) (V.B. 773) (V.B. 774) (V.B. 775) (V.B. 776) (V.B. 777) (V.B. 778) (V.B. 779) (V.B. 780) (V.B. 781) (V.B. 782) (V.B. 783) (V.B. 784) (V.B. 785) (V.B. 786) (V.B. 787) (V.B. 788) (V.B. 789) (V.B. 790) (V.B. 791) (V.B. 792) (V.B. 793) (V.B. 794) (V.B. 795) (V.B. 796) (V.B. 797) (V.B. 798) (V.B. 799) (V.B. 800) (V.B. 801) (V.B. 802) (V.B. 803) (V.B. 804) (V.B. 805) (V.B. 806) (V.B. 807) (V.B. 808) (V.B. 809) (V.B. 810) (V.B. 811) (V.B. 812) (V.B. 813) (V.B. 814) (V.B. 815) (V.B. 816) (V.B. 817) (V.B. 818) (V.B. 819) (V.B. 820) (V.B. 821) (V.B. 822) (V.B. 823) (V.B. 824) (V.B. 825) (V.B. 826) (V.B. 827) 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(V.B. 919) (V.B. 920) (V.B. 921) (V.B. 922) (V.B. 923) (V.B. 924) (V.B. 925) (V.B. 926) (V.B. 927) (V.B. 928) (V.B. 929) (V.B. 930) (V.B. 931) (V.B. 932) (V.B. 933) (V.B. 934) (V.B. 935) (V.B. 936) (V.B. 937) (V.B. 938) (V.B. 939) (V.B. 940) (V.B. 941) (V.B. 942) (V.B. 943) (V.B. 944) (V.B. 945) (V.B. 946) (V.B. 947) (V.B. 948) (V.B. 949) (V.B. 950) (V.B. 951) (V.B. 952) (V.B. 953) (V.B. 954) (V.B. 955) (V.B. 956) (V.B. 957) (V.B. 958) (V.B. 959) (V.B. 960) (V.B. 961) (V.B. 962) (V.B. 963) (V.B. 964) (V.B. 965) (V.B. 966) (V.B. 967) (V.B. 968) (V.B. 969) (V.B. 970) (V.B. 971) (V.B. 972) (V.B. 973) (V.B. 974) (V.B. 975) (V.B. 976) (V.B. 977) (V.B. 978) (V.B. 979) (V.B. 980) (V.B. 981) (V.B. 982) (V.B. 983) (V.B. 984) (V.B. 985) (V.B. 986) (V.B. 987) (V.B. 988) (V.B. 989) (V.B. 990) (V.B. 991) (V.B. 992) (V.B. 993) (V.B. 994) (V.B. 995) (V.B. 996) (V.B. 997) (V.B. 998) (V.B. 999) (V.B. 1000) (V.B. 1001) (V.B. 1002) (V.B. 1003) (V.B. 1004) (V.B. 1005) (V.B. 1006) (V.B. 1007) (V.B. 1008) (V.B. 1009) (V.B. 1010) (V.B. 1011) (V.B. 1012) (V.B. 1013) (V.B. 1014) (V.B. 1015) (V.B. 1016) (V.B. 1017) (V.B. 1018) (V.B. 1019) (V.B. 1020) (V.B. 1021) (V.B. 1022) (V.B. 1023) (V.B. 1024) (V.B. 1025) (V.B. 1026) (V.B. 1027) (V.B. 1028) (V.B. 1029) (V.B. 1030) (V.B. 1031) (V.B. 1032) (V.B. 1033) (V.B. 1034) (V.B. 1035) (V.B. 1036) (V.B. 1037) (V.B. 1038) (V.B. 1039) (V.B. 1040) (V.B. 1041) (V.B. 1042) (V.B. 1043) (V.B. 1044) (V.B. 1045) (V.B. 1046) (V.B. 1047) (V.B. 1048) (V.B. 1049) (V.B. 1050) (V.B. 1051) (V.B. 1052) (V.B. 1053) (V.B. 1054) (V.B. 1055) (V.B. 1056) (V.B. 1057) (V.B. 1058) (V.B. 1059) (V.B. 1060) (V.B. 1061) (V.B. 1062) (V.B. 1063) (V.B. 1064) (V.B. 1065) (V.B. 1066) (V.B. 1067) (V.B. 1068) (V.B. 1069) (V.B. 1070) (V.B. 1071) (V.B. 107

Exterior Elevations and Notes

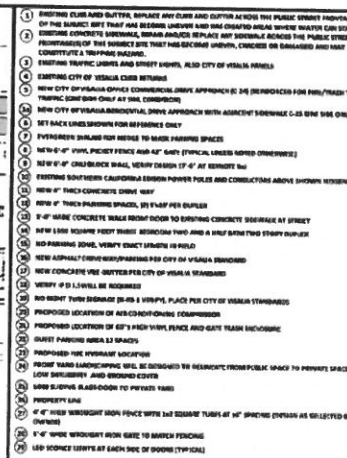
Single Story

[illegible][illegible]

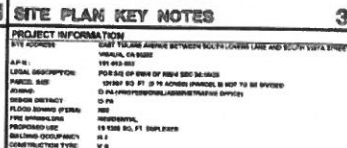
25	WATER MAIN FROM WATER COMPANY METER/MAIN VALVE
26	NATURAL GAS MAIN LOCATION
27	FOR FAN MOTOR AND SERVICE GAS COUPLER TO SERVICE GAS AND BOND PANS TO METAL WATER PIP. PROVIDE 3" MINIMUM CLEARANCE AROUND PANS (SEE ETE PLAN FOR LOCATION) AND 24" x 4" FOR DUCT/VENTILATION SPECIFICATION
28	TELEPHONE
29	WIRE FOR CATV
30	ON DEMAND HOT WATER HEATER LOCATION
31	CONDENSER W/WT FOR FAN ON A CONDENSE PAD (SEE MECHANICAL PLAN SHEET M-1) CONDENSER TO BE 4" x 4" OF 1/2" ABOVE FIBER GLASS
32	SCOPE INCLUDING AS SELECTED BY THE OWNER, SEE ALSO ELECTRICAL PLANS
33	FOOTING GRADE

[illegible]

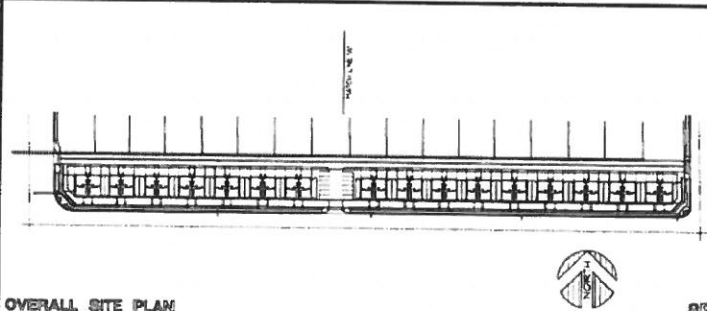
7. Steve Clark Nelson



WEST SITE PLANS



EAST SIDE SITE PLANS

[illegible]**LANDSCAPING INFORMATION**

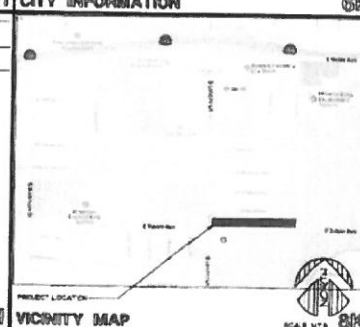
83 OVERALL SITE PLAN

UTILITIES INFORMATION

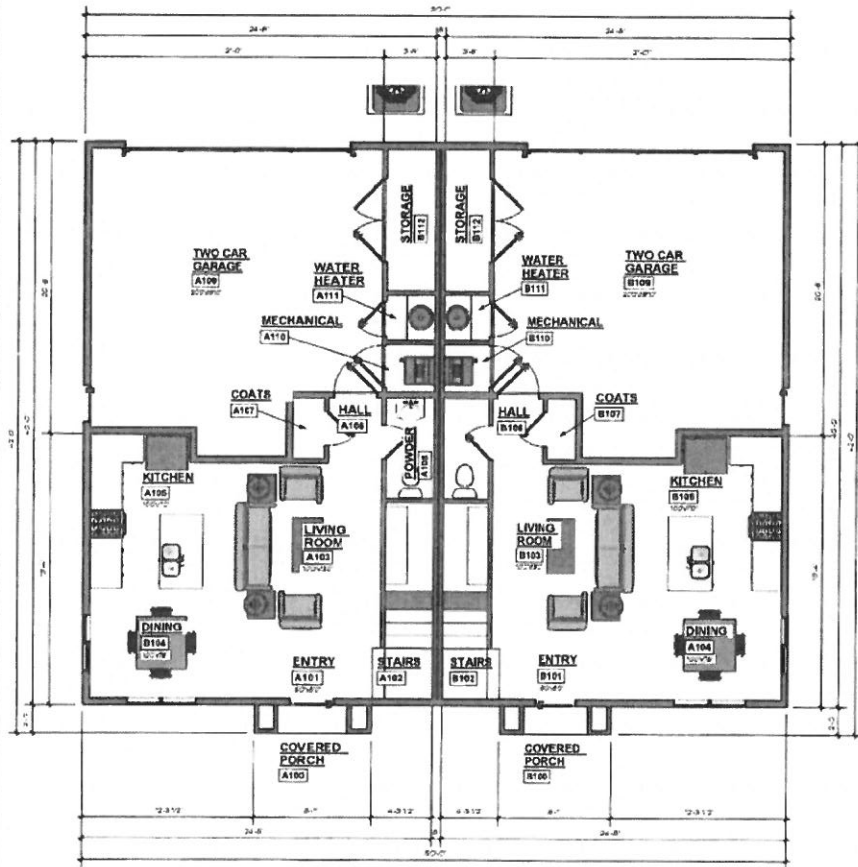
PRELIMINARY
DRAWINGS SUBMITTED FOR
DESIGN REVIEW ONLY
4/28/20
City of Visalia CUP

SIGNED: _____ DATE: _____

8H VICINITY MAP



Two Story



CONDITIONED FLOOR AREA	
FIRST FLOOR RESIDENCE:	1160 SQ. FT.
SECOND FLOOR:	840 SQ. FT.
TOTAL:	2000 SQ. FT.

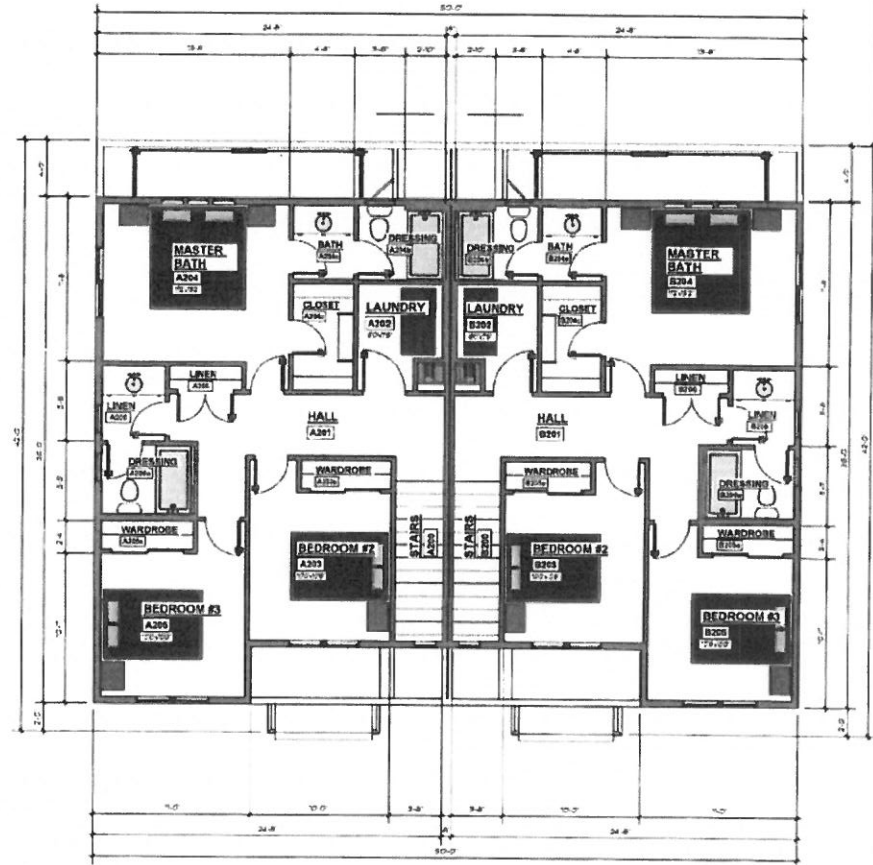


Exhibit "F"

Lovers Lane and Tulare Duplex Complex

Owner: Matt Graham

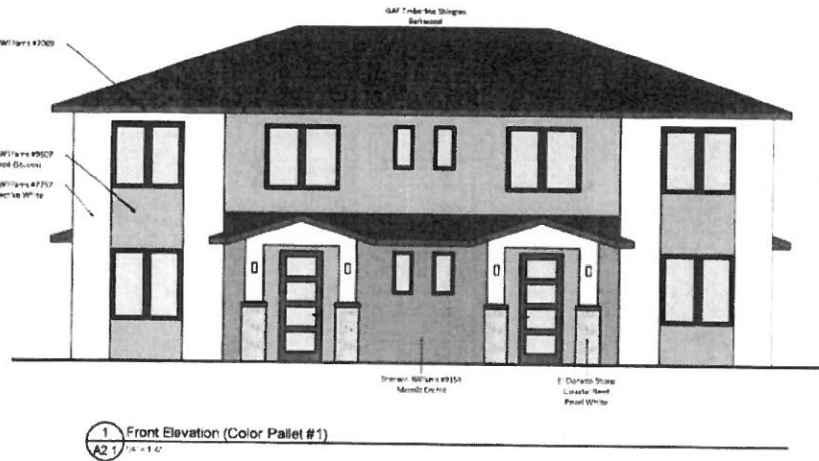
Document Date:
June 14, 2019Document Phase:
Schematic Documents

Rev: 04/19 Issues Progress Set

First and
Second Floor
Plans

A1.1

Two Story



PRELIMINARY
DRAWINGS SUBMITTED FOR
DESIGN REVIEW ONLY
4/28/20
City of Visalia CUP Process

Exhibit "G"

Lovers Lane and Tulare
Duplex Complex
Owner: Matt Graham
South Lovers Lane and
East Tulare Ave.
Visalia, CA 93291
APN: 101-013-022

Document Date:
April 28, 2020
Document Phase:
Conditional Use Permit
No. Date Reason
40800 City of Visalia

Citizen Job Number
RAM 19071
Exterior Elevation
Color Palettes

A2.1

Two Story

RESOLUTION NO. 2020-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2020-10: A REQUEST BY MATT GRAHAM TO ESTABLISH A 32-UNIT MULTI-FAMILY COMPLEX ON A 2.78 ACRE PROPERTY WITHIN THE O-PA (PROFESSIONAL/ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF E. TULARE AVENUE, IN BETWEEN S. LOVERS LANE AND S. VISTA STREET (APNS: 101-013-022).

WHEREAS, Conditional Use Permit No. 2020-10 is a request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located on the north side of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on July 27, 2020; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

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

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

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. The proposal repurposes a vacant, irregular site for multi-family use, providing additional housing opportunities at a time when residential development is in demand. The development of a variety of housing types is consistent with the objectives and policies of the Housing Element. The development of the site, using the multi-family development standards as prescribed per the Residential Medium Density General Plan land use designation range (density range 10 to 15 dwelling units per acre), is consistent with General Plan and Housing Element policies.

- 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 requested action is Categorically Exempt under Section 15301 (Existing Facilities) of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2020-22).

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 in substantial compliance and be consistent with the conditions of the Site Plan No. 2019-074.
2. That the site be developed in substantial compliance with the approved site plan in Exhibit "A", floor plan in Exhibit "B", elevations in Exhibit "C", landscape plan in Exhibit "D", and with noise reduction improvements as shown in Exhibit "E".
3. That substantial changes to the site plan, floor plan, elevations, landscaping, or noise reduction improvements plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That a seven-foot tall CMU block wall shall be installed along the northern boundary of the project site, and six foot tall CMU walls shall be installed along the east and west property boundaries, both as indicated in on Exhibit "A". The height of the northern boundary block wall shall be a minimum of seven feet on both sides of the wall, which may result in one side of the wall being up to eight feet tall.
5. That the multi-family development shall maintain a density of 10 to 15 dwelling units per acre in accordance with the Medium Density Residential land use designation, and shall not develop more than 32 units on the subject site.
6. Setbacks for the multi-family development shall be as follows:
 - Front Yard (Tulare Avenue) – 15 feet
 - Side Yard (Lovers Lane, Vista Street) – 10 feet
 - Rear Yard (Northern boundary) – 25 feet
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. That the development shall maintain the landscaping and fences/block walls along the street frontages, and within the site.
9. All onsite lighting shall be deflected away from abutting residential sites so as to cause no glare.
10. Prior to occupancy of the development, the applicant/developer shall demonstrate to the satisfaction of City staff that all on-site lighting installed shall not exceed the lumen intensity limit of 0.5 lumens at the property lines, as required by the Visalia Municipal Code.

11. That the owner/operator(s) of all multiple family residential units shall be subject to the following Good Neighbor Policies and Management and Maintenance Standards conditions:

A. Maintenance and Operations

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

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated

diseases are capable of destroying an infected tree or other trees within a project.

- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.

12. Provide street trees per the City's Street Tree Ordinance.

13. That all applicable federal, state, regional, and city policies and ordinances be met.

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

AYES: Commissioners Beatie, Peck, Hansen, Gomez

NOES:


ABSTAINED:

ABSENT: Commissioner Peariso

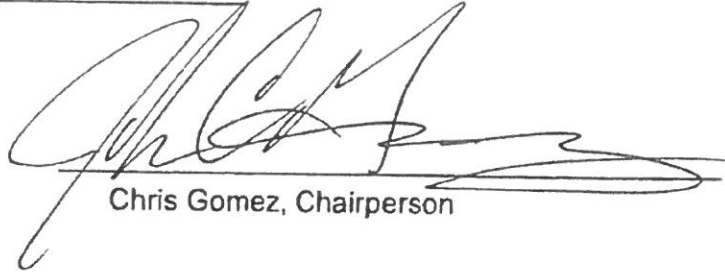
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Paul Bernal, City Planner

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2020-24, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on July 27, 2020.

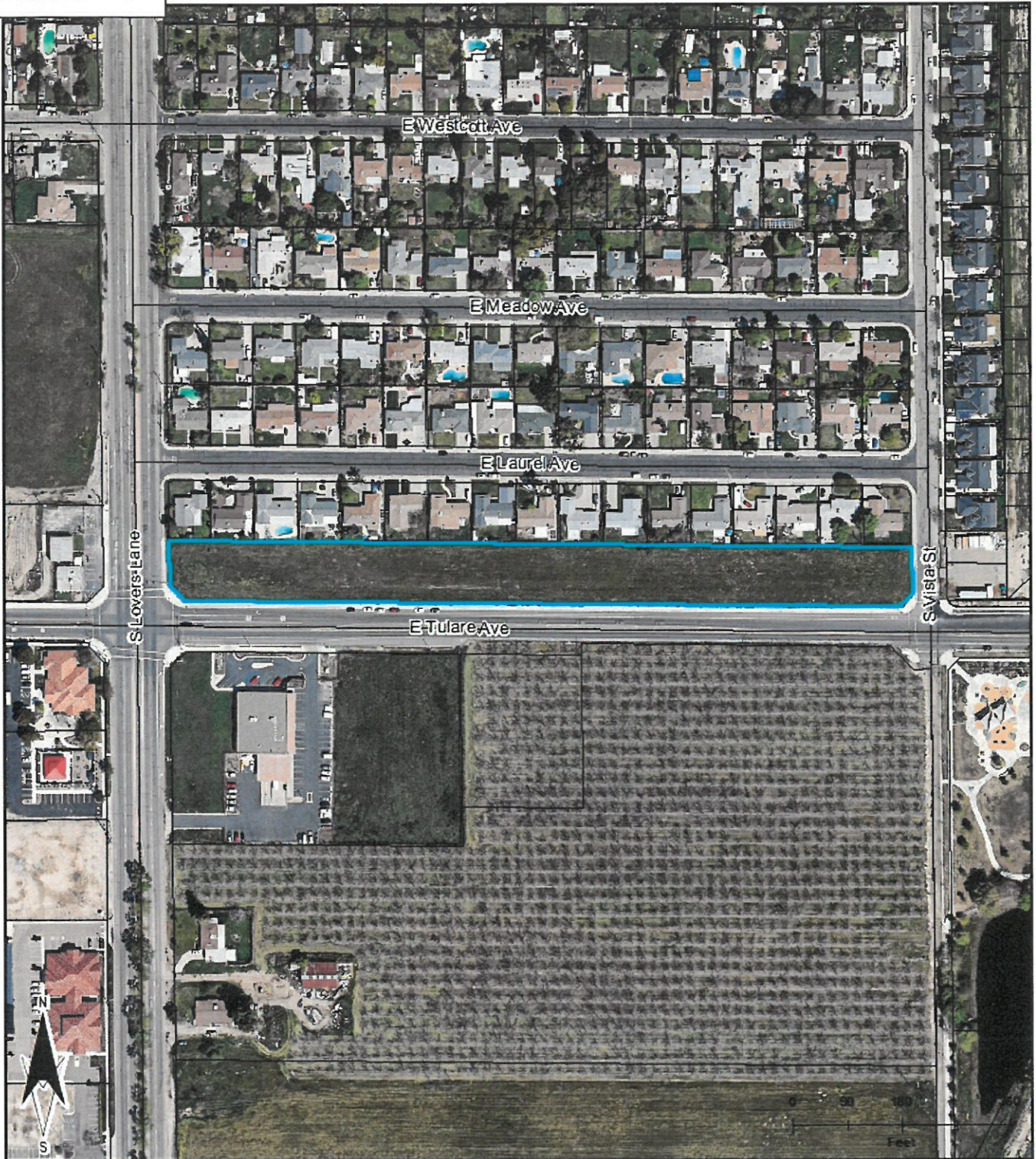


Paul Bernal, City Planner



Chris Gomez, Chairperson

EXHIBIT "I"



Finding of Consistency No. 2021-01

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels

EXHIBIT E

Use permit 2025-09



Richard santos <rrjts6062@att.net>

To  **Planning**



7:46 AM

Retention Policy 45 Day Retention (45 days) Expires 10/19/2025



This sender rrjts6062@att.net is from outside your organization.



You forwarded this message on 09/04/2025 1:34 PM.

We removed extra line breaks from this message.

I totally object to the permit and construction of Rental units across the street from my Newly purchased home, it will lower our home values and increase traffic and introduce shady elements to our newly established neighborhood.

Who ever approved this action needs to have his head examined.

My neighbors feel the same.

Sent from my iPhone

Environmental Document #2025-15

NOTICE OF EXEMPTION

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

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

Tentative Subdivision Map No. 5604 and Conditional Use Permit No. 2025-09

PROJECT TITLE

The project site is located north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022)

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

Tentative Subdivision Map No. 5604: A request by Ken Turner to subdivide a 2.78 acre parcel into a 13-lot multi-family residential subdivision, within the O-PA (Professional/Administrative Office) Zone.

Conditional Use Permit No. 2025-09: A request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots, at sizes smaller than the five acre minimum lot size requirement of the O-PA (Professional Administrative Office) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, (559) 713-4449, Email: cristobal.carrillo@visalia.city

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Ken Turner, 8226 West Doe Avenue, Visalia CA 93291, (559) 310-0442, ken@cm52inc.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

AW Engineering, Attn: Krystal Sanchez, 810 West Acequia Avenue, Visalia CA 93291, (559) 603-2077, ksanchez@awe-inc.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - Section 15332, Infill Development Projects
☐ Statutory Exemptions- State code number:

Project consists of a request to divide a 2.78 acre parcel into a 13-lot multifamily residential subdivision, in the O-PA (Professional/Administrative Office) Zone. The project is exempt as the proposal is within the city limits, located on a parcel less than five acres in size, contains no value as a habitat for endangered, rare, or threatened species, and can be adequately served by all required utilities and public services.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR



MEETING DATE November 27, 2024
SITE PLAN NO. SPR24272
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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



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



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



Planning



Engineering prior to resubmittal plans for Site Plan Review.



Solid Waste



Parks and Recreation



Fire Dept.



REVISE AND PROCEED (see below)



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



Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.



Your plans must be reviewed by:



CITY COUNCIL



REDEVELOPMENT



PLANNING COMMISSION



PARK/RECREATION



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 Committee

SITE PLAN REVIEW COMMENTS

Colleen A Moreno, Planning Division, (559) 713-4031

Date: November 27, 2024

SITE PLAN NO: 2024-272
PROJECT TITLE: Subdivide Duplex Lots
DESCRIPTION: 13 buildings. Plans and Bldg plans approved. 12 duplexes and one single unit. Subdivide.
APPLICANT: Ken Turner
LOCATION TITLE: NE Corner of S. Lovers Lane and E Tulare Ave
APN TITLE: 101-013-022
ZONING: O-PA – Office Professional/Administrative

Planning Division Recommendation:

- ☐ Revise and Proceed
☒ Resubmit

Project Requirements

- Tentative Parcel Map (TPM)
- Conditional Use Permit (CUP)
- Amendment to Conditional Use Permit No. 2020-10 – if any changes

PROJECT SPECIFIC INFORMATION: November 27, 2024

1. Project lies within the O-PA zoning.
2. Operational statement indicating compliance with Conditional Use Permit No. 2020-10, any changes to the approved CUP shall require an amendment.
3. A detailed site plan shall depict all setbacks: Front yard (Tulare Ave) – 15ft, Side yard (Lovers Lane, Vista St) – 10ft, and Rear yard (northern boundary) – 25ft; the 7-ft block wall along the northern boundary and 6-ft wall along the east and west property boundaries; drive approaches on Tulare Ave and Vista Ave.
4. A shared access easement shall be recorded with development for the drive aisle and parking lot (guest parking).
5. A Tentative Parcel Map shall be required.
6. A Conditional Use Permit shall be required for lots smaller than 5 (five) acres in the O-PA zone.
7. Model Good Neighbor Policies shall be drafted and completed before building permit final.
8. No fence or wall in the OPA shall exceed three feet in height if located in a required front yard. A fence or wall may be allowed in a required front yard to a height of four feet provided that the additional one-foot height is not of a solid material, upon approval of the city planner.
9. Meet all other codes and ordinances.

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 final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

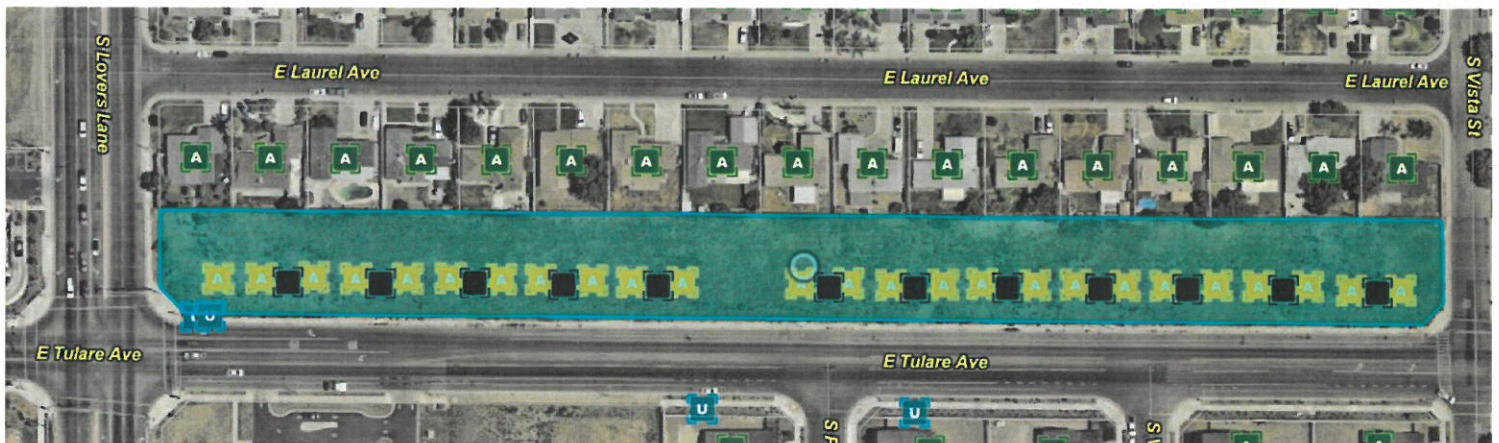
Applicable sections of the Visalia Municipal Code:

- 17.16.190 model Good Neighbor Policies
- 17.19.070 Development standards in the O-PA zone
- 17.34.020 Off-street parking
- 17.30 Development Standards
- 17.36.060 Fence, Walls and Hedges – Office Zones (O-PA, O-C, BRP)

Accessible at <https://codelibrary.amlegal.com/codes/visalia/latest/overview>

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
ENGINEERING DIVISION**

☒ Edelma Gonzalez 713-4364
☐ Sarah MacLennan 713-4271
☐ Luqman Ragabi 713-4362

ITEM NO: 2 DATE: NOVEMBER 27TH, 2024

SITE PLAN NO.: 24-272
PROJECT TITLE: SUBDIVISING DUPLEX LOTS
DESCRIPTION: 13 BUILDINGS. PLANS AND BLDGS APPROVED.
12 DUPLEXES AND ONE SINGLE UNIT. WANT TO
SUBDIVIDE A BUILDING PER LOT.
APPLICANT: KEN TURNER
PROP. OWNER:
LOCATION: NEC TULARE AVE AND LOVERS LANE
APN: 101-013-022

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (Indicated by checked boxes)
- ☒ Submit improvements plans detailing all proposed work; ☐ Subdivision Agreement will detail fees & bonding requirements
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- ☒ The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership. ☐ by map ☐ by deed
- ☒ City Encroachment Permit Required which shall include an approved traffic control plan. **FOR ANY WORK IN PUBLIC RIGHT OF WAY**
- ☐ 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. **ALL LANDSCAPING TO BE PRIVATELY MAINTAINED**
- ☒ 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:

- : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO DRAIN TOWARDS THE STREET. REFER TO CITY STD D-20**
- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements. ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities. **AS NECESSARY WITH PARCEL DEVELOPMENT**
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **AS NECESSARY WITH PARCEL DEVELOPMENT**
- ☐ 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. **BUILD-OUT AT TIME OF PARCEL DEVELOPMENT**
- ☐ All lots shall have separate drive approaches constructed to City Standards. **PROVIDE ACCESS RIGHTS**
- ☒ Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
- ☐ Install sidewalk: ft. wide, with 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

Additional Comments:

1. **Coordinate with city staff for City final map requirements and processing fees.**
2. **Public improvements required at time of development of any parcel within subdivision boundaries. Refer to Traffic Division for site access restrictions, drive approach location and requirements.**
3. **Project will require the formation of an HOA to maintain any landscape areas, private access road, onsite lighting, utilities, blockwall, etc.**
4. **Common access and utility easements will need to be establish between each parcels.**
5. **Future development of each parcel subject to City standards applicable at the time.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-272**

Date: **11/27/2024**

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: **(TENTATIVE SUBDIVISION MAP)**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total	
Storm Drainage	
Block Walls	
Parkway Landscaping	
Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

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

City Reimbursement:

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



Edelma Gonzalez

Building: Site Plan
Review Comments

SPR 24272
SUBDIVIDE DUPLEX LOTS
101013022

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

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

Additional comments: _____

VAL COARCIA
Signature

11/27/24



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	November 27, 2024
Item #	2
Site Plan #	24272
APN:	101016022

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Fire protection items are not required to be installed for **parcel map or lot line adjustment** at this time; however, any developments taking place on these parcels will be subject to fire & life safety requirements including fire protection systems and fire hydrants in accordance with all applicable sections of the California Fire Code.
- **Special comments:** Appropriate easement shall be provided for all on-site hydrants.

Corbin Reed
Fire Marshal



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

Date: 11/27/24
Item: 2
Site Plan: SPR24272
Name: Austin Huerta

Site Plan Review Comments

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 27, 2024

ITEM NO: 2 Added to Agenda MEETING TIME: 09:15
SITE PLAN NO: [SPR24272](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Subdivide Duplex Lots
DESCRIPTION: 13 Buildings. Plans and Bldg plans approved. 12 Duplexes and one single unit. Want to subdivide so o
building per lot.
APPLICANT: Ken Turner - Applicant
APN: 101013022
LOCATION: NE Corner Tulare Ave and Lovers Lane

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

- ☐ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at *local road intersection with collector/arterial* Locations.
- ☒ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☒ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

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

Additional Comments:

- Signage NO TRUCK Parking required on northside of Tulare Ave.
- Driveway on Lovers Ln exit only (right out).
- Driveway on Tulare Ave to comply with COV C-23. If two-way driveway, required to be min 36'. If one-way driveway, required to be min 21'.



Leslie Blair

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

24272

November 27, 2024

- ☐ No comments.
- ☒ See comments below
- ☒ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☒ ALL refuse enclosures must be 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
- ☐ Hammerhead turnaround must be built per city standards.
- ☐ Cul - de - sac must be built per city standards.
- ☒ Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- ☒ Area in front of refuse enclosure must be marked off indicating no parking
- ☒ Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- ☐ Customer will be required to roll container out to curb for service.
- ☒ Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- ☐ Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- ☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Solid waste services to include trash, recycling, and organics recycling per the State of California's mandatory recycling laws (AB-341 & AB-1826). The customer confirmed residential can services are planned for each unit. The customer is to identify where 3 cans will be stored onsite at each unit, and identify along the north side of the private drive where 52 (2'x2') cans will be placed for scheduled trash and recycling collections, spaced out by 3'. 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, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



February 20, 2025

Site Plan Review No. 2025:038

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 and Tentative Parcel Map 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 **February 5, 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,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

Paul Bernal
Planning and Community Preservation Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE February 5, 2025
SITE PLAN NO. 2025-038
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

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

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

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

☐ Planning ☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

☐ Submit plans for a building permit between the hours of 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ TPM & 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 Committee

SITE PLAN REVIEW COMMENTS

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

Date: February 5, 2025

SITE PLAN NO: 2025-038
PROJECT TITLE: Subdivide Duplex Lots
DESCRIPTION: 13 buildings. Plans and Bldg plans approved. 12 duplexes and one single unit. Subdivide.
APPLICANT: Ken Turner
LOCATION TITLE: NE Corner of S. Lovers Lane and E Tulare Ave
APN TITLE: 101-013-022
ZONING: O-PA – Office Professional/Administrative

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

See SPR24272
for related comments

Project Requirements

- Tentative Parcel Map (TPM)
- Conditional Use Permit (CUP)
- Amendment to Conditional Use Permit No. 2020-10 – if any changes

PROJECT SPECIFIC INFORMATION: February 5, 2025

1. Same as previous comments.
2. Project lies within the O-PA zoning. A Conditional Use Permit (CUP) shall be required for lots smaller than 5 (five) acres in the O-PA zone.
3. Operational statement indicating compliance with Conditional Use Permit No. 2020-10, any changes to the approved CUP shall require an amendment.
4. A Tentative Parcel Map (TPM) shall be required.
5. With CUP and TPM submittal, a detailed site plan shall depict all setbacks: Front yard (Tulare Ave) – 15ft, Side yard (Lovers Lane, Vista St) – 10ft, and Rear yard (northern boundary) – 25ft; the minimum 7-ft block wall along the northern boundary (on both sides) and 6-ft wall along the east and west property boundaries; drive approaches on Tulare Ave and Vista Ave.
6. A shared access easement shall be recorded with development for the drive aisle and parking lot (guest parking).
7. "No Parking" signage shall be required along E. Tulare Ave.
8. Model Good Neighbor Policies shall be drafted and completed before building permit final.
9. No fence or wall in the OPA shall exceed three feet in height if located in a required front yard. A fence or wall may be allowed in a required front yard to a height of four feet provided that the additional one-foot height is not of a solid material, upon approval of the city planner.
10. An HOA shall be required.
11. Meet all other codes and ordinances.

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 final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

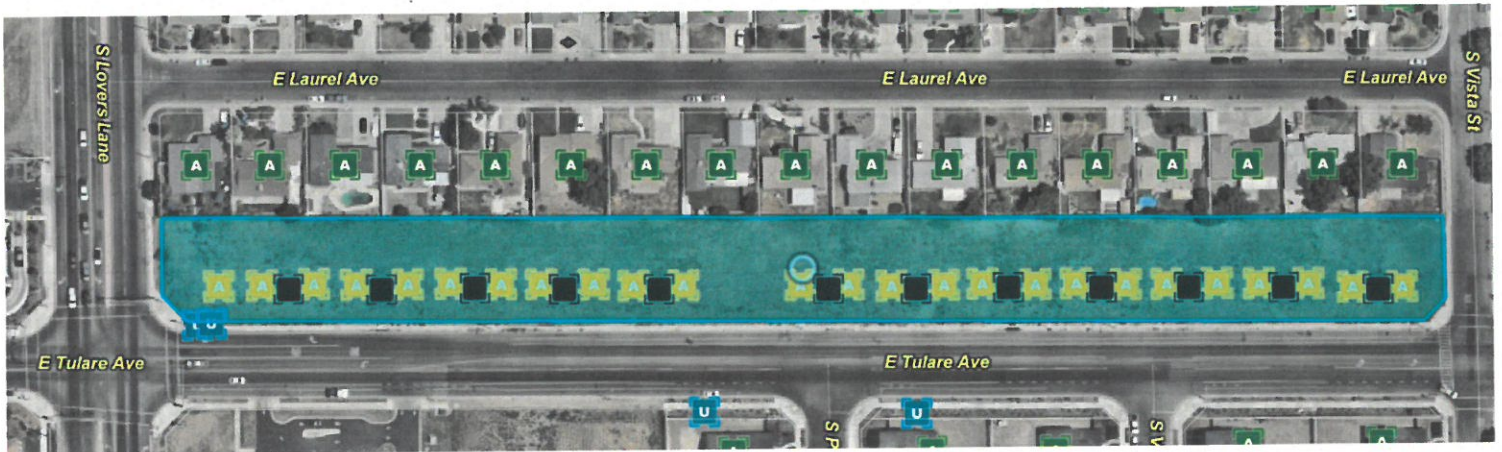
Applicable sections of the Visalia Municipal Code:

- 17.16.190 model Good Neighbor Policies
- 17.19.070 Development standards in the O-PA zone
- 17.34.020 Off-street parking
- 17.30 Development Standards
- 17.36.060 Fence, Walls and Hedges – Office Zones (O-PA, O-C, BRP)

Accessible at <https://codelibrary.amlegal.com/codes/visalia/latest/overview>

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:



City of Visalia
Building: Site Plan
Review Comments

SPR 25038
KEN TURNER
101013022

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

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

Additional comments: _____

VAL COARCIA 2/5/25
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	February 5, 2025
Item #	6
Site Plan #	25038
APN:	101013022

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



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

Date: 02/05/25
Item: 6
Site Plan: SPR25038
Name: Robert Avalos

Site Plan Review Comments

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

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 5, 2025

ITEM NO: 6 Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR25038](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Subdivide Duplex Lots

DESCRIPTION: Split parcel into 13 parcels to allow future duplexes to be on their own lot.

APPLICANT: Ken Turner - Applicant

OWNER: DEO VOLENTE REAL ESTATE HOLDINGS LLC

APN: 101013022

ADDRESS: 2916 E TULARE AVE

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

- ☐ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☒ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☒ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.

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

Additional Comments:

- Driveway on Lovers Ln exit only (right out).
- Driveway on Tulare Ave to comply with COV C-23. One-way driveway required to be min 21'

Leslie Blair

Leslie Blair

Hello ,

I've attached my comments and packets for site plan review.

- SPR25033- Richard Bueno – no comments
- SPR25034- Feliciano Madrigal – Lot Split- no comments
- SPR25035- MD Investments TC., LLC. – no comments
- SPR25036- Vanessa G Sanches - no comments
- **SPR25037- Demaree and Pratt Subdivision – FORM ATTACHMENT**
- SPR25038- Subdivide Duplex Lots- no Comments
- SPR25309- Mission Oaks 3- No Comments
- SPR25040- Daniel Morales- No Comments
- **SPR25041- Pratt Family Ranch – no NEW comments – FORM ATTACHMENT**
- **SPR25043- Lowery ranch TSM – no NEW comments- FORM ATTACHMENT**

Sincerely,

Jennifer Flores

Pretreatment Coordinator

City of Visalia, Waste Water Reclamation

7579 Ave 288, Visalia CA

Office phone- (559)713-4463

Work cell- (559) 972-9269

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

25038

February 5, 2025

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input checked="" type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input type="checkbox"/>	ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
<input type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input checked="" type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input type="checkbox"/>	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.
<input type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	City standard (3-can) residential solid waste services to be assigned per unit (trash/recycle/compost). Customer to identify along the north side of the private drive where all cans will be placed at 3' apart from each other for scheduled weekly collections. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".
Comment	
Jason Serpa, Solid Waste Manager, 559-713-4533	
Edward Zuniga, Solid Waste Supervisor, 559-713-4538	
Nathan Garza, Solid Waste, 559-713-4532	

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

☐ Edelma Gonzalez 713-4364
☐ Sarah MacLennan 713-4271
☒ Luqman Ragabi 713-4362

ITEM NO: 6 DATE: FEBRUARY 25, 2025

SITE PLAN NO.: 25-036
PROJECT TITLE: SUBDIVISING DUPLEX LOTS
DESCRIPTION: SPLIT PARCEL INTO 13 PARCEL TO ALLOW
FUTURE DUPLEXES TO BE ON THEIR OWN LOT.
APPLICANT: KEN TURNER
PROP. OWNER:
LOCATION: NEC TULARE AVE AND LOVERS LANE
APN: 101-013-022

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (Indicated by checked boxes)
- ☒ Submit improvements plans detailing all proposed work; ☐ Subdivision Agreement will detail fees & bonding requirements
- ☐ Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- ☒ The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- ☐ A preconstruction conference is required prior to the start of any construction.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership. ☐ by map ☐ by deed
- ☒ City Encroachment Permit Required which shall include an approved traffic control plan. **FOR ANY WORK IN PUBLIC RIGHT OF WAY**
- ☐ 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. **ALL LANDSCAPING TO BE PRIVATELY MAINTAINED**
- ☒ 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:

: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **PROJECT TO DRAIN TOWARDS THE STREET. REFER TO CITY STD D-20**

- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements. ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities. **AS NECESSARY WITH PARCEL DEVELOPMENT**
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **AS NECESSARY WITH PARCEL DEVELOPMENT**
- ☐ 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. **BUILD-OUT AT TIME OF PARCEL DEVELOPMENT**
- ☐ All lots shall have separate drive approaches constructed to City Standards. **PROVIDE ACCESS RIGHTS**
- ☒ Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
- ☐ Install sidewalk: ft. wide, with 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

Additional Comments:

1. **Coordinate with city staff for City final map requirements and processing fees.**
2. **Public improvements required at time of development of any parcel within subdivision boundaries. Refer to Traffic Division for site access restrictions, drive approach location and requirements.**
3. **Project will require the formation of an HOA to maintain any landscape areas, private access road, onsite lighting, utilities, blockwall, etc.**
4. **Common access and utility easements will need to be establish between each parcels.**
5. **Future development of each parcel subject to City standards applicable at the time.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-272**

Date: **11/27/2024**

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:(**TENTATIVE SUBDIVISION MAP**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

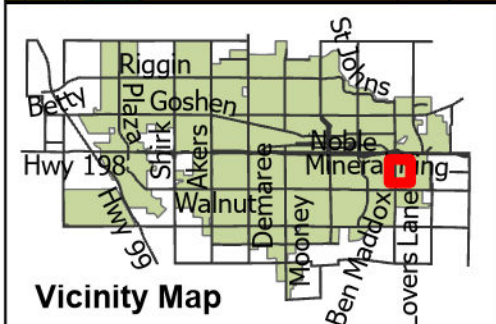
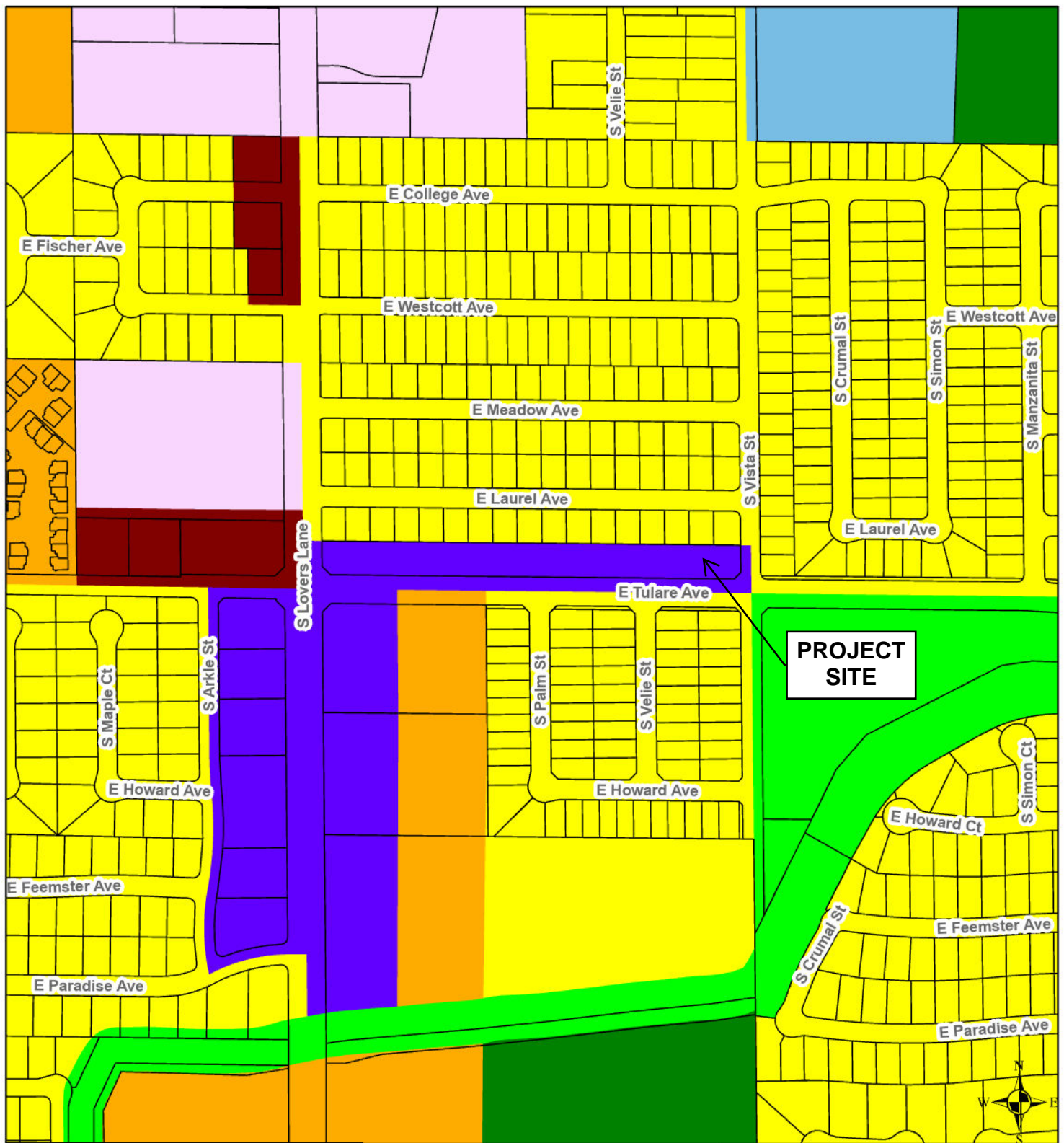
Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

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



Luqman Ragabi

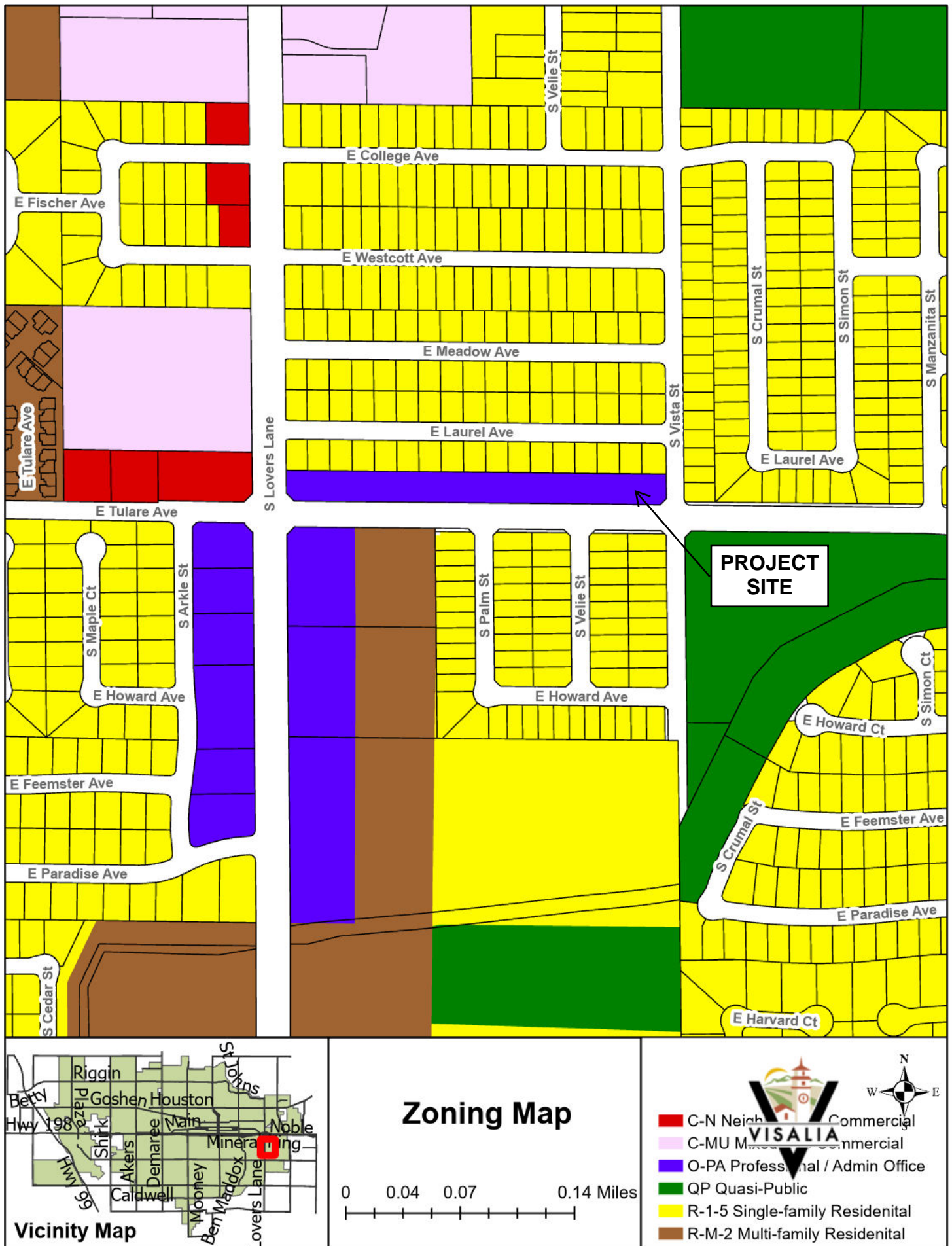


General Plan Land Use Map

0 0.04 0.07 0.14 Miles

- Conservation
- Commercial Mixed Use
- Commercial Neighborhood
- Office
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density







Aerial Map

0 0.03 0.06 0.11 Miles





Vicinity Map

Location Map

0 0.04 0.07 0.14 Miles

