

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

COMMISSIONERS: Kris Bruce, Pura Cordero, Charlie Norman, Bill Davis, Mary Beatie

MONDAY, NOVEMBER 24, 2025

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 WEST ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

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

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
5. AGENDA COMMENTS OR CHANGES –
6. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. No items on the Consent Calendar

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-19: A request by Randy Tellalian to develop a 13-unit multifamily residential development with an additional Accessory Dwelling Unit, on a 38,057 square foot / 0.87 acre parcel in the C-N (Neighborhood Commercial) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-26.

Project Location: The project site is located at the southeast corner of East K Avenue and South Santa Fe Street (APN: 123-122-023).

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-27: A request by Fengdong Wang to establish a massage establishment within 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 15301, Categorical Exemption No. 2025-43.

Project Location: The site is located at 350 West Caldwell Avenue (APN: 123-240-009).

9. PUBLIC HEARING – Brandon Smith, Principal Planner

Tentative Parcel Map No. 2025-15: A request by West Star Construction to subdivide 423 acres into three parcels and a designated remainder on property located in the R-1-5, R-M-2, and R-M-3 zones.

Environmental Assessment Status: The project is part of the development of a specific plan area for which environmental impacts were evaluated in the Environmental Impact Report (EIR) (State Clearinghouse #2021050418) prepared for the Carleton Acres Specific Plan, certified by the Visalia City Council on October 2, 2023, by Resolution No. 2023-48. This EIR is being used as the environmental document for this Tentative Parcel Map.

Project Location: The project is located on the north side of Riggan Avenue between Shirk Street and Roeben Street (APN: 077-100-119).

10. CITY PLANNER UPDATE –

11. 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, DECEMBER 4, 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.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 8, 2025



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 24, 2025

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

SUBJECT: Conditional Use Permit No. 2025-19: A request by Randy Tellalian to develop a 13-unit multifamily residential development with an additional Accessory Dwelling Unit, on a 38,057 square foot / 0.87-acre parcel in the C-N (Neighborhood Commercial) Zone. The project site is located at the southeast corner of East K Avenue and South Santa Fe Street (APN: 123-122-023).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-19, as conditioned, based upon the findings and conditions in Resolution No. 2025-36. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan, Housing Element and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2025-19 based on the findings and conditions in Resolution No. 2025-36.

PROJECT DESCRIPTION

The conditional use permit (CUP) is a request to allow a 13-unit multi-family development in the C-N (Neighborhood Commercial) Zone (see Exhibit "A"), with a 14th unit identified as an accessory dwelling unit (ADU) which is permitted pursuant to both the Zoning Ordinance and California Government Code Section 66310 through 66342. The development will be located on the southeast corner of South Santa Fe Street and East K Avenue, on a vacant 38,057 square foot / 0.87-acre parcel surrounded primarily by single and multi-family residential development. The project density (not including the accessory dwelling unit which does not count towards density requirements) is 14.9 units per acre, which is within the density range assigned to the Neighborhood Commercial land use designation (10 to 15 units/acre) per Land Use Policy LU-P-67. The CUP has been submitted based on Visalia Municipal Code Section 17.25.030 which requires the approval of a CUP to permit the establishment of new residential units in the C-N Zone.

The proposed site plan (see Exhibit "A") depicts that the development will consist of 3 different building types: a two story 8-plex, a two story 5-plex, and a single story ADU. All units will be 964 square feet in size and contain 2 bedrooms, 2 bathrooms, a kitchen, dining room, living room, and small outdoor patio space (see floor plans in Exhibit "B"). Building elevations provided in Exhibit "C" indicate that the structures will feature stucco and composite siding exteriors, with windows primarily on the east and west exteriors, and none on the southern exterior, which faces single-family residential areas to the south. Landscaping (see Exhibit "D") will be installed throughout the project site, including tree plantings along the southern and eastern property boundaries, to provide additional screening. Trash enclosures will also be provided onsite, though they are separated into one and two bin enclosures, located at the southeast and northeast corners of the project site respectively, to provide adequate access lanes for solid waste vehicles.

Curb, gutter, sidewalk, and parkway landscaping will be installed along both the South Santa Fe Street and East K Avenue frontages, with driveways placed at the southwest and northeast corners of the project site. Existing utility poles along the southern property boundary will remain, though per Engineering Division Site Plan Review comments, the applicant may be required to make adjustments if deemed necessary by the utility providers located on the utility pole(s). Other utility services including electricity, gas, phone/cable, and water will be extended onsite from existing services available in the project vicinity.

BACKGROUND INFORMATION

General Plan Land Use Des:	Commercial Neighborhood
Zoning:	C-N (Neighborhood Commercial)
Zoning and Land Use:	North: I-L (Light Industrial) / Mid Valley Storage South: R-1-5 (Single Family Residential, 5,000 square foot minimum site area) / Single family residences East: R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling) / Multifamily residences West: QP (Quasi-Public), R-1-5 / Railroad track, City trail, Packwood Park subdivision
Environmental Review:	Categorical Exemption No. 2025-26
Special Districts:	N/A
Site Plan:	2024-286 – 1

RELATED PLANS & POLICIES

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

SIMILAR PROJECTS

Conditional Use Permit No. 2022-21: A request by Maracor Development to establish a 222-unit multi-family residential development on 7.61 acres in the R-M-3 (Multi-Family Residential, 1,200 sq. ft. minimum site area) and O-PA (Professional/Administrative Office) zones. The project site is located on the southwest corner of West Houston Avenue and North Demaree Street. The proposal was approved by the Planning Commission on January 9, 2023.

Conditional Use Permit No. 2024-02: A request by Mulberry Springs LLC, to master plan and develop a 15.55-acre site into a mixed-use development. Phase 1 consists of a 276-unit multi-family development with three-story buildings, a community club house, and outdoor recreation amenities while Phase 2 consists of two multi-tenant commercial buildings and one retail building with a drive-thru lane. The site is zoned C-R (Regional Commercial). The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street. The proposal was approved by the Planning Commission on March 25, 2024.

PROJECT EVALUATION

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

General Plan Consistency

Project compatibility with the City's General Plan must be made as a finding for the conditional use permit entitlement. Multiple General Plan Land Use Element and Housing Element policies (listed below, with emphasis added) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The development of residential uses in a commercial zone requires a conditional use permit, so that the proposed development can be reviewed for consistency and compatibility with adjacent properties.

LU-P-67 Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.

Neighborhood Commercial development shall be subject to design review and public input. If residential uses are included, density should be 10 to 15 dwelling units per gross acre (emphasis added). Shopping centers in Neighborhood Commercial areas shall have the following characteristics:

- Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat;
- Include smaller in-line stores of less than 10,000 square feet;
- Total size of 5 to 12 acres or as shown on the Land Use Diagram; and
- Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.
- Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.
- No individual tenant shall be larger than 40,000 square feet in size.

Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

HE Policy 1.1: The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of new construction housing.

HE Policy 1.7: The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.

HE Policy 6.3: The City shall promote quality design and appearance of all new multi-family units so that they add value to the community's built environment and reduce potential for community objection.

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

The project complies with the policies noted above. The proposal will result in the creation of a new multi-family residential development in an area primarily containing single and multi-family developments. The density proposed (14.9 units / acre) is within the range required by the Neighborhood Commercial land use designation. Lastly, design elements and conditions of approval have been incorporated to ensure limited impacts to the surrounding areas. This includes installation of block walls, submittal of a photometric plan at Building Permit review, and compliance with the City of Visalia Good Neighbor Policies, for the maintenance of multi-family development.

Housing Accountability Act (Government Code section 66589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact¹.

The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and multi-family residential development standards. The project meets the density standards for both Neighborhood Commercial and Medium Density Residential land use designations and will be compatible with surrounding developed areas, which contain both single and multifamily development.

Land Use Compatibility

Commercial zoning designations have been applied to the project site since at least the 1990's, due to the presence of a convenience store, which was demolished around 2014-2016. The site has been vacant since the store's removal. The multi-family development proposal represents a use that is more compatible with the surrounding area. The proposed development is consistent with development to the east, which contains six sites with single and multi-family development, at densities averaging 7 units per acre, and ranging from 1 unit per acre (537 East K Avenue, a .53 acre lot with one residence) to 13 units per acre (641 East K Avenue, a .36 acre lot with 5 units). Surrounding development is primarily residential. The light industrial area to the north contains a mini-storage facility that does not produce impacts that would affect the proposed development.

Furthermore, the overall cohesive development pattern of the multi-family project has placed the buildings throughout the site in a manner that facilitates safe internal vehicular circulation, provides driveway access widths to facilitate emergency personnel vehicles on-site, and locates on-site amenities (primarily outdoor seating and open space areas) in an accessible area for the

¹ Gov. Code Section 65589.5(j)(1).

benefit and convenience of residences within this development. The project layout provides for the best and highest utilization of the site and provides for additional housing options that currently do not exist in the immediate area.

Access and Street Improvements

Right-of-way improvements shall comply with the city standards, including sidewalks, street lights, driveways, and landscaping along both frontages of the project site. No additional right-of-way shall be acquired as a part of the project.

The frontage improvements identified by the Engineering and Traffic Engineering Divisions are required as a condition of the development, which are defined in the site plan review comments, included here via Condition of Approval No. 1.

Setbacks/Trash Enclosure

Staff notes that when commercial development is proposed adjacent to residential zones, additional space is required between commercial buildings and the property boundaries shared with residential areas. Specifically, in the C-N Zone, commercial buildings must be set back a minimum 15 feet from residential areas. Additionally, the C-N Zone also requires a 15 foot front yard setback, which applies along East K Avenue.

The residential buildings meet all setback requirements of the C-N Zone. However, the applicant has placed the proposed trash enclosures within required setback areas: the northernmost trash enclosure at 10 feet, 4 inches from the front yard property boundary, and the southernmost trash enclosure within 5 feet of residentially zoned areas. In this instance, staff determined that given the residential nature of the project, the standards of VMC Chapter 17.16 (Multi-family Residential Zones) should be applied. The following standards (with emphasis added) would permit the trash enclosures to remain as proposed based on the following:

- VMC Section 17.16.130 (Trash enclosures) – Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review staff. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property.
- VMC Section 17.16.090.B (Rear yard – Accessory Structures) – Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

The proposed trash enclosure locations allow for the applicant to comply with State requirements to provide enclosures for trash, recycling, and organics, and also allow for safe circulation of solid waste vehicles through the site. Block walls placed along the southern and eastern project site boundaries will ensure reduced impacts from noise. Lastly, proposed locations would place the enclosures well away from any existing residences, with the closest residence approximately 43 feet away from the northernmost trash enclosure.

Building Elevations

Exhibit "C" displays the proposed building elevations for the multi-family development. Development in the C-N Zone is limited to two-story heights per the General Plan Land Use Element. The project complies with this requirement. In multi-family zones, when a multi-family project adjoins a single-family residential site, the second and subsequent stories shall be designed to limit visibility from the second story to the single-family residential site. The areas to the south are zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area). Per the elevations provided in Exhibit "C", no windows would be placed on the southern exterior facing R-1 Zoned areas. For the building exteriors facing east towards multi-family zones, the 56-foot distance between the development and existing residential buildings reduces privacy concerns and far exceeds typical side yard setbacks for the multi-family zone (typically 5-10 feet).

Fencing

The Zoning Ordinance permits a wrought iron fence up to seven feet in height along the front or side property lines or within the front or street side setback areas of multi-family uses per VMC Section 17.36.040.B. Although the site is zoned C-N, the applicant proposes to add a 7 foot tall wrought iron fence along the project site street frontages. Again, because of the nature of the development, staff recommends that the applicant be permitted to apply this multi-family zone provision to the project. Staff recommends the addition of Condition of Approval No. 4 requiring all wrought iron fencing to comply with the requirements as provided in Visalia Municipal Code Section 17.36.040.B. In addition, staff has also included language in Condition No. 4 requiring the height of the proposed block walls along the east and south property lines to be 7-feet in height, as measured from the adjacent grade.

Lighting

Based on proximity of the use to single family residences, staff initially requested that the applicant submit a Photometric Plan, to verify that lighting impacts would not be produced. The applicant was unable to provide a plan with the CUP submittal. As such, staff recommends the addition of Condition No. 5, requiring that the applicant submit a Photometric Plan with the Building Permit submittal. The plan shall verify that no more than 0.5 foot candles shall be produced at property lines, thereby reducing potential lighting impacts on adjacent properties.

Good Neighbor Policies and Management and Maintenance Standards

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

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project, staff recommends Condition of Approval No. 5 be adopted. This condition requires that management and maintenance conditions be included as a part of the conditional use permit. Among the recommended conditions is 24-hour availability for Visalia Police Department to Maintenance and/or Management staff. Maintenance and Management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

Environmental Review

This project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new in-fill development projects (Categorical Exemption No. 2025-26).

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Housing Element, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-26).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-286 – 1.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit “A”, floor plan in Exhibit “B”, building elevations in Exhibit “C”, landscaping plan in Exhibit “D”, and operational statement in Exhibit “E”.
3. That the owner/operator(s) of the multiple family residential units shall enter into an operational management plan in a form approved by the City for the long term maintenance and management of the development. The plan shall be subject to the following conditions:

A. Maintenance and Operations

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

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

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

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

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

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

4. That all wrought iron fencing proposed along the front yard (i.e., K Avenue) and street side yard (i.e., Santa Fe Street) shall comply with the requirements of Visalia Municipal Code Section 17.36.040.B. The height of the proposed block walls along the east and south property lines shall be 7-feet in height and shall be measured from the adjacent grade.
5. That a Photometric Plan shall be submitted with the Building Permit submittal. The plan shall verify that no more than 0.5 foot candles shall be produced at property lines.
6. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2025-36
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plans
- Exhibit "C" – Building Elevations
- Exhibit "D" – Landscape Plans
- Exhibit "E" – Operational Statement
- Site Plan Review No. 2024-286 – 1 Comments
- Categorical Exemption No. 2025-26
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

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

Visalia General Plan

Land Use Element

LU-P-67 Update the Zoning Ordinance to reflect the Neighborhood Commercial designation on the Land Use Diagram, intended for small-scale commercial development that primarily serves surrounding residential areas, wherein small office uses as well as horizontal or vertical residential mixed use are also supported. Provide standards to ensure that neighborhood commercial uses are economically-viable and also integrated into neighborhoods, with multimodal access and context-sensitive design.

Neighborhood Commercial development shall be subject to design review and public input. If residential uses are included, density should be 10 to 15 dwelling units per gross acre (emphasis added). Shopping centers in Neighborhood Commercial areas shall have the following characteristics:

- Anchored by a grocery store or similar business offering fresh produce, poultry, fish and meat;
- Include smaller in-line stores of less than 10,000 square feet;
- Total size of 5 to 12 acres or as shown on the Land Use Diagram; and
- Integrated with surrounding neighborhood uses in terms of design, with negative impacts minimized.
- Located no closer than one mile from other General Plan-designated Neighborhood Commercial or Community Commercial locations, or from existing grocery stores.
- No individual tenant shall be larger than 40,000 square feet in size.

Standards for Neighborhood Commercial development also shall require design measures that create a walkable environment and require local street and pedestrian connections. Alterations and additions in existing nonconforming centers may be permitted, subject to design review and conditions of approval to minimize neighborhood impacts.

LU-P-72 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

Housing Element

HE Policy 1.1: The City shall ensure that sufficient land is available and zoned at a range of residential densities to accommodate the City's regional share of new construction housing.

HE Policy 1.7: The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.

HE Policy 6.3: The City shall promote quality design and appearance of all new multi-family units so that they add value to the community's built environment and reduce potential for community objection.

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

Visalia Municipal Code

Chapter 17.18

Commercial Zones

17.18.060 Development standards in the C-N zone.

The following development standards shall apply to property located in the C-N 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 (except where a building is located on rear property line);
 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;
 6. Street side on corner lot: ten (10) feet.
- (Ord. 2024-07 § 7 (part), 2024: 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. 2025-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-19, A REQUEST BY RANDY TELLALIAN TO DEVELOP A 13-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT WITH AN ADDITIONAL ACCESSORY DWELLING UNIT, ON A 38,057 SQUARE FOOT / 0.87-ACRE PARCEL IN THE C-N (NEIGHBORHOOD COMMERCIAL) ZONE. THE PROJECT SITE IS LOCATED AT THE SOUTHEAST CORNER OF EAST K AVENUE AND SOUTH SANTA FE STREET (APN: 123-122-023).

WHEREAS, Conditional Use Permit No. 2025-19, is a request by Randy Tellalian to develop a 13-unit multifamily residential development with an additional Accessory Dwelling Unit, on a 38,057 square foot / 0.87-acre parcel in the C-N (Neighborhood Commercial) Zone. The project site is located at the southeast corner of East K Avenue and South Santa Fe Street (APN: 123-122-023); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 24, 2025; 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, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan, Housing Element, and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-26).

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

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2024-286 – 1.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit “A”, floor plan in Exhibit “B”, building elevations in Exhibit “C”, landscaping plan in Exhibit “D”, and operational statement in Exhibit “E”.
3. That the owner/operator(s) of the multiple family residential units shall enter into an operational management plan in a form approved by the City for the long term maintenance and management of the development. The plan shall be subject to the following conditions:

A. Maintenance and Operations

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

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

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

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

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
4. That all wrought iron fencing proposed along the front yard (i.e., K Avenue) and street side yard (i.e., Santa Fe Street) shall comply with the requirements of Visalia Municipal Code Section 17.36.040.B. The height of the proposed block walls along the east and south property lines shall be 7-feet in height and shall be measured from the adjacent grade.
 5. That a Photometric Plan shall be submitted with the Building Permit submittal. The plan shall verify that no more than 0.5 foot candles shall be produced at property lines.
 6. That all applicable federal, state, regional, and city policies and ordinances be met.



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PREPARED BY:

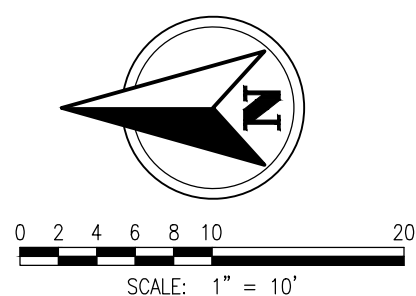


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ENGINEERING & SURVEYING

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Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



OPEN SPACE / PARKING LOT LANDSCAPE

- | |
|--|
| <ul style="list-style-type: none"> - 38,333 s.f. (Gross Area) - 7,682 s.f. (Building Area) - 13,905 s.f. (Parking Area) |
| <ul style="list-style-type: none"> - 7,013 s.f. (Open Space) 7,013 / 38,333 = 18% - Open Space 2,325 / 13,905 = 17% - Parking Lot Landscape |

PROJECT DATA:

- 0.88 Ac. Gross / 0.87 Ac. Net
- (13) - 2 Bdrm Units - 964 S.F. Each
- (1) - 2 Bdrm Unit - 964 S.F. ADU
- 23 Spaces Required (1.75 / Unit)
- 23 Spaces Provided Includ. (1) ADA Van Accessible and (1) EV Capable ADA and (8) EVCS Spaces

Current Zoning: C-N (Neighborhood-Comm.)
Proposed Zoning: R-3 (Multi-Family)

Flood Zone 'X'

A.P.N. 123-122-023

UTILITY PROVIDERS:

Water - City of Visalia
Sewer - City of Visalia
Storm Drain - City of Visalia
Electric - Edison Electric
Cable TV - Spectrum

PRELIMINARY SITE PLAN FOR

'K' STREET LANDING

507 East 'K' Avenue

A.P.N. 123-122-023

SHEET CONTENTS

- Preliminary Site Plan
- .
- .
- .
- .

PREPARED FOR:

'K' Street Landing
Attn.: Randy Tellalian
5436 W. Mission Avenue
Visalia, CA 93277
Ph.: (559) 936-0475

PROJECT DATA:

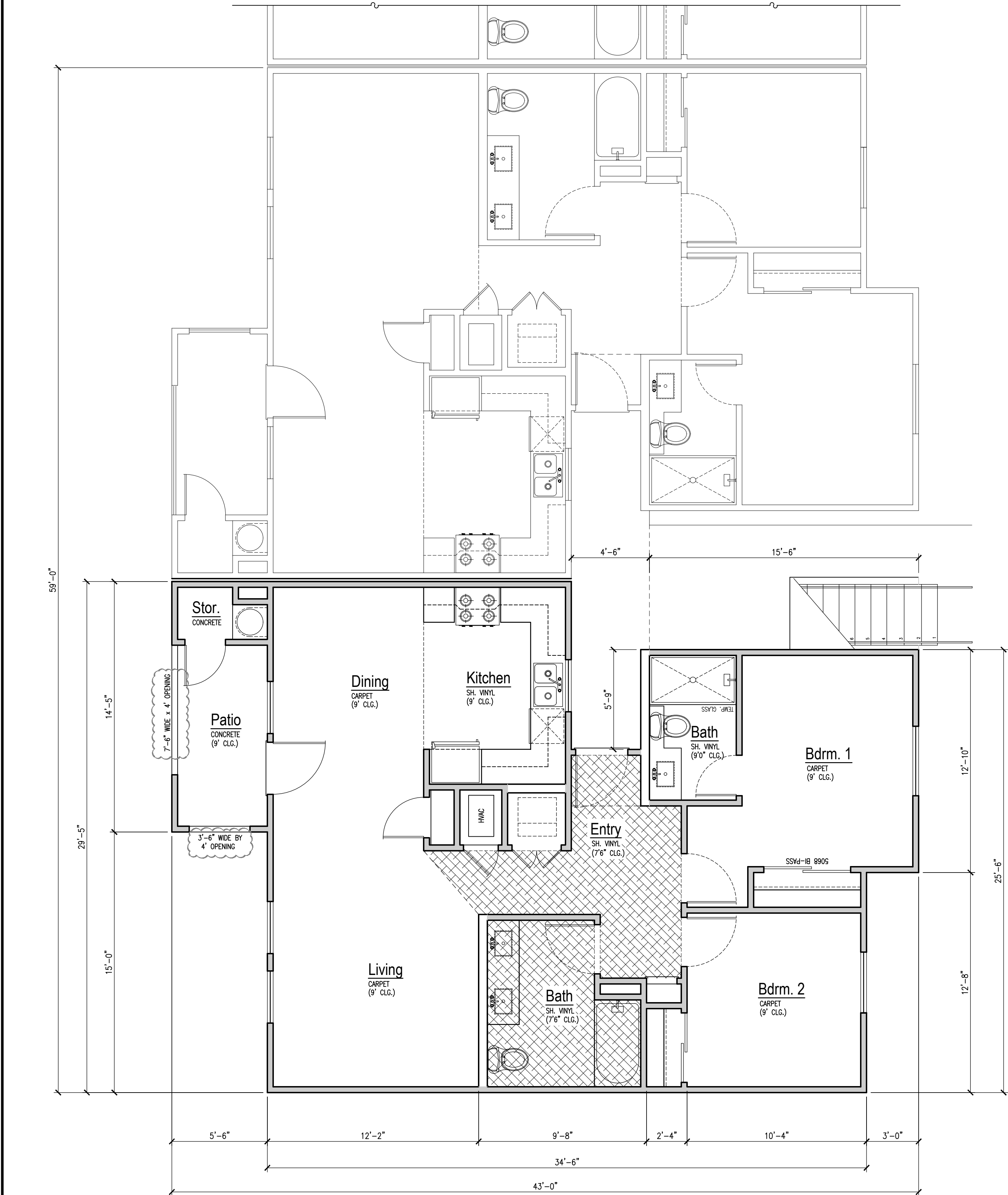
Date: May 28, 2025

Scale: As Shown

Drawn By: Rick / Cesar

Job. No.: 25-021

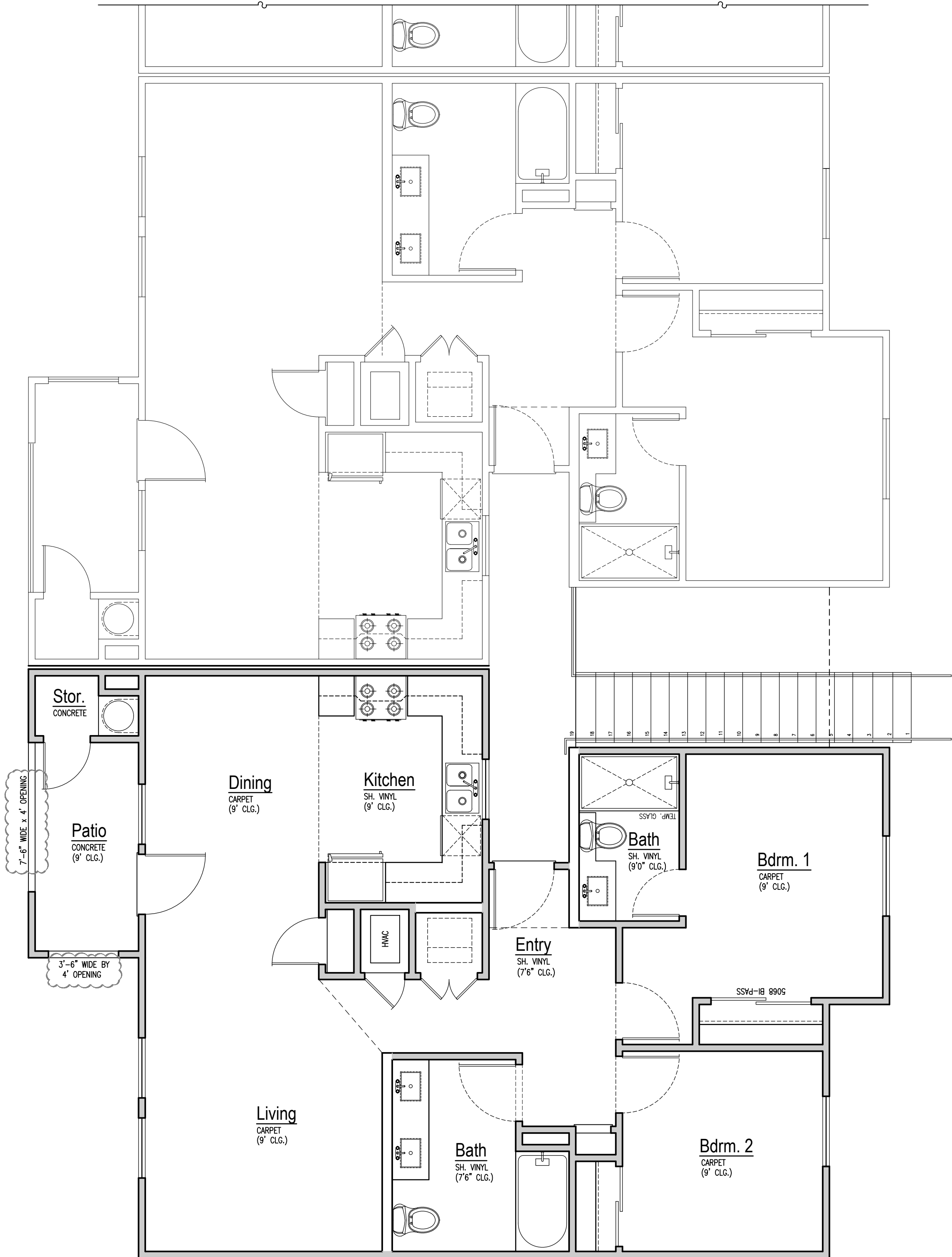
SHEET NUMBER



1 FIRST FLOOR PLAN

964 S.F.

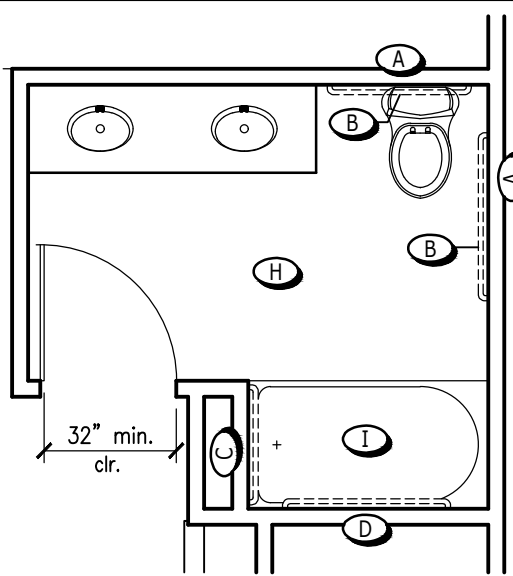
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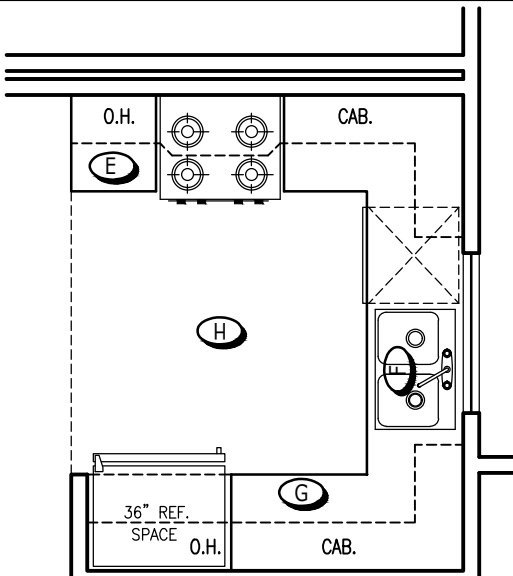
2 SECOND FLOOR PLAN

964 S.F.

SCALE: 1/4" = 1'-0"



BATHROOM
SCALE: 1/4" = 1'-0"



KITCHEN
SCALE: 1/4" = 1'-0"

TYPICAL A.D.A. COMPLIANCE

ALL FIRST FLOOR UNITS REQUIRED TO BE HANDICAP ACCESSIBLE. SEE SHEETS ADA-1 FOR A.D.A. COMPLIANCE MINIMUM REQUIREMENTS (NOTES & DETAILS).

KEYNOTE LEGEND:

A.D.A. COMPLIANCE REQUIREMENTS

- (A) PROVIDE STRUCTURAL REINFORCEMENT BACKING CAPABLE OF SUPPORTING AT LEAST 250 POUND LOAD.
- (B) 42" AND 36" LONG X 1 1/4" TO 1 1/2" DIAMETER HORIZONTAL GRAB BAR WITH HEIGHT BETWEEN 33" TO 36" ABOVE FINISHED FLOOR.
- (C) PROVIDE 24" WIDE STRUCTURAL REINFORCEMENT BACKING ON EACH END OF THE TUB CAPABLE OF SUPPORTING AT LEAST A 250 POUND LOAD.
- (D) PROVIDE 48" WIDE STRUCTURAL REINFORCEMENT BACKING ON BACK SIDE OF THE TUB CAPABLE OF SUPPORTING AT LEAST A 250 POUND LOAD.
- (E) PROVIDE MIN. 15" WIDE BREADBOARDS (OPTIONAL).
- (F) PROVIDE AT LEAST 30" WIDE COUNTERTOP FOR KITCHEN SINK, IT SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28" ABOVE FINISHED FLOOR.
- (G) PROVIDE AT LEAST 30" WIDE COUNTERTOP FOR WORKSPACE, IT SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28" ABOVE FINISHED FLOOR.
- (H) PROVIDE MIN. 30" X 48" CLEAR FLOOR SPACE. SEE ACCESSIBLE CLEAR SPACE PLAN ON SHEET S2.1
- (I) BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.

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Fax: (209) 722-3254

No.	Date	Description
1		

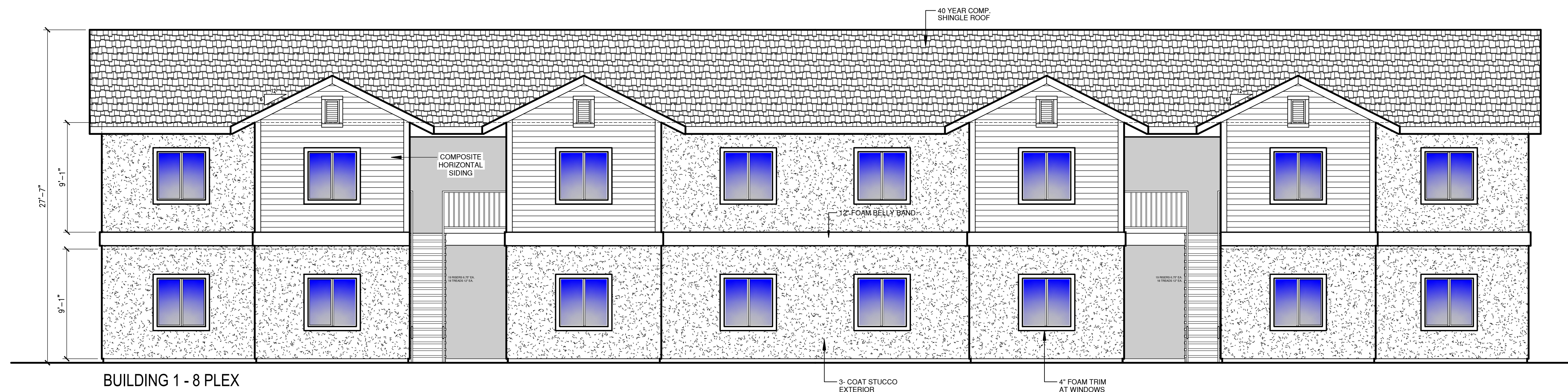
It is the clients responsibility prior to or during construction to verify the designer is relying on only pertinent data or information in the plans and specifications or which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Neither the designer nor the contractor shall be responsible for any errors or omissions, and shall be relieved from the designer prior to the client or clients representative proceeding with the work. The client will be responsible for any errors in construction if these provisions are not followed.

PRELIMINARY SITE PLAN FOR
'K' STREET LANDING
507 East 'K' Avenue
A.P.N. 123-122-023

ENGINEER

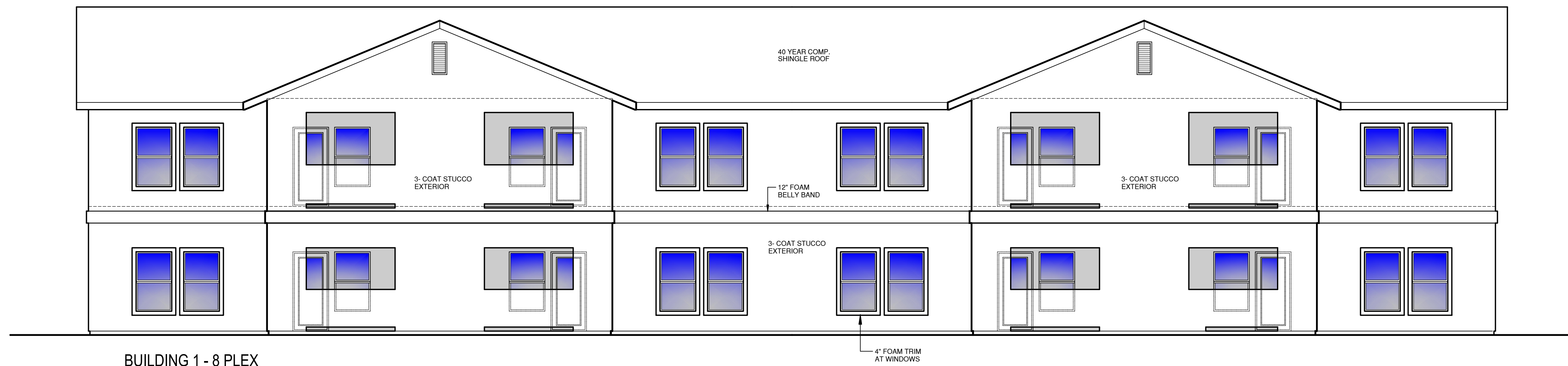
SHEET CONTENTS:	
- First Floor Plan	
- Second Floor Plan	
PREPARED FOR:	
'K' Street Landing	
Attn.: Randy Tellalian	
5436 W. Mission Avenue	
Visalia, CA 93277	
Ph.: (559) 936-0475	
PROJECT DATA:	
Date:	May 28, 2025
Scale:	As Shown
Drawn By:	Rick / Cesar
Job No.:	25-021
SHEET NUMBER:	

EXHIBIT "C"



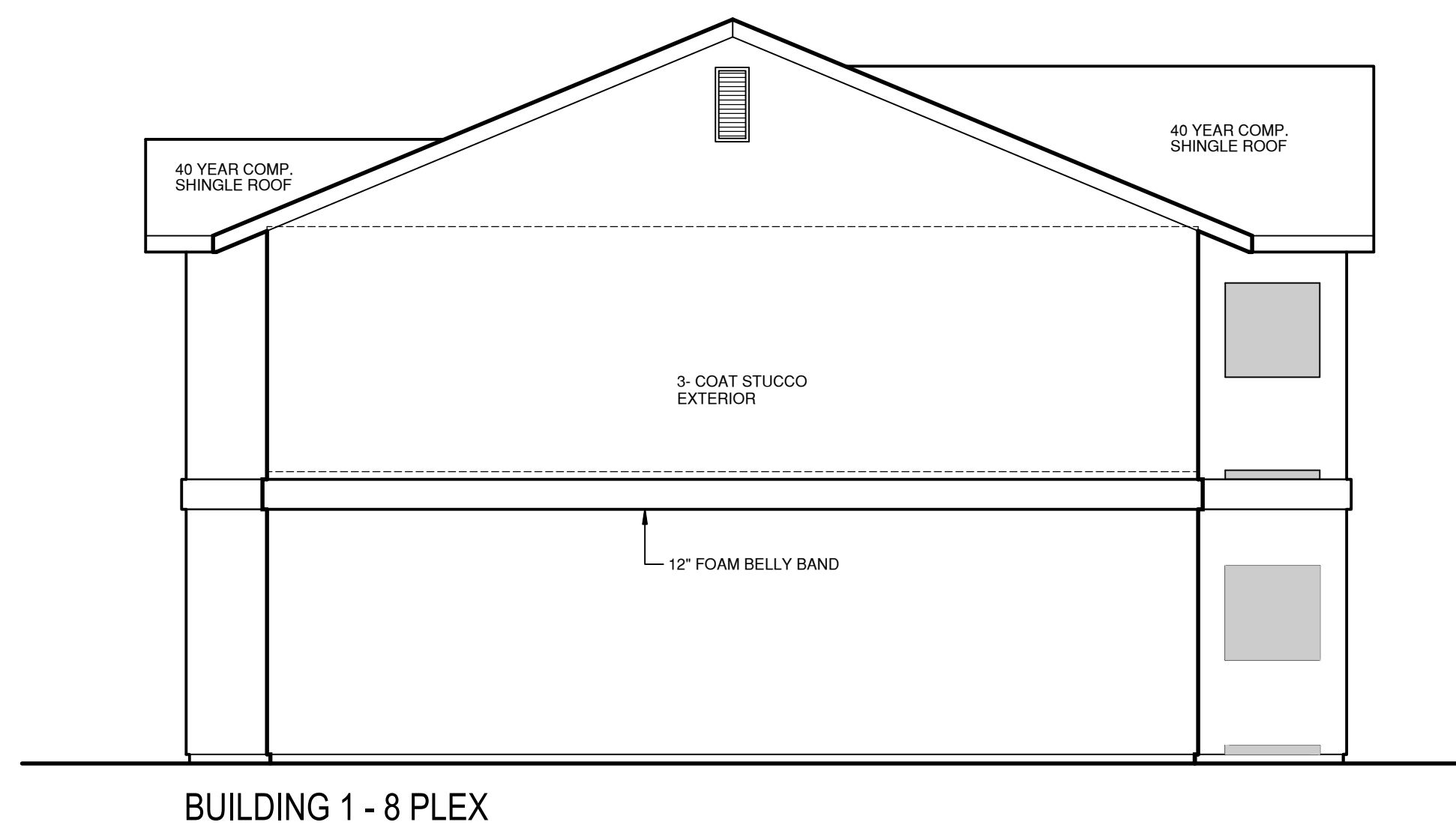
1 EAST ELEVATION

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

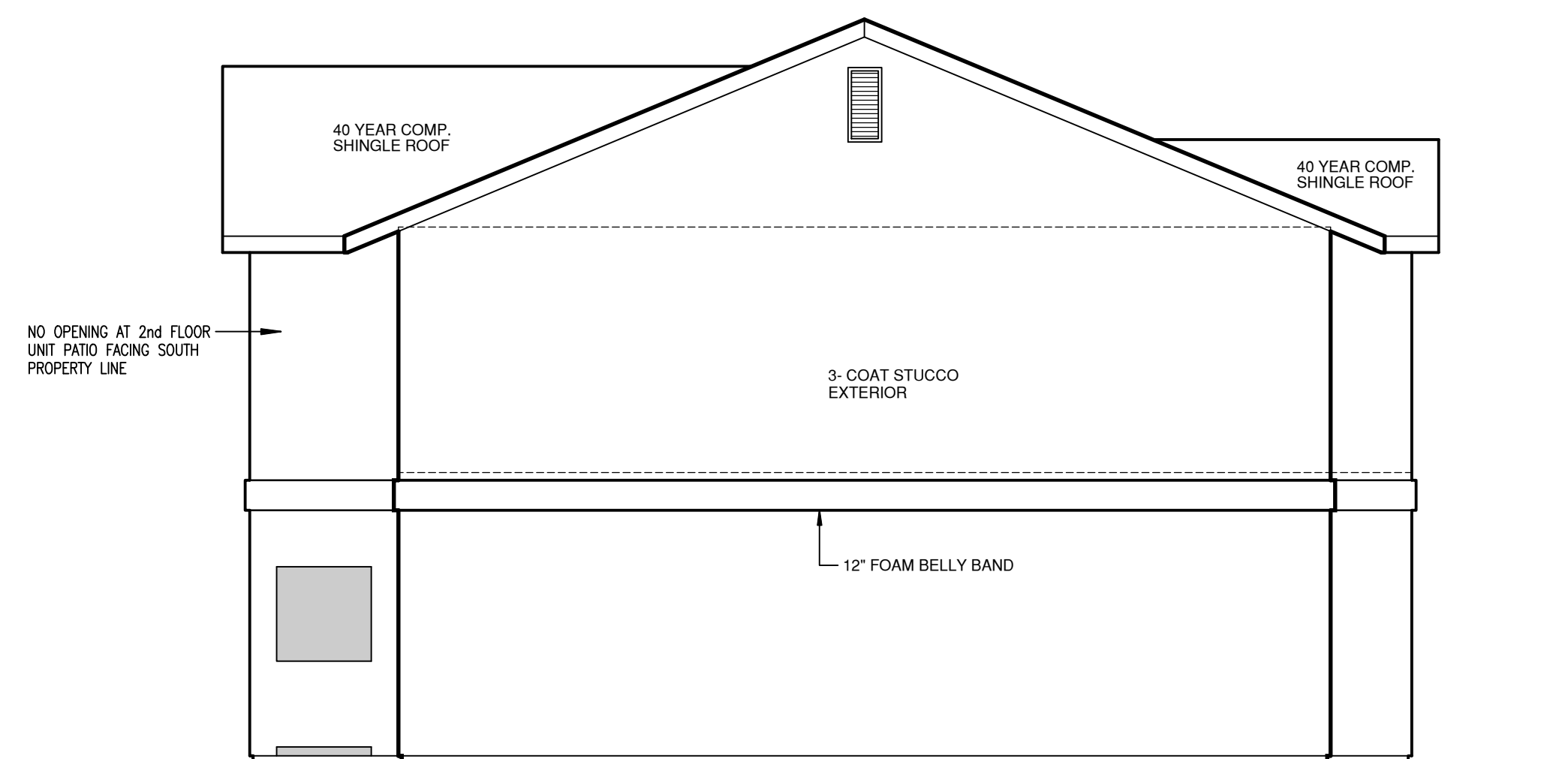


2 WEST ELEVATION

SCALE: $3/16" = 1'-0"$



3 NORTH ELEVATION



4 SOUTH ELEVATION

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

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No.	Date	Description
1	9-22-2014	PLAN CHECK #1 REVISIONS

It is the clients responsibility prior to or during construction to ratify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PRELIMINARY SITE PLAN FOR
'K' STREET LANDING
507 East 'K' Avenue
A.P.N. 123-122-023

ENGINEER

SHEET CONTENTS:

- Building 1 Elevations
- .
- .
- .
- .

PREPARED FOR:

'K' Street Landing
Attn.: Randy Tellalian
5436 W. Mission Avenue
Visalia, CA 93277
Ph.: (559) 936-0475

PROJECT DATA:

Date: May 28, 2025

Scale: As Shown

Drawn By: Rick / Cesar

Job. No.: 25-021

SHEET NUMBER

3

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It is the clients responsibility prior to or during construction to notify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these recommendations are not followed.



4" FOAM TRIM
AT WINDOWS

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

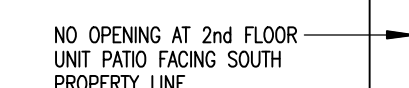


4" FOAM TRIM
AT WINDOWS

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



12" FOAM BELLY BAND



3- COAT STUCCO
EXTERIOR

3- COAT STUCCO
EXTERIOR

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

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

507 East 'K' Avenue
A.P.N. 123-122-023

ENGINEER

SHEET CONTENTS:

- Building 2 Elevations
- .
- .
- .
- .

PREPARED FOR:

'K' Street Landing
Attn.: Randy Tellalian
5436 W. Mission Avenue
Visalia, CA 93277
Ph.: (559) 936-0475

PROJECT DATA:

Date: May 28, 2025

Scale: As Shown

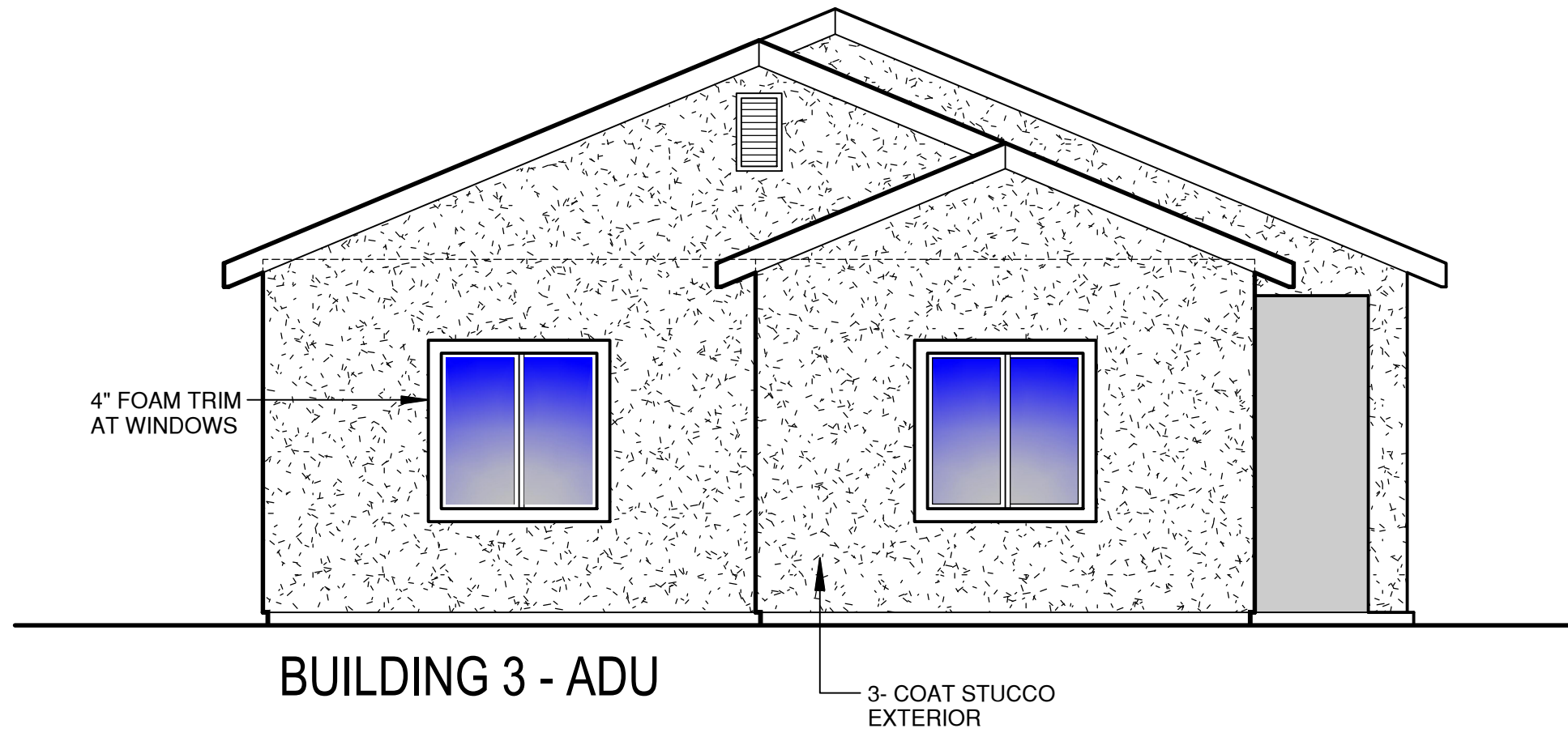
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Drawn By: Rick / Cesar

Job. No.: 25-021

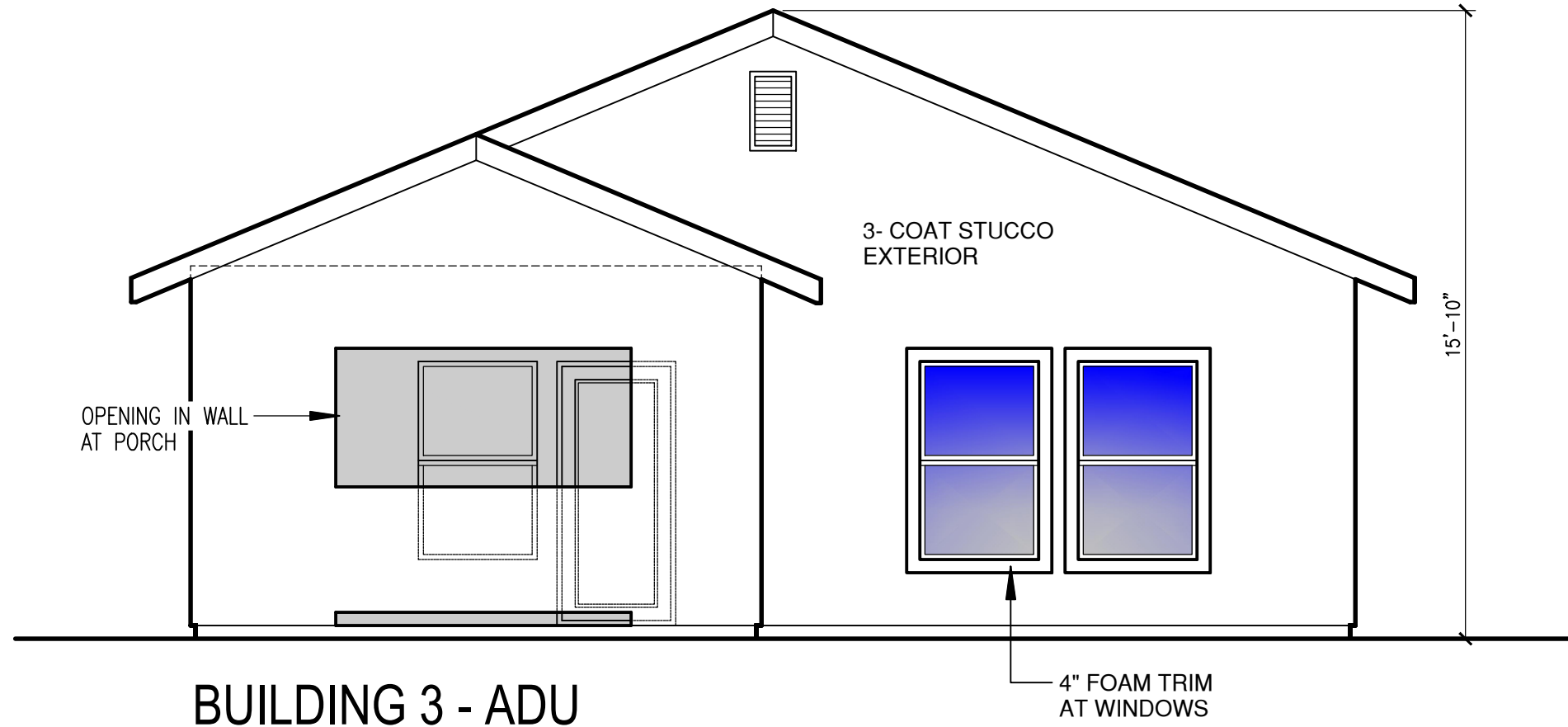
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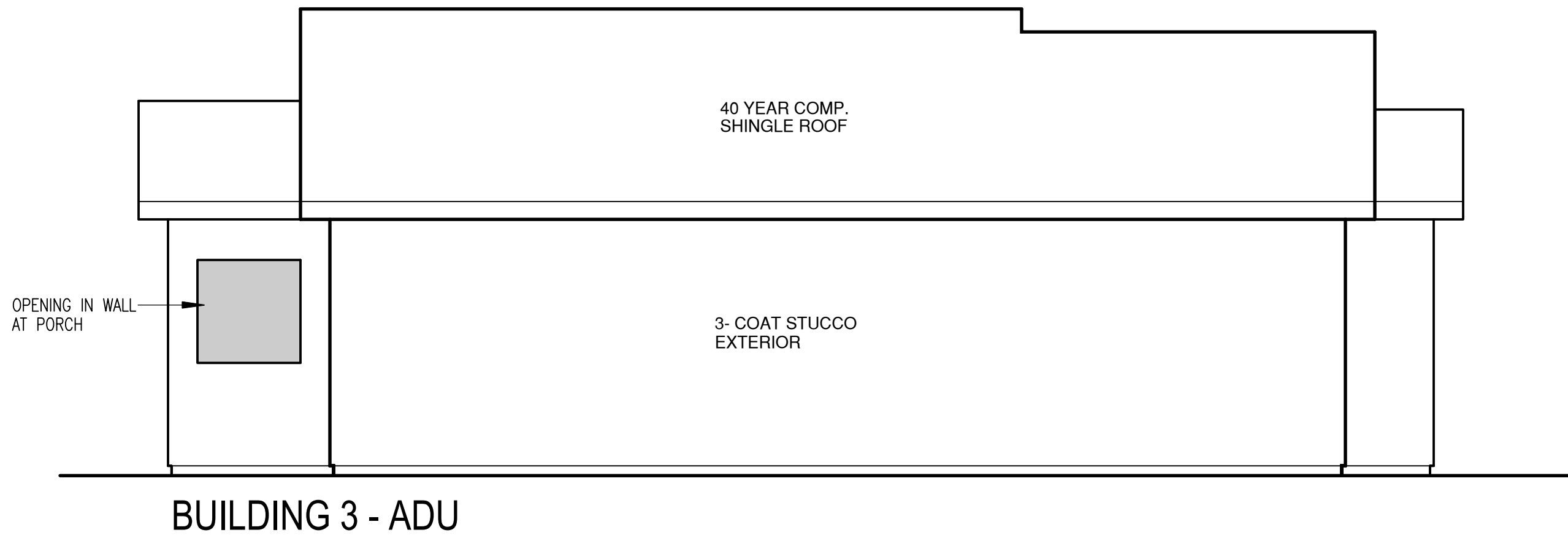
1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



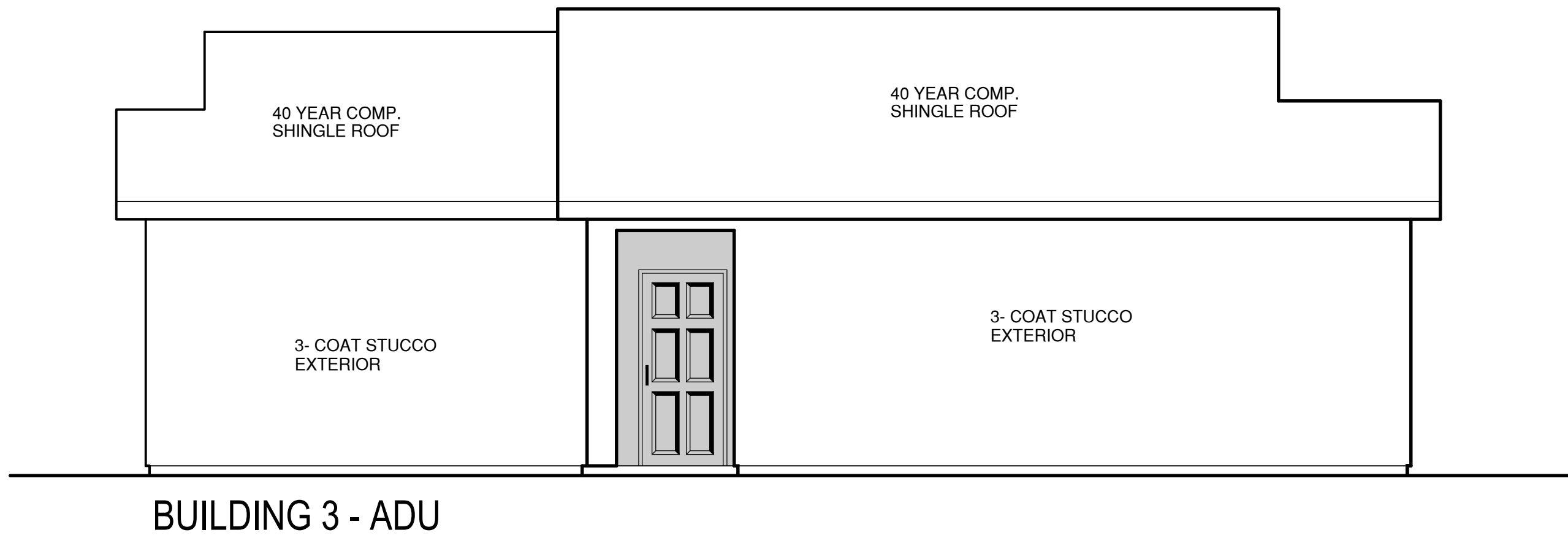
2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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No.	Date	Description
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10		

It is the client's responsibility prior to or during construction to verify the designer is willing to provide services or materials in the state and quantities at which a contractor reasonably knowledgeable with the building codes and materials of construction should reasonably be aware. Before installation, all materials and quantities should be verified with the client. The client will be responsible for any errors in construction of these drawings are not followed.

PRELIMINARY SITE PLAN FOR
'K' STREET LANDING
507 East 'K' Avenue
A.P.N. 123-122-023

ENGINEER

SHEET CONTENTS:

- Building 3 Elevations
-
-
-
-
-

PREPARED FOR:

'K' Street Landing
Attn.: Randy Tellalian
5436 W. Mission Avenue
Visalia, CA 93277
Ph.: (559) 936-0475

PROJECT DATA:

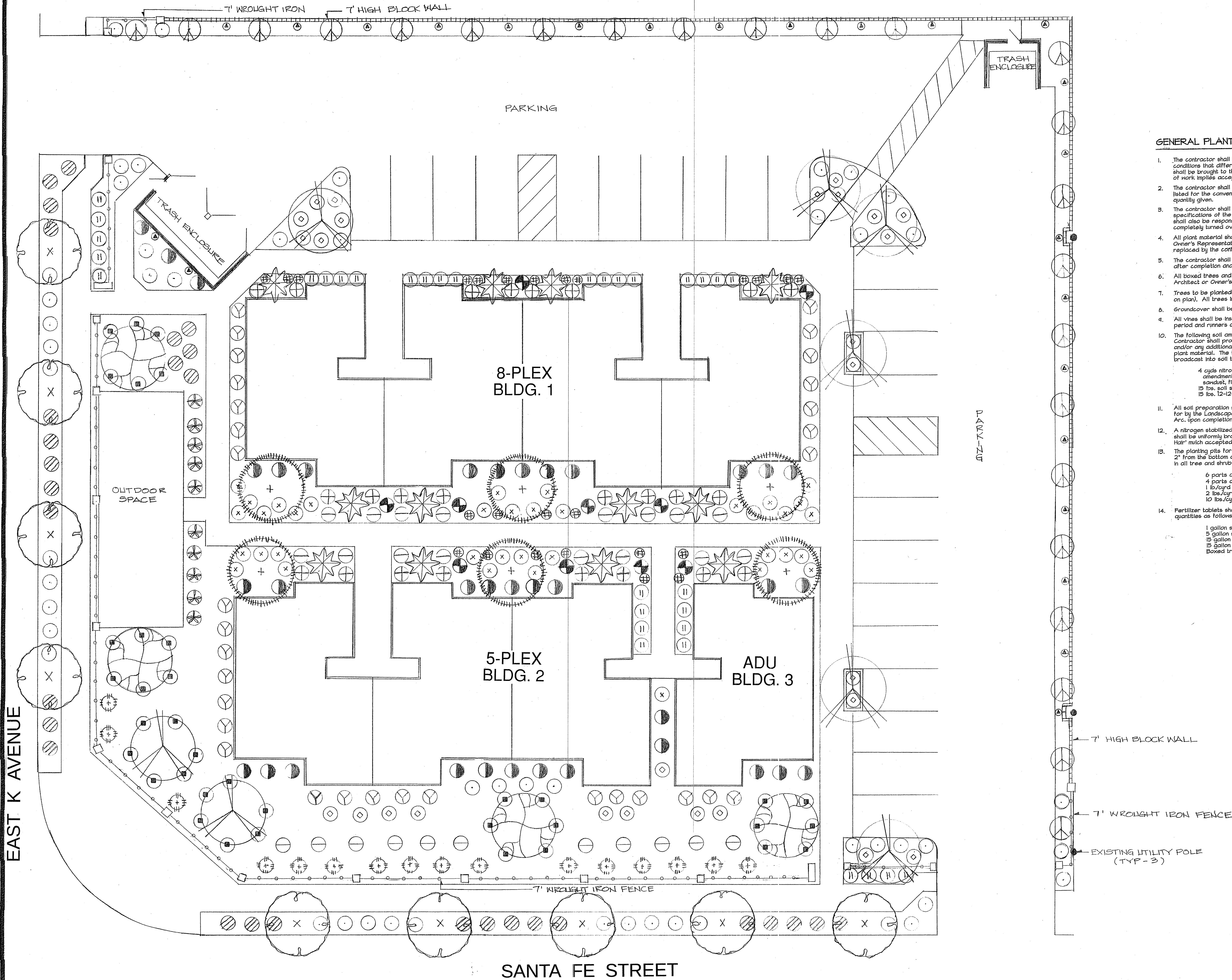
Date: May 28, 2025

Scale: As Shown

Drawn By: Rick / Cesar

Job No.: 25-021

SHEET NUMBER:



GENERAL PLANTING NOTES

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will effect the installation process shall be brought to the attention of the Owner or Land. Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, fertilizer, stakes, and sod. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- The contractor shall include in the bid for a continued maintenance period of sixty (60) days after completion and acceptance of the project by the Owner or Owner's Rep.
- All boxed trees and specimen shrubs shall be subject to approval by the Landscape Architect or Owner's Rep.
- Trees to be planted a min. of 3'-0" from edge of paving or walls (unless otherwise stated on plan). All trees in a formal group or in a row shall be matching in size and shape.
- Groundcover shall be installed continuous under all shrub masses unless otherwise noted.
- All vines shall be installed with the nursery stakes and removed after 60 day maintenance period and runners attached to the adjacent wall.
- The following soil amendments specified are for bidding purposes only. The Landscape Contractor shall provide for a Soil Agronomy Report from an approved soils laboratory and/or any additional specifications provided by the Land. Arch. prior to installation of the plant material. The following amendments shall be incorporated into all planting pits and broadcast into soil to depth of 12" by means of a rototiller or equal per 1000 square feet.

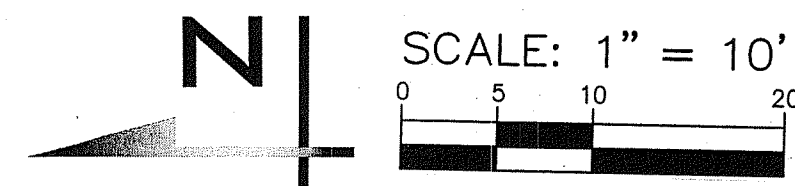
4 cycle nitrogen stabilized organic amendment derived from redwood sand/dust, fir sand/dust or cedar sand/dust.
15 lbs. soil sulfur
15 lbs. 12-12-12 fertilizer
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land. Arch. upon completion.
- A nitrogen stabilized commercial-grade shredded bark mulch with maximum 3/4" dia. chip size shall be uniformly broadcast over all shrub areas (not turf) to a depth of 2", no 'Gomilla Hair' mulch accepted.
- The planting pits for boxed trees shall be excavated twice the diameter of the rootball and 2" from the bottom of the rootball to the bottom of the planting pit. The backfill mix for use in all tree and shrub pits shall consist of the following:

6 parts on-site soil
4 parts organic amendment (above)
1 1/2 yd of mix 12-12-12 commercial fertilizer
2 lbs./yd of mix Iron Sulfate
10 lbs./yd of mix Agricultural gypsum
- Fertilizer tablets shall be agriform, 12 gram tablets (20-10-5) placed in all planting pits in quantities as follows:

1 gallon shrubs 1 tablet
5 gallon shrubs 3 tablets
15 gallon shrubs 4 tablets
15 gallon trees 5 tablets
Boxed trees 1 per 4" of box size

EAST K AVENUE

SANTA FE STREET



"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

B. M. M. M.
Signature



REVISIONS	BY
OCT. 16, 2025	BM

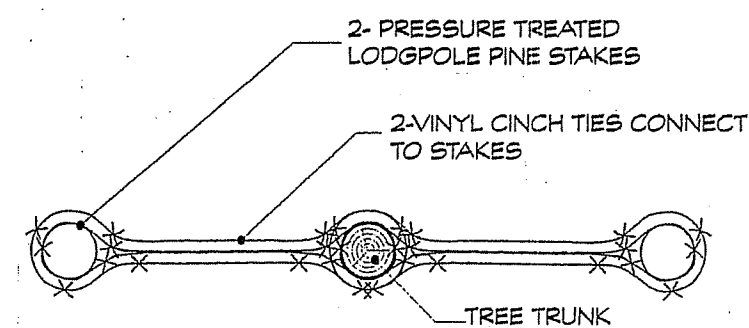
QLC
QUALITY LANDSCAPE
CONSTRUCTION INC.
OLSEN | SWANSON | LUCAS
COMMERCIAL & RESIDENTIAL LANDSCAPE ARCHITECTURE
4055A E. Walnut Ave., Visalia, CA 93292 (559) 732-1888 Fax: 559-732-1211

PRELIMINARY SITE PLAN FOR
"K" STREET LANDING
507 East "K" Avenue

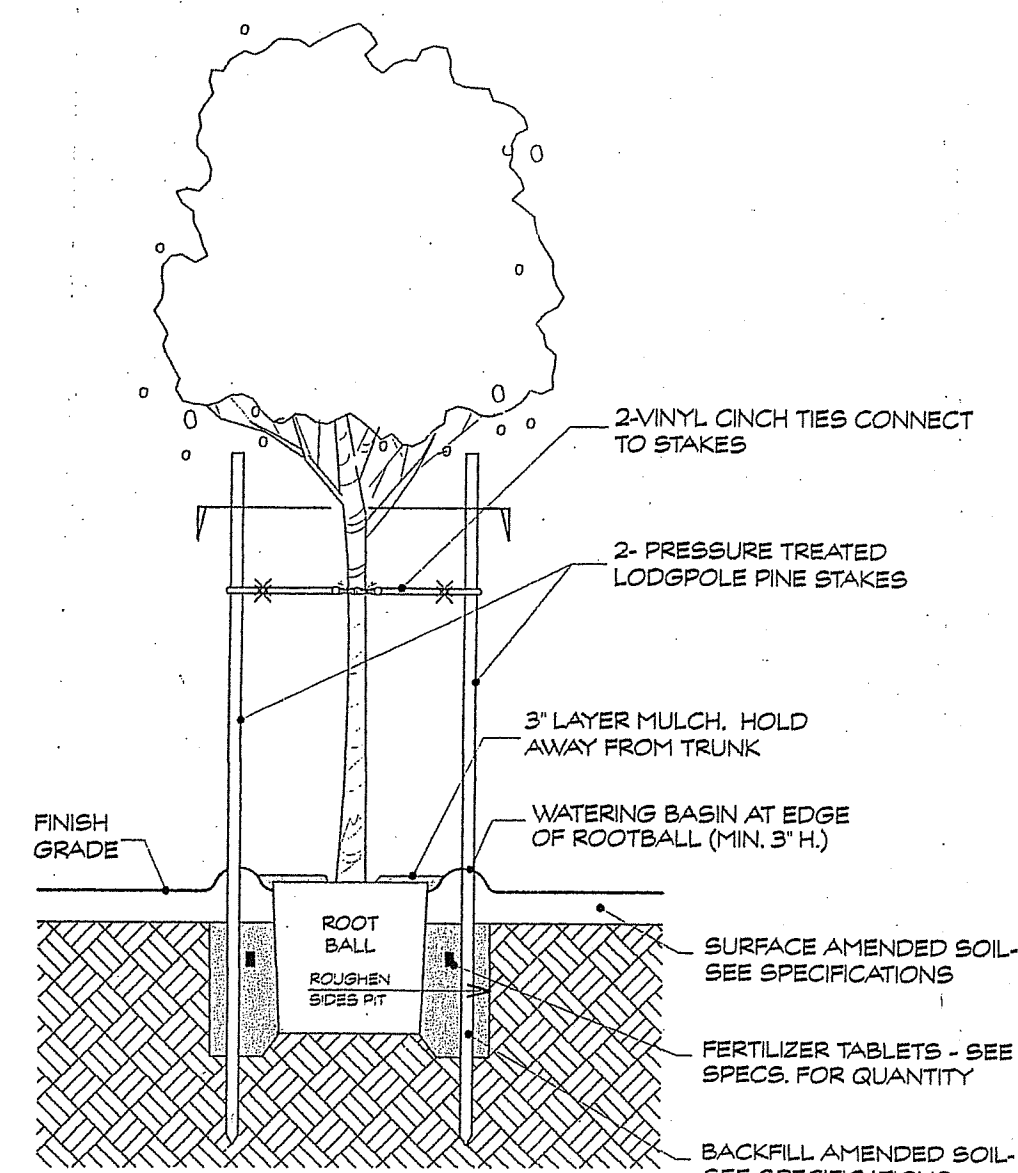
DRAWN BM
CHECKED
DATE AUG. 5, 2025
SCALE 1"=10'-0"
JOB NO. APN 123-122-023
SHEET
LANDSCAPE
OF SHEETS

LANDSCAPE LEGEND

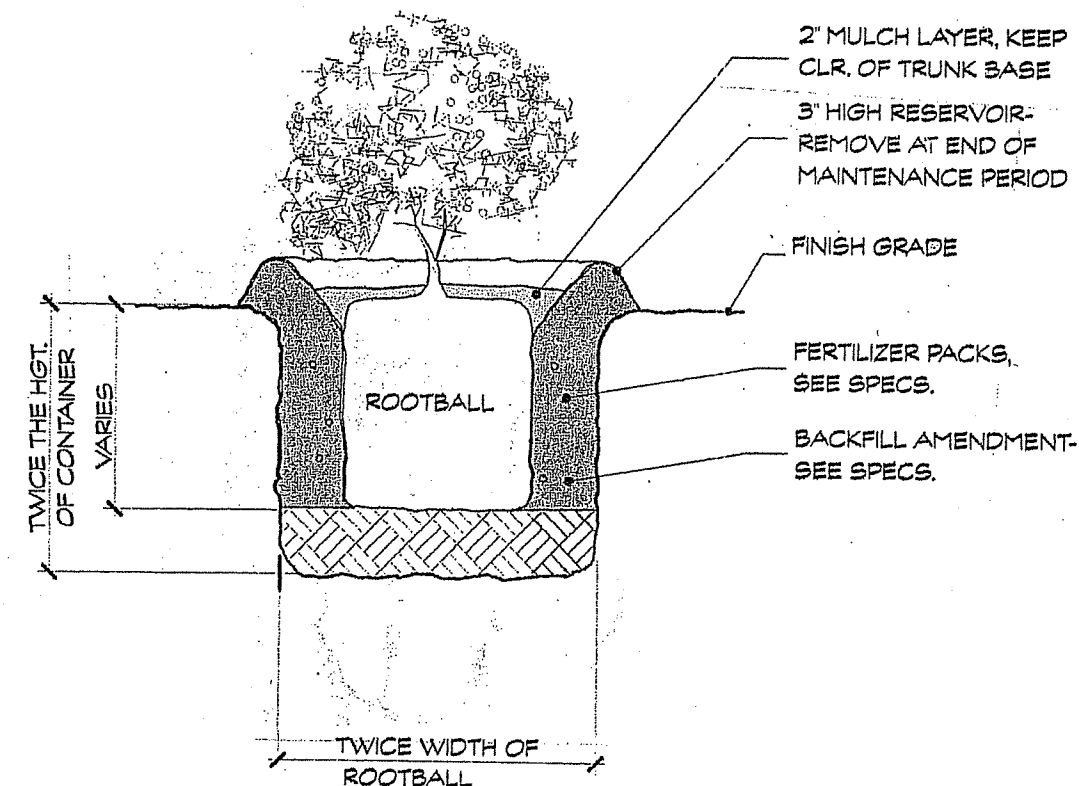
SYM	DESCRIPTION		SIZE	QTY	WILDCO
	Acer plantatum	Red Japanese Maple	15gal	6	M
	Laurus nobilis	Sweet bay	15gal	9	L
	Magnolia grandiflora 'Little Gem'	Magnolia	15gal	4	M
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	15gal	8	L
	Agapanthus africanus	Lilly of the Nile	1gal	38	M
	Anigoganthos x 'Eushbaby'	Kangaroo Paw	1gal	36	L
	Cistus x purpureus	Orchard Rockrose	5gal	16	L
	Cycas revoluta	Sago Palm	10gal	12	M
	Pietes iridioides	Fortnight Lily	1gal	28	L
	Dodonea viscosa 'purpurea'	Purple Hopsad Bush	5gal	36	L
	Elaeagnus decipiens	Japanese Blueberry	5gal	23	L
	Lantana montevidensis	Lantana	1gal	52	L
	Muhlenbergia capillaris	Pink Muhly Grass	5gal	10	L
	Myoporum parvifolium	Myoporum	1gal	36	L
	Nandina domestica 'Nana'	Heavenly Bamboo	1gal	33	L
	Olea europaea 'Montra'	Little Olive Olive	5gal	24	VL
	Parthenocissus tricuspidata	Boston Ivy	5gal	24	M
	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5gal	32	L
	Senecio cineraria	Dusty Miller	1gal	25	L
	Strelitzia reginae	Dwarf Bird of Paradise	5gal	10	M
	Teucrium fruticans	Azure Bush Germander	5gal	28	L
3" Bark/mulch top dressing all shrub beds					



PLAN VIEW



- NOTES:
1. TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE WHEN TREE IS IN LEAF. DO NOT DRIVE STAKE THRU ROOT BALL.
 2. INSTALL TREES ROOTBALL 2" ABOVE FINISH GRADE



PROVIDE 24" DP LINER VINYL- RIBBED ROOT BARRIER 12 FT LONG, CENTERED ON EA. TREE @ BACK OF CURB/ GUTTER; 18" DP LINER VINYL- RIBBED ROOT BARRIER 12 FT LONG, CENTERED ON EA. TREE @ BACK OF WALK- WHEN TREE IS PLANTED WITHIN 10 FT, OR AS SHOWN ON PLANS. PROVIDE CONTINUOUS PANEL IF TREE SPACING EQUAL 20" OR LESS (REFER ALSO SPECS. PLANTING NOTE 15).

REVISIONS	BY
OCT. 16, 2025	BM

QLC
QUALITY LANDSCAPE
CONSTRUCTION INC.
OLSEN | SWANSON | LICE
559-733-1388
COMMERCIAL & RESIDENTIAL LANDSCAPE AND IRRIGATION
4055A E. Walnut Ave., Visalia, CA 93291 (559) 733-1311

PRELIMINARY SITE PLAN FOR
'K' STREET LANDING
507 East 'K' Avenue

DRAWN BM CHECKED
DATE AUG 5, 2025
SCALE N.T.S.
JOB NO. APN 123-122-023
SHEET DETAILS
OF SHEETS

EXHIBIT "E"

507 E. K STREET (APN: 123-122-023 – Site Plan 2024-286) 14 UNIT APARTMENTS OPERATING STATEMENT

Property sits at the S/E corner of “K” Street and Santa Fe Ave. in Visalia and is currently open ground. The layout has been planned with minimal intrusion to the 2 adjacent parcels consisting of 1 SFR each, far less than a commercial development would bring (current zoning).

OPEN SPACE/PARKING LOT LANDSCAPING

Gross Area: 38,333 SF

Building Area: 7,682 SF

Parking Area: 13,905 SF

Open Space: 7,013 SF

Parking Lot Landscaping: $2,325/13,905 = 17\%$

PROJECT DATA

.88 Ac. Gross/.87 Ac. Net

13 – 2 bd/2 bath units 964 SF each

1 2 bd/2 bath 964 ADU

23 parking spaces required (1.75/unit)

23 parking spaces provided including 1 ADA Van Accessible and 1 EV capable ADA
8 capable EVCS

Current Zoning: C-N (Neighborhood-Commercial)

Flood Zone “X”



April 8, 2025

Site Plan Review No. 2024-286-1:

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 the submittal of a Lot Line Adjustment, as stated on the attached Site Plan Review comments. You may now proceed with filing the LLA application to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **March 26, 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', is written over a light blue circular stamp.

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

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

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

MEETING DATE

March 26, 2025

SITE PLAN NO.

2024-286 – 1

PARCEL MAP NO.

SUBDIVISION

LOT LINE ADJUSTMENT NO.

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

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

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

☐ Planning

☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste

☐ Parks and Recreation

☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

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

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

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ CUP

☐ HISTORIC PRESERVATION

☐ OTHER – Lot Line Adjustment

☒ **ADDITIONAL COMMNTS:**

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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4031; cristobal.carrillo@visalia.city

Date: March 26, 2025

SITE PLAN NO: 2024-286 – 1
PROJECT TITLE: 16 unit multifamily development
DESCRIPTION: A proposal for a 16 unit multifamily development on a corner lot
APPLICANT: Randy Ezras Tellalian
OWNER: Gurpreet Thandi and Randal Tellalian
LOCATION TITLE: 507 East K Avenue
APN TITLE: 123-122-023
ZONING: C-N (Neighborhood Commercial)
GENERAL PLAN: Neighborhood Commercial

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit (CUP)
- Building Permit

PROJECT SPECIFIC INFORMATION: March 26, 2025

1. Visalia Municipal Code (VMC) Use Table 17.25.030, Line R27 lists Residential Units as a conditionally permitted use in the C-N Zone. A CUP shall be required to establish the units in the C-N Zone.
2. The proposed density meets General Plan standards for Commercial Neighborhood sites.
3. A complete CUP application will include detailed exhibits of the following:
 - a. Operational Statement
 - b. Detailed Site Plan with all dimensions
 - c. Detailed Floor Plan
 - d. Building Elevations
 - e. Landscape Plan
 - f. Photometric Plan
4. The submittal needs to comply with the setbacks and development standards of the C-N zone as detailed in VMC Section 17.18.060.
5. Per the Visalia General Plan, the height of the structure shall not exceed two stories.
6. A 7-ft block wall shall be required along the east and south property boundary.
7. The wrought iron fence along the western and northern property boundaries shall be seven feet tall.
8. Note on the plan how the entrance gates will open and close.
9. Parking stalls shall not be located within the 10-foot side yard setback (Santa Fe Ave).
10. Landscape plans shall verify that a minimum 10% of the parking lot is landscaped. Comments from the January 8, 2025 Site Plan Review meeting incorrectly stated that 6% would be sufficient. However this is only applicable if there are 20 or less parking stalls provided.
11. 5% open space shall be provided and called out on the site plan and landscape plan. This shall include installation of amenities such as a playground, pool, BBQ area, etc.
12. It is highly recommended that tree wells be installed within the parking lot, to break up the consecutive parking stalls, and provide additional landscaping and shading within the parking lot.
13. Multiple story multi-family development shall be designed to limit visibility from the upper stories to abutting R-1-5 zoned sites to the south, consistent with VMC Section 17.16.100. Building elevations shall demonstrate how visibility will be limited and shall include ornamentation on all four sides.

14. Comply with the comments from the Solid Waste division.
15. The project shall comply with the City's Good Neighbor Policies, to include recordation of a Operational Manage Plan for the maintenance of the facility, to be recorded with the Tulare County Recorder prior to Building Permit issuance.
16. On street parking proposed along East K Avenue shall not be striped, and will not count towards fulfilling the onsite parking demand for the project.
17. Comply with all the requirements of the Traffic Engineering and Engineering Divisions.
18. Comply with all other comments, codes, and ordinances.

PROJECT SPECIFIC INFORMATION: January 8, 2025

1. Visalia Municipal Code (VMC) Use Table 17.25.030, Line R27 lists Residential Units as a conditionally permitted use in the C-N Zone.
2. A complete CUP application will include detailed exhibits of the following:
 - a. Operational Statement
 - b. Detailed Site Plan with all dimensions
 - c. Detailed Floor Plan
 - d. Building Elevations
 - e. Landscape Plan
 - f. Photometric Plan
3. The submittal needs to comply with the setbacks and development standards of the C-N zone as detailed in VMC Section 17.18.060.
4. A 7-ft block wall shall be required along the east and south property boundary.
5. Parking stalls shall not be located within the 10-foot side yard setback (Santa Fe Ave).
6. Landscape plans shall verify that a minimum 6% of the parking lot is landscaped.
7. 5% open space area to be shown outside of the front and street side setback areas.
8. Multiple story multi-family development shall be designed to limit visibility from the upper stories to abutting R-1 sites, consistent with VMC 17.16.100. Building elevations shall demonstrate how visibility will be limited and shall include ornamentation on all four sides.
9. Number of units proposed on site exceeds density limits within the zone. Site area is approximately 0.87 acres, therefore project must have a minimum of 8 units and a maximum of 13 units. The number of units shall be decreased, or applicant may submit preliminary proposal requesting density bonus incentive per VMC 17.32.170 and Government Code 65915, project must be deed restricted. Housing that is deed-restricted to seniors can have up to a 20% density bonus, and housing restricted to lower income households can have up to a 35% density bonus.
10. Comply with the comments from the Solid Waste division.
11. Comply with all other comments, codes, and ordinances.

Note:

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

Sections of the Municipal Code to review:

- **17.16.190 Model Good Neighbor Policies**
- **17.18.060 Development Standards in the C-N zone**
- **17.32.080 Maintenance of landscaped areas**
- **17.32.170 Lower and Very Low-Income Households and for Senior Housing**
- **17.34 Off-Street Parking Requirements**

- 17.36 Fences, Walls and Hedges

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: _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☐ Edelma Gonzalez	713-4364
☐ Luqman Ragabi	713-4362
☒ Sarah MacLennan	713-4271
☐ Jesus Carreno	713-4268

ITEM NO: 1 DATE: MARCH 26, 2025

SITE PLAN NO.: **24-286-1**
PROJECT TITLE: **K STREET APARTMENTS**
DESCRIPTION: **PROPOSING 16 MULTI-FAMILY UNITS ON A
CORNER LOT**
APPLICANT: **RANDY EZRAS TELLALIAN**
PROP OWNER: **THANDI GURPREET & TELLALIAN RANDAL**
LOCATION: **SE CORNER OF SANTA FE & K AVE**
APN: **123-122-023**

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☒ Install curb return with ramp, with **35'** radius; **AT THE CORNER OF SANTA FE AND K AVE**
- ☒ Install curb; ☒ gutter **ALONG PROPERTY FRONTAGE**
- ☒ Drive approach size: ☐ Use radius return; **REFER TO CITY MULTI FAMILY STANDARDS**
- ☒ Sidewalk: width; ☒ parkway width at **SEE ADDITIONAL COMMENTS**
- ☒ 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.
- ☒ 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.
- ☐ Right-of-way dedication required. A title report is required for verification of ownership.
- ☐ Deed required prior to issuing building permit;
- ☒ **City Encroachment Permit Required. FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☒ 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.
- ☒ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)
- ☒ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ 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. **CITY STDS**
- ☐ Traffic indexes per city standards:

- ☒ Install street striping as required by the City Engineer. **AT TIME OF CIVIL REVIEW**
- ☒ Install landscape curbing (typical at parking lot planters).
- ☒ Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- ☒ Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- ☐ Provide "R" value tests: each at
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.
- ☒ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☒ Relocate existing utility poles and/or facilities.
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☒ Comply with prior comments. ☐ Resubmit with additional information. ☐ Redesign required.

Additional Comments:

- 1. A building permit is required, standard plan check and inspection fees will apply.**
- 2. The proposed project will incur development impact fees, as detailed on page 4. A credit for the previous retail use on the site will apply. Since only a portion of the lot has been developed, impact fees will be assessed on 75% of the total acreage. >>STILL APPLIES**
- 3. The proposed multi-family project shall complete street frontage improvements along both Santa Fe and K Avenue. Santa Fe is designated as an arterial in the City's Circulation Element, requiring the installation of a 6' sidewalk and a 5' parkway. K Avenue, a standard collector, will require the installation of a 6' sidewalk and a 5' parkway. >>STILL APPLIES**
- 4. Install 35' curb return at the corner of Santa Fe and K Ave. Comply with PROWAG requirements for directional ramps. See new City Stds. >>UPDATED**
- 5. The project must be connected to the sewer system using either the existing mains on Santa Fe or K Avenue. There is no indication that the previous building was connected to the sewer, therefore, no credits will apply. The applicant must submit proof of sewer connection in order to qualify for any applicable credit. >>STILL APPLIES**
- 6. There are existing utility poles and guy wires along the south side of the project site. Coordinate with the pole owners for any proposed work in this area. >>STILL APPLIES**
- 7. Only a portion of the curb and gutter is completed along Santa Fe. Install curb and gutter along the remaining frontage, aligning it with the existing curb to the south. >>STILL APPLIES**

8. *There is an existing drain inlet at the corner of Santa Fe and K Avenue. Direct all storm runoff toward this inlet. The existing drain inlet will need to be relocated to accommodate the installation of the 35' curb return. >>STILL APPLIES*
9. *If pedestrian gates are provided along block wall, development must provide accessibility per current CBC.*
10. *Redesign drive approach to comply with City Std drive approach, otherwise a pedestrian access easement will be required for any sidewalk outside of city right of way.*
11. *See Traffic comments regarding parking and vehicle gate requirements.*
12. *See Solid Waste comments for any trash enclosure requirements.*
13. *Provide refuse vehicle turn template on plans when submitting for building permit.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **24-286-1**

Date: **03/26/2025**

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

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

(Fee Schedule Date: **08/17/2024**)

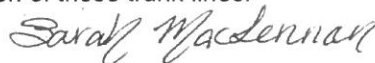
(Project type for fee rates: **MULTI-FAMILY**)

☒ Existing uses may qualify for credits on Development Impact Fees. **RETAIL**

<u>FEE ITEM</u>	<u>FEE RATE</u>
☒ Groundwater Overdraft Mitigation Fee	\$1,663/AC X 75%
☒ Transportation Impact Fee	\$5,330/UNIT CREDIT \$18,735/KSF
☒ Trunk Line Capacity Fee	\$574/UNIT
☒ Treatment Plant Fee	\$1,010/UNIT
☒ Sewer Front Foot Fee	\$55/LF X 185 LF (K AVE) \$55/LF X 212 LF (SANTA FE) depending on connection point
☒ Storm Drain Acq/Dev Fee	\$8,882/AC X 75%
☒ Park Acq/Dev Fee	\$4,141/UNIT
☐ Northeast Specific Plan Fees	
☒ Waterways Acquisition Fee	\$6,521/AC X 75%
☒ Public Safety Impact Fee: Police	\$11,142/AC X 75%
☒ Public Safety Impact Fee: Fire	\$2,437/AC X 75%
☒ Public Facility Impact Fee	\$649/UNIT CREDIT \$713/KSF
☐ Parking In-Lieu	

Reimbursement:

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



Sarah MacLennan

City of Visalia

Building: Site Plan

Review Comments

SFR 24286-1
MULTI FAMILY DEVELOPMENT
507 E K AVE

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

- ☒ A building permit will be required. **FOR EACH BUILDING** 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. **ALL GROUND FLOOR DWELLING UNITS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE.**
- ☒ Maintain sound transmission control between units minimum of 50 STC.
- ☒ Maintain fire-resistive requirements **1 HR (MIN.) BETWEEN UNITS (VERT. & HORIZ.)**
- ☐ A demolition permit & deposit is required. For information call (559) 713-4444
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- ☐ Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- ☐ Project is located in flood zone _____ * ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- ☒ School Development fees. **RESIDENTIAL: \$5.78 PER S.F.**
- ☐ Park Development fee \$ _____, per unit collected with building permits.
- ☒ Additional address may be required for each structure located on the site. For information call (559) 713-4320
- ☐ Acceptable as submitted
- ☐ No comments at this time

Additional comments: **ALL DWELLING UNITS SHALL BE PROTECTED WITH TYPE 13 R FIRE SPRINKLER SYSTEM. LANDSCAPING SHALL MEET THE MWEL0 REQUIREMENTS.**

VAL CORCIA 3/26/25
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	March 26, 2025
Item #	1
Site Plan #	24286-1
APN:	123122023

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

be determined by utilizing type of construction and square footage in accordance with 2022 CFC §507, App B and C.

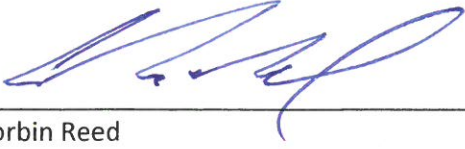
To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2022 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Buildings or portions of buildings with a vertical distance between the grade plan and the highest roof surface that exceed 30 feet shall provide an approved **fire apparatus access road** capable of accommodating fire department aerial apparatus.
 - Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
 - Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
 - Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.
- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2022 CFC 503.3/ D103.6



- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2022 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 912.4.1

- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.
- All exterior risers, drain/test valves and backflow devices shall be protected from unauthorized tampering by approved means. Protection method shall be indicated on building plans. 2022 CFC 903.3.8.4.1



Corbin Reed
Fire Marshal



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

Date: 03/25/25
Item: 1
Site Plan: SPR24286-1
Name: Jeff Dowling

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:

NoSITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 26, 2025

ITEM NO: 1 Added to Agenda MEETING TIME: 09:00
SITE PLAN NO: [SPR24286-1](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: 16 unit multifamily development
DESCRIPTION: A proposal for a 16 unit multifamily development on a corner lot.
APPLICANT: Randy Ezras Tellalian - Applicant
OWNER: THANDI GURPREET
TELLALIAN RANDAL
APN: 123122023
ADDRESS: 507 E K AVE
LOCATION: Southeast corner of East K Avenue and South Santa Fe St.

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

- ☐ No Comments
- ☒ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☒ 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:

- Noted – Driveways have been relocated, and moved on Santa Fe St to the South, and moved on K Ave to the East.. Santa Fe St and K Ave are collector status roadways. Driveways are required to be a minimum of 200-ft from intersection, and a minimum of 250-ft apart. See COV C-32 Drive Approach Locations.
- Onstreet parking markings for guests will not be permitted on K Avenue.
- Any gate across driveway required to be setback a minimum of 20-feet from face of curb.

Leslie Blair

Leslie Blair



Waste Water Reclamation Plant
Quality Assurance Division
7579 Ave 288 Visalia, CA 93277
Phone: 559-713-4465

Site Plan Review Date: 03/26/2025

SPR NO.: **24286-1**

Project Title: **16 unit multi family home**

Description:

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

REQUIREMENTS (indicated by checked boxes)

☒ Submission of Wastewater Discharge Permit/ Application/ Questionnaire/ Other Regulatory Forms

- Form Required: *Housing and Residential*

- Form Required: _____

☐ Installation of Sand and Grease Interceptor

☐ Installation of Grease Interceptor

☐ Other (see attached)

☐ Site Plan Reviewed – No Comments

Additional Comments: Submit a Residential Housing development questionnaire.

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



Waste Water Reclamation Plant
Quality Assurance Division
7579 Ave 288 Visalia, CA 93277
Phone: 559-713-4465

Site Plan Review Date: 03/26/2025
SPR NO.: 24286-1
Project Title: 16 unit multi family home
Description:

RESIDENTIAL HOUSING DEVELOPMENT QUESTIONNAIRE
FOR WASTEWATER DEPARTMENT USE

Development Name: _____

Development Location: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Amount of homes estimated to be built?

of Bedrooms/ Bath Info If available: _____

When does construction plan to begin? _____

Will housing be built in phases? _____

What is the anticipated rate of completion? (How many houses/structures per month/year)

Estimated month/year of project completion?

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

Jennifer Flores
Pretreatment Coordinator
Phone: 559-713-4463
Email: Jennifer.Flores@visalia.city



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622
smcnamara@calwater.com

Date: 03/26/2025

Item #: 1

Site Plan #: 24-286-1

Project: 16 Unit MFR

Description:

Applicant: Randy Tellalian

APN: 123-122-023

Address: 507 E K

The following comments are applicable when checked:

- ☐ No New Comments
- ☐ Pulled from agenda

☒ Water Mains

Comments:

- ☒ - Water main fronting your project; if the existing water main is not sufficient in size to meet your service demands, an upsize in water main will be required. This will be done at the developer's expense.
- ☐ - No existing water main fronting this project

☒ Water Services

Comments:

- ☒ - Existing service(s) at this location.
 - ☒ - Domestic/Commercial
 - ☐ - Irrigation
 - ☐ - Fire Protection

The following will be paid for by the property owner/developer:

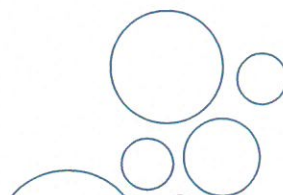
- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Abandonment of any existing service that is not utilized.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of a new service and the abandonment of the insufficient size service.

- ☐ - Service(s) will need to be installed for this project.

☒ Fire Hydrants

Comments:

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





CALIFORNIA WATER SERVICE

☒ **Backflow Requirements**

Comments:

A backflow is required if any parcel meets any of the following parameters:

- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
 - Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

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

Additional Comments:

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



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

24286-1

March 26, 2025

☐ 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.

Solid waste services to include trash, recycling, and organic recycling, per the State of California's mandatory commercial recycling laws (AB-341 & AB-1826). The proposed enclosures look good for STAB load collections, however commercial solid waste vehicles require a 50' outside and 36' inside turning radius. This must be addressed at the enclosure corner, to allow solid waste vehicles to turn and exit the property. Solid waste services at this site to be assigned to a property owner/manager account. Enclosure gates are required and must swing 180 degrees, clearing all curbing. Cane bolts must be included to secure gates when opened. Property owner to complete and submit a City of Visalia "Concrete/Driveway Release of Liability Waiver Agreement".

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

Nathan Garza, Solid Waste, 559-713-4532

Comment

Environmental Document #2025-26

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

Conditional Use Permit 2025-19

PROJECT TITLE

The project site is located at the southeast corner of East K Avenue and South Santa Fe Street (APN: 123-122-023)

PROJECT LOCATION - SPECIFIC

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Randy Tellalian to develop a 13-unit multifamily residential development with an additional Accessory Dwelling Unit, on a 38,057 square foot / 0.87 acre parcel in the C-N (Neighborhood Commercial) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

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

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Randy Tellalian, 5436 West Mission Avenue, Visalia CA 93277, 559-936-0475, rtell@hotmail.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Randy Tellalian, 5436 West Mission Avenue, Visalia CA 93277, 559-936-0475, rtell@hotmail.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
☐ Statutory Exemptions- State code number:

A request by Randy Tellalian to develop a 13-unit multifamily residential development with an additional Accessory Dwelling Unit, on a 38,057 square foot / 0.87 acre parcel in the C-N (Neighborhood Commercial) Zone. The project is exempt as it is located on a site less than 5 acres, complies with all applicable zoning regulations through the Conditional Use Permit process, is within City Limits, has no value as habitat of importance, will not result in any significant effects to the environment, and can be adequately served by all required utilities and public services.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

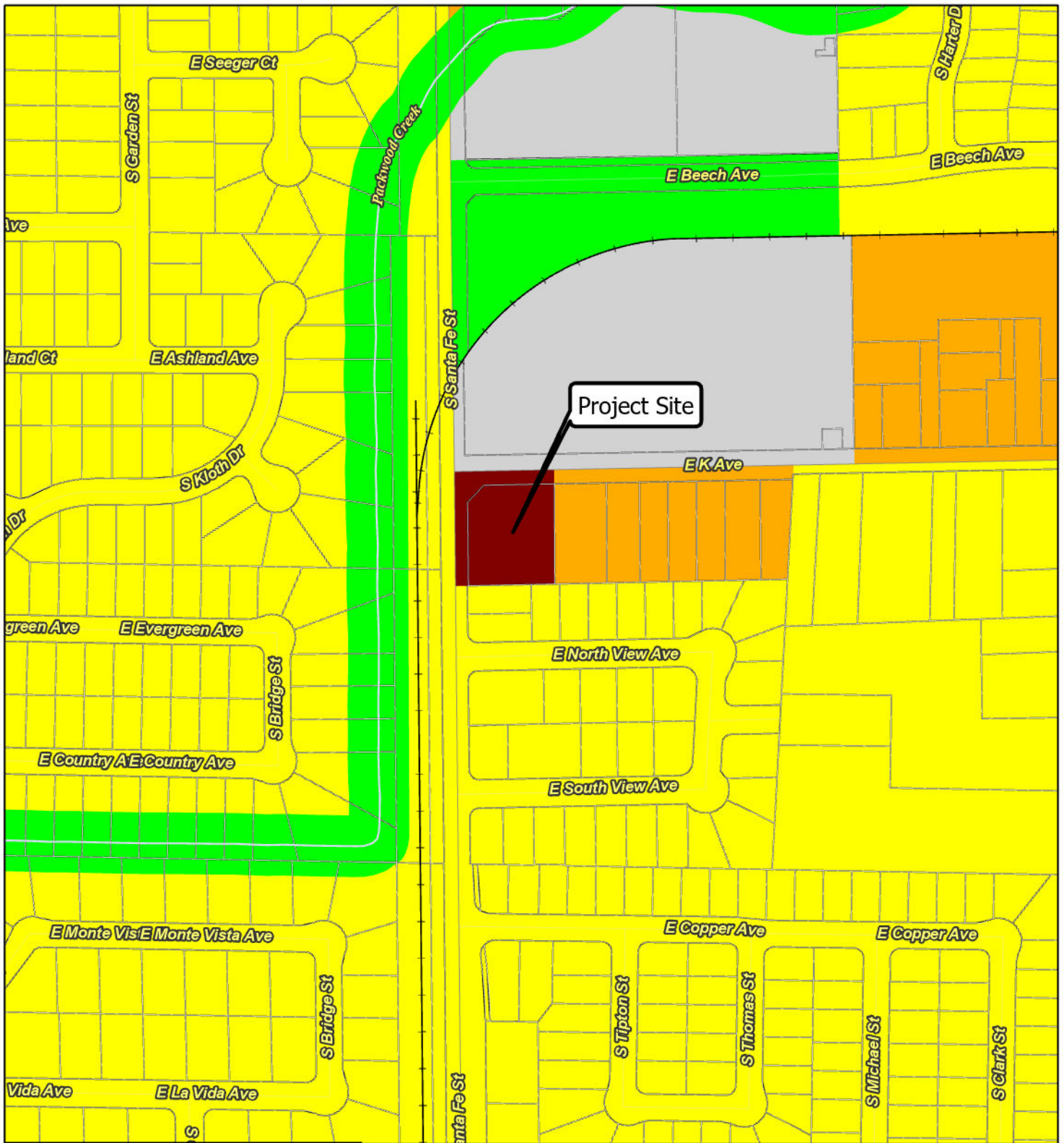
(559) 713-4443

AREA CODE/PHONE

DATE

Brandon Smith, AICP

ENVIRONMENTAL COORDINATOR



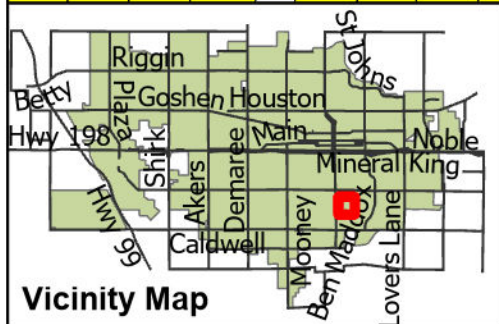
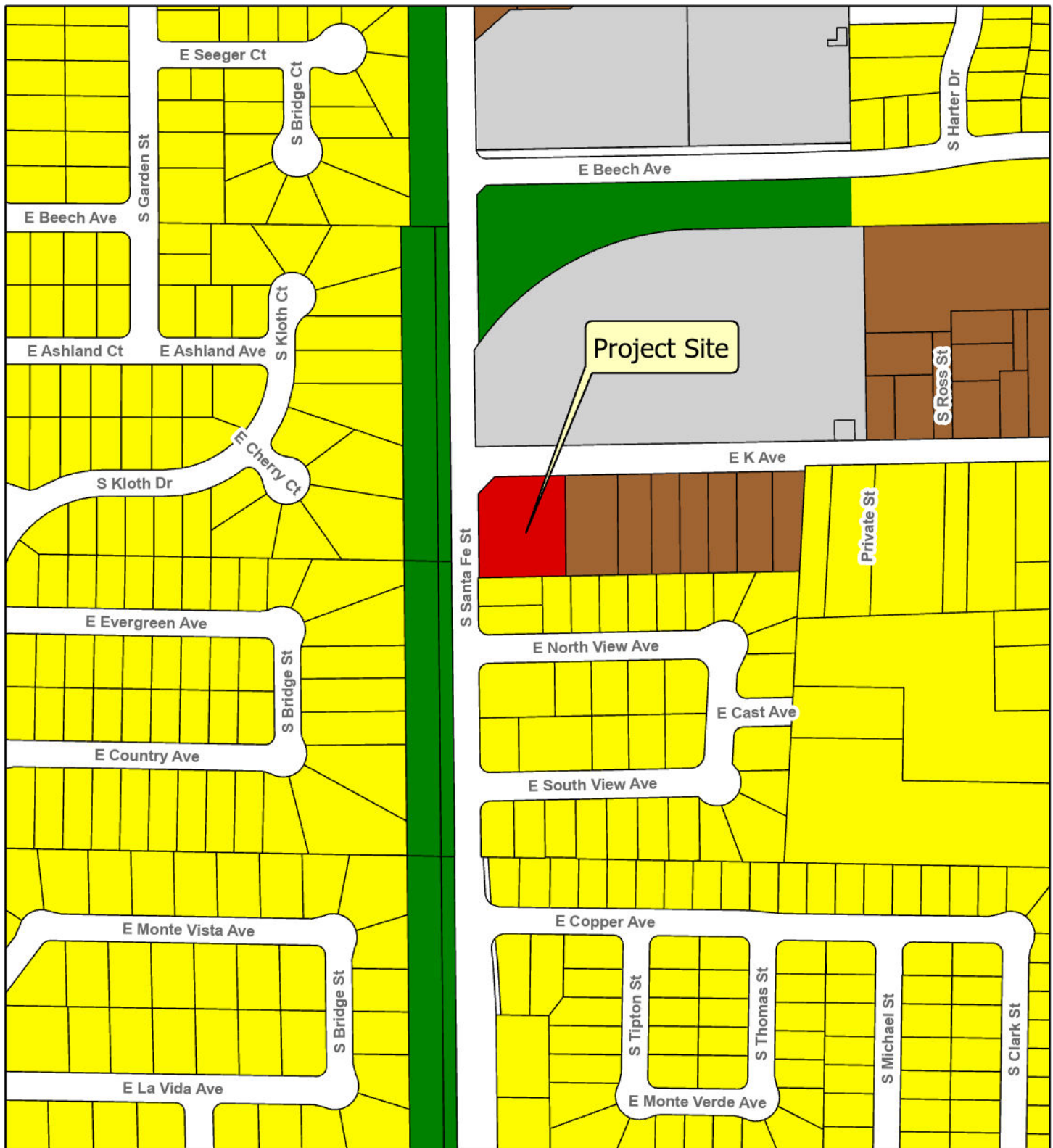
Project Site



General Plan Land Use Map

- Conservation
- Commercial Neighborhood
- Light Industrial
- Residential Low Density
- Residential Medium Density





Zoning Map

0 0.03 0.05 0.1 Miles

- C-N Neighborhood Commercial
- I-L Light Industrial
- QP Quasi-Public
- R-1-5 Single-family Residential
- R-M-2 Multi-family Residential

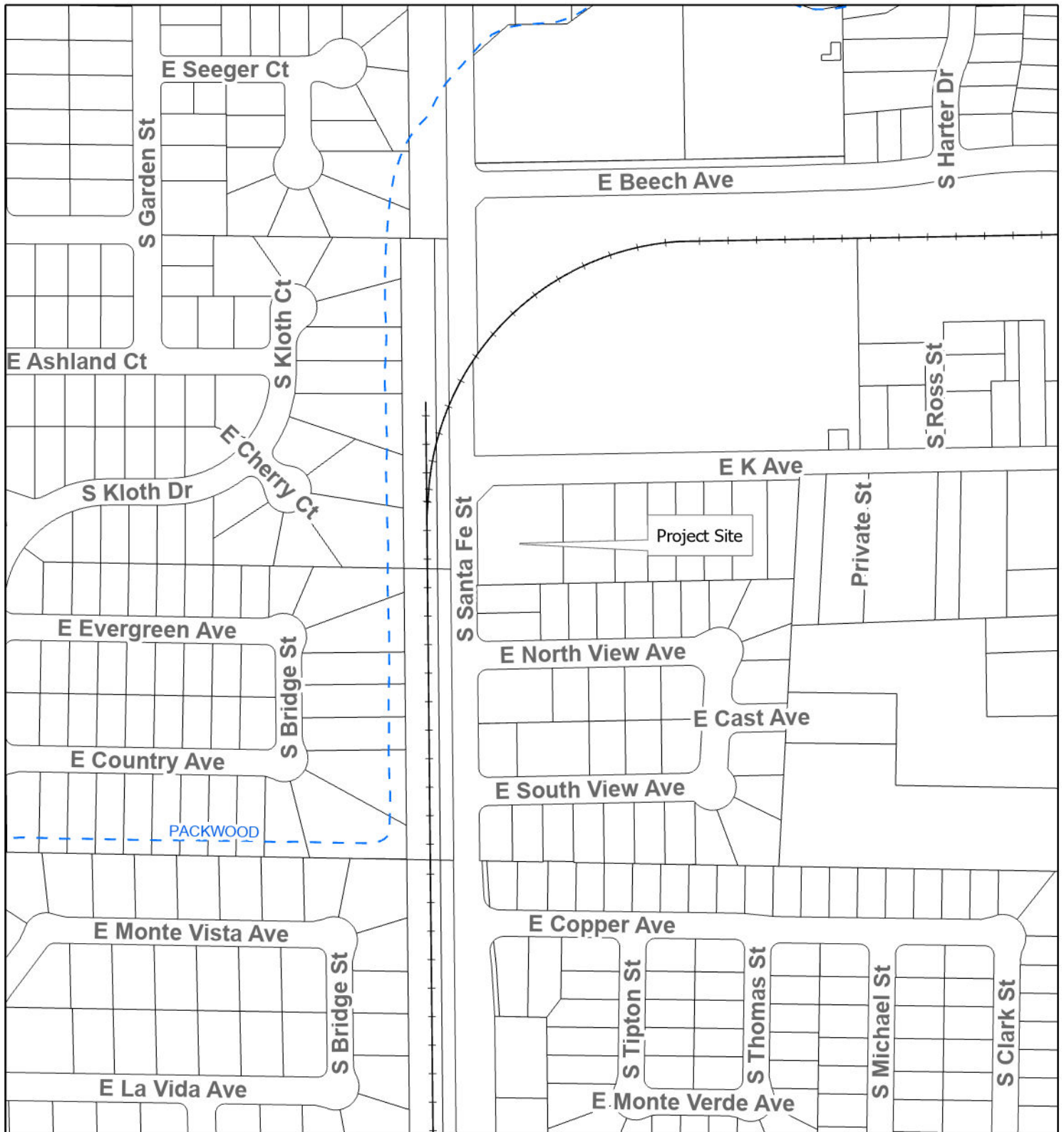




Aerial Map

0 0.02 0.04 0.08 Miles





Location Map

0 0.03 0.06 0.11 Miles





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE:

November 24, 2025

PROJECT PLANNER:

Cristobal Carrillo, Associate Planner

Phone No.: (559) 713-4443

E-mail: cristobal.carrillo@visalia.city

SUBJECT: Conditional Use Permit No. 2025-27: A request by Fengdong Wang to establish a massage establishment within the O-PA (Professional Administrative Office) Zone. The site is located at 350 West Caldwell Avenue (APN: 123-240-009).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2025-27, as conditioned, based upon the findings and conditions in Resolution No. 2025-61. 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 Conditional Use Permit No. 2025-27, based on the findings and conditions in Resolution No. 2025-61.

PROJECT DESCRIPTION

The Conditional Use Permit (CUP) is a request to establish a deep tissue massage establishment within an approximately 790 square foot commercial unit. Per the Floor Plan in Exhibit "B", the unit will contain two massage stations, along with a customer lobby/office and a bathroom facility. No exterior modifications are proposed as part of the submittal. The unit is within a fully developed commercial center with three buildings, many of which are unoccupied per the applicant, and verified by staff. The site contains 24 parking stalls.

According to the Operational Statement in Exhibit "C", the facility will be run solely by the applicant, who is a certified massage practitioner through the California Massage Therapy Council (CAMTC). Proposed operating hours are 9:00 A.M. to 8:30 P.M., seven days a week. Per the applicant, the proposed hours are necessary *"to allow clients to get services after work hours"* and to ensure that the proposed hours of operation would not need to be altered if another massage therapist is added in the future. The applicant also adds that the business will close earlier when later appointments are not scheduled.

BACKGROUND INFORMATION

General Plan Land Use Designation

Office

Zoning

O-PA (Professional Administrative Office)

Surrounding Zoning and Land Use

North: R-1-12.5 (Single Family Residential, 12,500 square foot minimum site area) / Westwood Village Subdivision

South: C-MU (Mixed Use Commercial) / West Caldwell Avenue, mixed commercial and future residential uses.

East: O-PA / Mixed office and medical uses

West: O-PA / Mixed office and commercial uses

RELATED PROJECTS

None.

PROJECT EVALUATION**Land Use Compatibility**

The Visalia Zoning Matrix identifies a “massage establishment” as a conditionally permitted use within the O-PA Zone, requiring submittal and approval of a CUP. A mixture of retail, service, and office commercial uses are currently located on the project site and within vicinity of the project to the east, west, and south. Residences are located north of the project site, but will face minimal impacts due to the use not producing any lighting or noise impacts and the presence of a block wall along the north property line. The parking field contains sufficient parking stalls to address the needs of all commercial uses currently within the project site boundaries. Extensive conditions of approval have also been applied, requiring operation of the massage use in compliance with Visalia Municipal Code requirements. This includes requirements for onsite inspections, for all employees to have CAMTC certification, and limitations on activities such as residing onsite. Such conditions will assist in increasing compatibility with the surrounding areas.

Parking

The parking requirement for a massage establishment use is two parking stalls per workstation. Based on this requirement and the two massage stations proposed, a total of four parking spaces shall be required for the use. The existing parking field depicted in Exhibit “A” provides 24 parking stalls, more than required due to the vacancy of some of the units onsite. In order to ensure that parking impacts do not occur, future uses shall be reviewed during Site Plan Review, Building Permit, and/or Business License processes to ensure that operations do not exceed available parking for the project site.

Hours of Operation

The comments provided by the applicant in Exhibit “C” seem to indicate that it’s possible an additional employee will be added in the future, to take advantage of the proposed late hours of operation. Staff recommends the inclusion of Condition No. 4, allowing the applicant to add a second employee without additional CUP review, so long as the employee is vetted through the Site Plan Review process, and the requirements as codified in Chapter 5.68 Massage Establishment of the Municipal Code. The condition provides the applicant with the flexibility to add an additional employee while eliminating the requirement to amend their CUP should the business become successful.

Conditional Use Permit Revocation Process

Should the owner/operator fail to comply with the requirements of this CUP or the Visalia Municipal Code, a *Notice of Conditional Use Permit Suspension Order to Cease and Desist* shall be sent, requiring the owner/operator to cease all operations pursuant to Visalia Municipal Code Section 17.38.040. The City of Visalia has the authority to automatically suspend a CUP for failure to comply with the condition(s) of the permit. Upon suspension the Planning Commission shall hold a public hearing within 60 days, in accordance with the public hearing notice procedures, to consider revocation of the CUP. If the Commission determines that the applicable regulations have not been followed, the Commission may revoke the CUP or act as

may be necessary to ensure compliance with the regulations of the Visalia Municipal Code and conditions of the CUP.

Environmental Review

The requested action is considered Categorically Exempt under Section 15301(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2025-43). The exemption is appropriate as the use will occupy an existing structure, with minimal alterations only to the building interior proposed. All public utilities and infrastructure are already in place.

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for existing facilities. (Categorical Exemption No. 2025-43).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-181, incorporated herein by reference.
2. That the site shall be developed in substantial compliance with the approved site plan and floor plans as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C". Any changes to the operation shall be subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. That a second employee can be added to the use, subject to approval of Site Plan Review and verifying compliance with the requirements and conditions of Conditional Use Permit No. 2025-27, and Chapter 5.68 of the Municipal Code. Any proposal to have a total of more than two employees shall require Site Plan Review and an amendment to the Conditional Use Permit.
5. That the hours of operation for the massage establishment shall be 9:00 A.M. – 8:30 P.M., daily.
6. That the use shall operate in compliance with all requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments).
7. That all new building signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
8. That all other federal and state laws and city codes and ordinances be complied with.

APPEAL INFORMATION

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

Attachments:

- Related Plans and Policies
- Resolution No. 2025-61
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plans
- Exhibit "C" – Operational Statement and Certifications
- Categorical Exemption No. 2025-43
- Site Plan Review No. 2025-181 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Vicinity Map

RELATED PLANS AND POLICIES

VISALIA MUNICIPAL CODE 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.

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;

6. 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)

RESOLUTION NO. 2025-61

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2025-27, A REQUEST BY FENG DONG WANG TO ESTABLISH A MASSAGE ESTABLISHMENT WITHIN THE O-PA (PROFESSIONAL ADMINISTRATIVE OFFICE) ZONE. THE SITE IS LOCATED AT 350 WEST CALDWELL AVENUE (APN: 123-240-009).

WHEREAS, Conditional Use Permit No. 2025-27, is a request by Fengdong Wang to establish a massage establishment within the O-PA (Professional Administrative Office) Zone. The site is located at 350 West Caldwell Avenue (APN: 123-240-009); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 24, 2025; 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 15301.

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

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for existing facilities. (Categorical Exemption No. 2025-43).

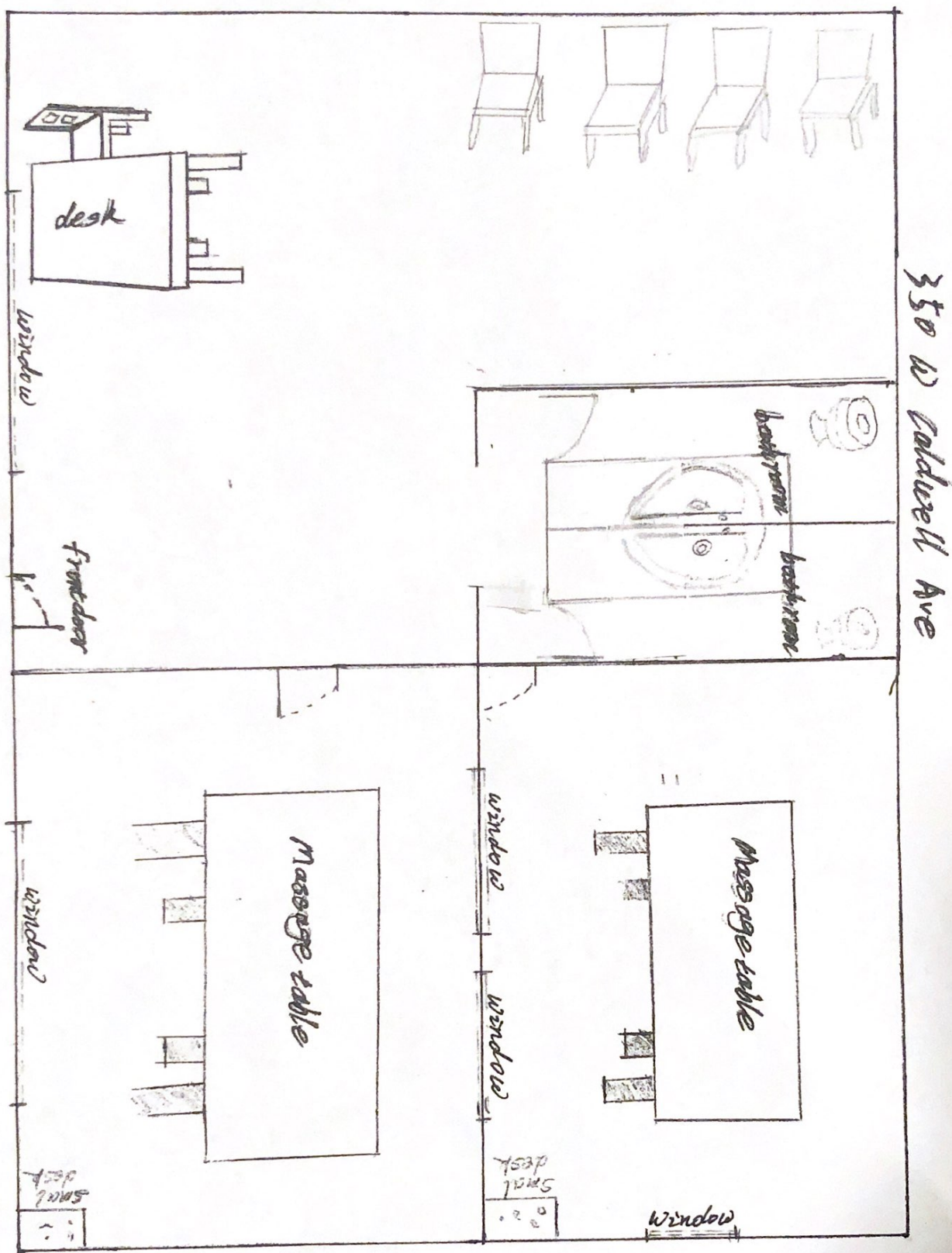
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed consistent with the comments and conditions of Site Plan Review No. 2025-181, incorporated herein by reference.
2. That the site shall be developed in substantial compliance with the approved site plan and floor plans as shown in Exhibits "A" and "B".
3. That the site shall operate in substantial compliance with the operational statement as stated in Exhibit "C". Any changes to the operation shall be subject to review by the City Planner and may subsequently be required to be reviewed by the Planning Commission.
4. That a second employee can be added to the use, subject to approval of Site Plan Review and verifying compliance with the requirements and conditions of Conditional Use Permit No. 2025-27, and Chapter 5.68 of the Municipal Code. Any proposal to have a total of more than two employees shall require Site Plan Review and an amendment to the Conditional Use Permit.
5. That the hours of operation for the massage establishment shall be 9:00 A.M. – 8:30 P.M., daily.
6. That the use shall operate in compliance with all requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments).
7. That all new building signage shall require a separate building permit and shall be designed consistent with Visalia Municipal Code Chapter 17.48 (Sign Ordinance).
8. That all other federal and state laws and city codes and ordinances be complied with.

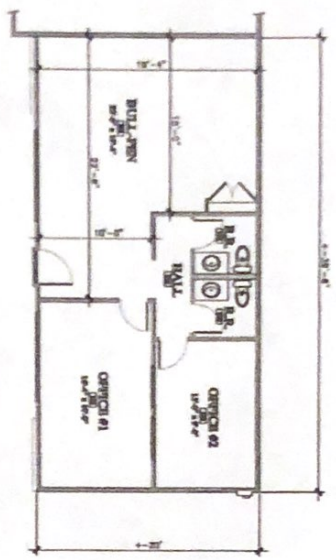
EXHIBIT "A"



EXHIBIT "B"



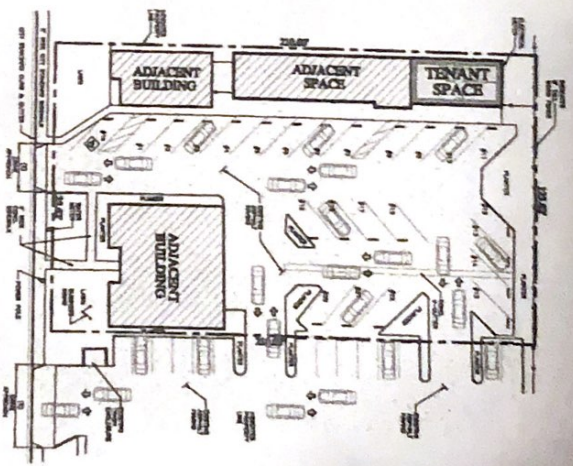
DRAFTSMAN
 SCALE: 1" = 10'-0"
 DATE: 11/15/2011
 DRAWN BY: J. G. GRAHAM



WALL LEGEND
 THICK LINE: EXISTING WALL
 THIN LINE: NEW WALL

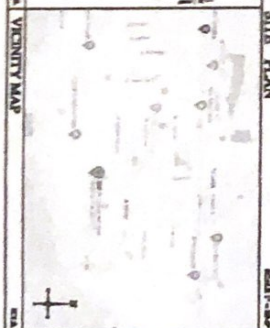
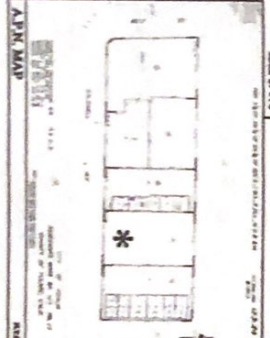
SQUARE FOOTAGE
 TOTAL: 100 SQ. FT.

EXISTING FLOOR PLAN



WEST CALDWELL AVENUE
 PROPOSED BUILDING
 ADJACENT BUILDING
 ADJACENT SPACE
 TENANT SPACE

SITE PLAN



Md GRAHAM & ASSOCIATES, INC.
 A SITE & FLOOR PLAN FOR:
350 WEST CALDWELL
 VILLAGES CALIFORNIA 92771

A-1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/15/2011
2	AS NOTED	

EXHIBIT "C"

**Planning Information for Proposed Massage Salon
350 W Caldwell Ave Visalia CA
Owner/Operator Fengdong Wang**

Operational Statement:

Commented [P01]:

Hours of Operation: 9 AM until 8:30 PM Seven Days a Week

Number of Employees: Initially only one person, the owner, will be working from this location

Services Provided: Deep Tissue Massage

Site Plan Information:

--Suite located in northern-most part of building

--Neighbors are...

--Attached is floor plan of building as rented with no changes.

Massage Parking: Two spaces are assigned per tenant which should be adequate for owner's needs.

Signage: There is monument sign in front of complex visible from Caldwell. Another sign is allowed on front door of suite.

Fire: Knox box to be installed with keys in it. All egress hardware to comply with Chapter 10 of the fire code.

Building Improvements: There are no building improvements planned by tenant.

Water and Solid Waste Services: The existing services are adequate as is.

Re: City of Visalia: Conditional Use Permit No. 2025-27 - IncompleteApplication



fengdongwang626 <fengdongwang626@gmail.com>

To: Cristobal Carrillo

Reply Reply All Forward

Mon 10/27/2025 11:39 PM

This sender fengdongwang626@gmail.com is from outside your organization.

If there are problems with how this message is displayed, click here to view it in a web browser.



Hello Mr Cristobal Carrillo,

These are answers to questions from City of Visalia re: Massage salon at 350 W Caldwell Ave in Visalia.

1. Agency Authorization from for Sameh Nasr. (Enclosed within)
 2. Operational statement items:
 - a. Clients are both received by appointment and walk-in.
 - b. Owner, Fengdong Wang, is the only massage therapist at this time. Hours of operation ([9 AM until 8:30 PM](#)) are necessary to allow clients to get services after work hours.
 - c. At this time there are no employees. Maybe in the future there will be.
 - d. The massage license for Fengdong Wang is included with this submittal.
 - e. The location does have an alarm system. Miss Wang plans to also have a camera Installed for further security.
 - f. The previous occupant according to building owner was Arlene Robles dba Novaesthetix Studio.
- Other occupants of the building are Caroline Gonzalez dba Lash Glam Beauty Studio and Lashes and Beauty Services.
3. The floor plan is enclosed in this submittal.
 4. There are no revised plans to submit.

Best Regards!

Fengdong Wang

Re: RE: City of Visalia: Conditional Use Permit No. 2025-27 -IncompleteApplication



fengdongwang626 <fengdongwang626@gmail.com>

To: Cristobal Carrillo

Reply Reply All Forward

Tue 10/28/2025 11:25 PM

Retention Policy 45 Day Retention (45 days)

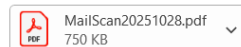
Expires 12/12/2025

This sender fengdongwang626@gmail.com is from outside your organization.

This item will expire in 29 days. To keep this item longer apply a different Retention Policy.

You replied to this message on 10/29/2025 8:57 AM.

If there are problems with how this message is displayed, click here to view it in a web browser.



Hello Mr Cristobal Carrillo,

Here are answers to your inquiries:

1. Floor Plan
 - a. I drew the area next to the bathrooms incorrectly. There is no door there. (It has been revised)
 - b. The sofas were replaced with chairs.(See floor plan drawing)
2. a. The hours of operation are to ensure that I don't have to adjust the schedule if I add another massage therapist in the future. Also, during normal business hours, I might close [at 5PM](#), but if customers book massage after work, I will close no later than [8:30PM](#).
 - b. There are two massage rooms. If a couple or mother and daughter come to get massage, one person can wait in the one room until the mother finishes. Then I can service the daughter in the other room.

Best Regards!

Fengdong Wang

CALIFORNIA MASSAGE THERAPY COUNCIL

By authority of the State of California Code B&P Section 4600,
the California Massage Therapy Council hereby awards to

Feng Dong Wang

the designation of

CERTIFIED MESSAGE THERAPIST

Let it be known by all that, having met the standards set forth by the California Massage Therapy Council and having demonstrated knowledge of applicable disciplines related to the practice of massage therapy, **Feng Dong Wang** is recognized as a **CMT** in good standing, including all the rights and privileges pertaining thereto, as witnessed by the signature below.

Given at Sacramento, California, Friday, July 11, 2025.



Andrew Garsten, Chairman of the Board
California Massage Therapy Council
CAMTC, One Capitol Mall, Suite 800, Sacramento, CA 95814

CERTIFICATE # 49929
EXPIRES: 9/25/2027

The validity and authenticity of this certificate may be verified online
by entering the name and certificate number at: www.camtc.org

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4359

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

Conditional Use Permit No. 2025-27

PROJECT TITLE

350 West Caldwell Avenue

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by Fengdong Wang to establish a massage salon within the O-PA (Professional Administrative Office) Zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, Attn: Cristobal Carrillo, 315 E. Acequia Avenue, Visalia CA 93291,
cristobal.carrillo@visalia.city, (559) 713-4359

NAME OF PUBLIC AGENCY APPROVING PROJECT

Fengdong Wang, 12676 Elderberry Avenue, Visalia CA 93291, fengdongwang626@gmail.com, (626) 759-1713

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Fengdong Wang, 12676 Elderberry Avenue, Visalia CA 93291, fengdongwang626@gmail.com, (626) 759-1713

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- ☐ Ministerial - Section 15073
☐ Emergency Project - Section 15071
☒ Categorical Exemption - State type and Section number: **Section 15301**
☐ Statutory Exemptions- State code number:

A request to establish a deep tissue massage use within an existing commercial building. The site is developed, contains all on and off-site infrastructure, and is served by all public utilities.

REASON FOR PROJECT EXEMPTION

Cristobal Carrillo, Associate Planner

CONTACT PERSON

(559) 713-4443

AREA CODE/PHONE

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR



September 17, 2025

Site Plan Review No. 2025-181:

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

This is your Site Plan Review Permit; your Site Plan Review became effective **August 20, 2025**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

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

Attachment(s):

- Site Plan Review Comments



VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE August 20, 2025

SITE PLAN NO. 2025-181

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 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

☒ Conditional Use Permit (CUP)

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ **ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

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

Date: August 20, 2025

SITE PLAN NO: 2025-181

PROJECT: 350 W Caldwell Ave

DESCRIPTION: Massage salon. Performing deep tissue massage, foot massage, therapeutic massage and reflexology massage.

ADDRESS: 350 W CALDWELL

APN: 123-240-009

ZONING: O-PA (OFFICE / PROFESSIONAL - ADMINISTRATIVE)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Conditional Use Permit (CUP)
 - Link to NEW Planning Applications: [City of Visalia - Applications & Forms](#)

PROJECT SPECIFIC INFORMATION: August 20, 2025

1. Conditional Use Permit shall be required.
2. A complete CUP application will include detailed exhibits of the following:
 - a. Operational Statement, including information on the hours of operation for the use, number of employees (include total number, including future if services increase), and services to be provided.
 - b. Site Plan
 - c. Floor Plan, identifying the use of all rooms
3. Massage uses are prescribed parking in the VMC [Section 17.34.020(F)(9)] as two parking spaces for each technician (one for the employee and for the customer), with a minimum of four spaces.
4. Comply with all requirements of Visalia Municipal Code Chapter 5.68 (Massage Establishments). This shall include certification from the California Massage Therapy Council.
5. Obtain a Building Permit for any alterations to the building.
6. All signage shall be through a separate Building Permit submittal.
7. 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 to conduct the proposed use.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- **17.20 Office Zones**
- **17.30 Development Standards**
- **17.34 Off-street parking and loading facilities**

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: _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☐	Edelma Gonzalez	713-4364
☒	Luqman Ragabi	713-4362
☐	Sarah MacLennan	713-4271
☐	Jesus Carreno	713-4268

ITEM NO: 3 DATE: AUGUST 20TH 2025

SITE PLAN NO.:	25-181
PROJECT TITLE:	350 W CALDWELL VISALIA
DESCRIPTION:	APPLICANT PROPOSES A MASSAGE SALON AT THIS LOCATION. PERFORMING DEEP TISSUE MASSAGE, FOOT MASSAGE, THERAPUTIC MASSAGE, AND REFLEXOLOGY MASSAGE.
APPLICANT:	FENG DONG WANG
PROP OWNER:	NASR SAMEH & ABDELNOUR MARY
LOCATION:	350 W CALDWELL AVE
APN:	12324009

SITE PLAN REVIEW COMMENTS

☒ **REQUIREMENTS** (indicated by checked boxes)

☐ Install curb return with ramp, with _____ radius;

☐ Install curb; ☐ gutter

☐ Drive approach size: ☐ Use radius return;

☐ Sidewalk: _____ width; ☐ _____ parkway width at

☒ 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.

☐ 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.

☐ Right-of-way dedication required. A title report is required for verification of ownership.

☐ Deed required prior to issuing building permit;

☒ **City Encroachment Permit Required. FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

☐ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

☒ 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.

☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

☐ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .20%, V-gutter = 0.25%)

☐ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☐ 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.

- ☐ Traffic indexes per city standards:
- ☐ Install street striping as required by the City Engineer.
- ☐ Install landscape curbing (typical at parking lot planters).
- ☐ Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- ☐ Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- ☐ Provide "R" value tests: each at
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.
- ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☐ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☐ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☐ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☒ Comply with prior comments. ☐ Resubmit with additional information. ☐ Redesign required.

Additional Comments:

- 1. A building permit is required, standard plan check and inspection fees will apply.**
- 2. 20% of any permit valuation to be used in path of travel (ADA) upgrades.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-181**

Date: **08/20/2025**

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

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

(Fee Schedule Date: **08/16/2025**)

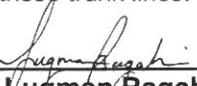
(Project type for fee rates:)

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

<u>FEE ITEM</u>	<u>FEE RATE</u>
☐ Groundwater Overdraft Mitigation Fee	
☐ Transportation Impact Fee	
☐ Trunk Line Capacity Fee	
☐ Treatment Plant Fee	
☐ Sewer Front Foot Fee	
☐ Storm Drain Acq/Dev Fee	
☐ Park Acq/Dev Fee	
☐ Northeast Specific Plan Fees	
☐ Waterways Acquisition Fee	
☐ Public Safety Impact Fee: Police	
☐ Public Safety Impact Fee: Fire	
☐ Public Facility Impact Fee	
☐ Parking In-Lieu	

Reimbursement:

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



Luqman Ragabi

City of Visalia
Building: Site Plan
Review Comments

APR 25/21
MESSAGE SALON
350 W CALDWELL AVE

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

- ☒ A building permit will be required. **FOR ANY IMPROVEMENTS** 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. **20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADES.**
- ☐ 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 GARCIA 2/20/25
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	August 20, 2025
Item #	3
Site Plan #	25181
APN:	123240009

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2022 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2022 CFC 506.1

Corbin Reed
Fire Marshal



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

Date: 08/19/2025
Item: 3
Site Plan: SPR25181
Name: K. Kalender

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:
Video surveillance due to robberies at similar locations in the past.
- ☐ Line of Sight Issues:
- ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

August 20, 2025

ITEM NO: 3 Added to Agenda MEETING TIME: 09:30
SITE PLAN NO: [SPR25181](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: 350 W Caldwell Visalia
DESCRIPTION: Applicant proposes a massage salon at this location. Performing deep tissue massage, foot massage, therapeutic massage and reflexology massage.
APPLICANT: Fengdong Wang - Applicant
OWNER: NASR SAMEH & ABDELNOUR MARY
APN: 123240009
ADDRESS: 350 W CALDWELL AVE
LOCATION: 350 W Caldwell Ave Visalia, CA 93277

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 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:

•

Leslie Blair

Leslie Blair

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

25181

August 20, 2025

- ☐ 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** Existing solid waste services are assigned to the property owners account. If any changes to the existing services are required, the customer is to contact the property owner to schedule an onsite commercial waste assessment.

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

Nathan Garza, Solid Waste, 559-713-4532



CALIFORNIA WATER SERVICE

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

Site Plan Review Comments From:

California Water Service
Scott McNamara, Superintendent
216 N Valley Oaks Dr.
Visalia, CA 93292
559-624-1622
smcnamara@calwater.com

Date: 08/20/2025

Item #: 3

Site Plan #: 25-181

Project: Massage Salon

Description:

Applicant: Fengdong Wang

APN: 123-240-009

Address: 350 W Caldwell

The following comments are applicable when checked:

- ☐ No New Comments
- ☐ Pulled from agenda

☒ Water Mains

Comments:

- ☒ - Water main fronting your project; if the existing water main is not sufficient in size to meet your service demands, an upsize in water main will be required. This will be done at the developer's expense.
- ☐ - Water main will need to be installed to serve this project.

☒ Water Services

Comments:

- ☒ - Existing service(s) at this location.
 - ☒ - Domestic/Commercial
 - ☐ - Irrigation
 - ☐ - Fire Protection

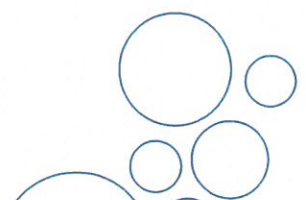
The following will be paid for by the property owner/developer:

- Any additional services for the project.
- Relocation of any existing service that is to land within a new drive approach.
- Abandonment of any existing service that is not utilized.
- If the existing service(s) is not sufficient in size to meet the customer's demand:
 - Installation of a new service and the abandonment of the insufficient size service.
- ☐ - Service(s) will need to be installed for this project.

☒ Fire Hydrants

Comments:

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





CALIFORNIA WATER SERVICE



Backflow Requirements

Comments:

A backflow is required if any parcel meets any of the following parameters and is installed at the developer's expense:

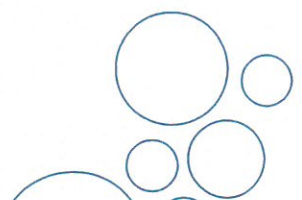
- Designated as multi-family
- Commercial building
- Has multiple dwellings (residential or commercial)
- Has multiple services
- Any combination of the following:
 - Domestic/Commercial
 - Irrigation
 - Fire Protection

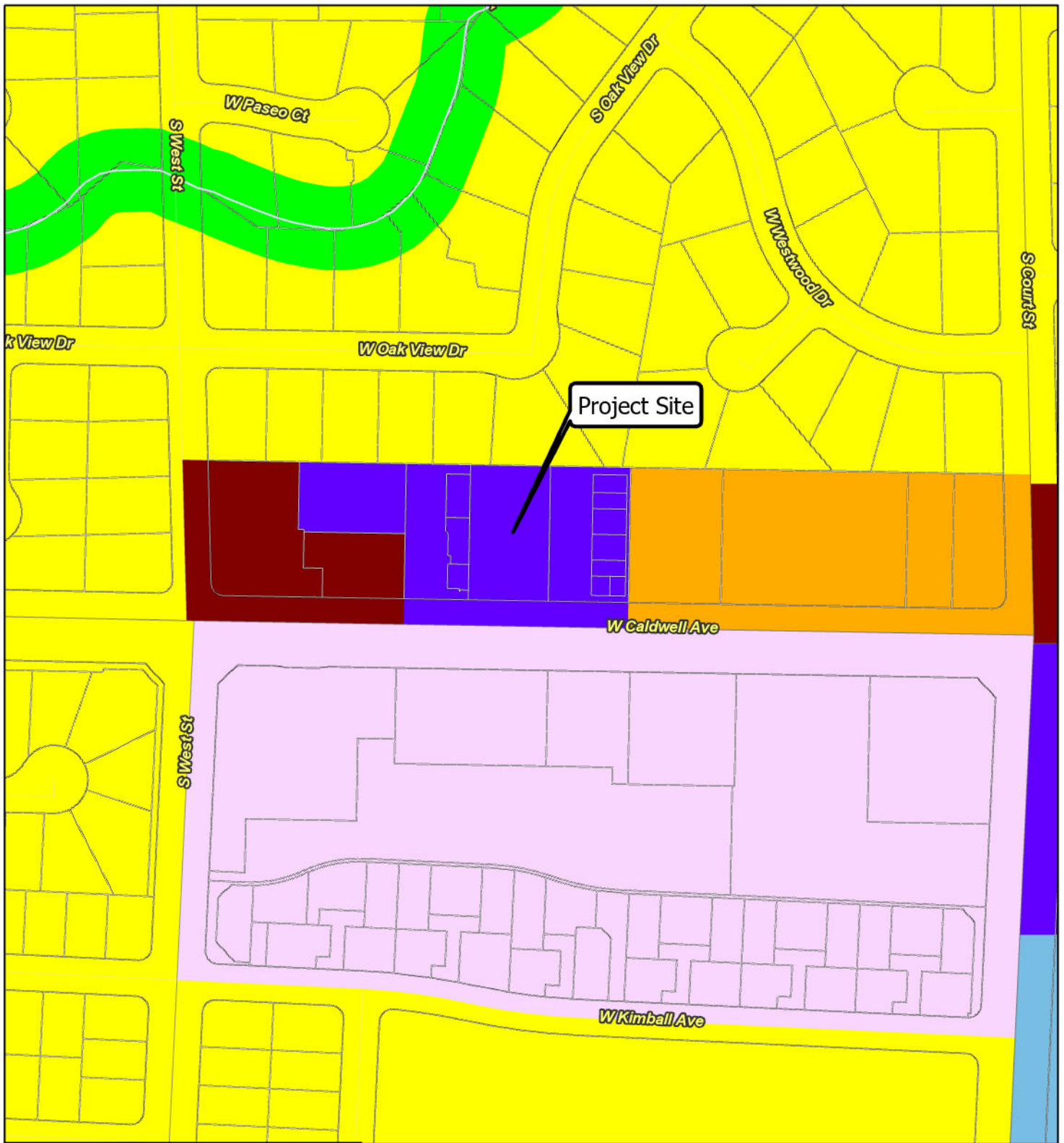
-If there is a current device that is not up to current specifications, that device will need to be renewed from a list of approved devices.

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

Additional Comments:

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

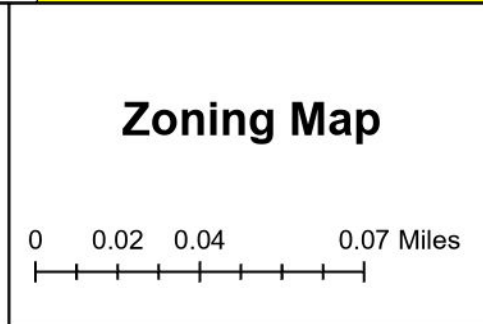
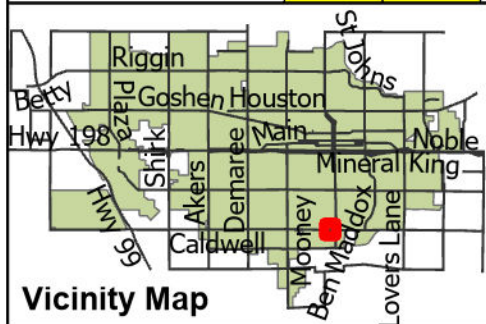
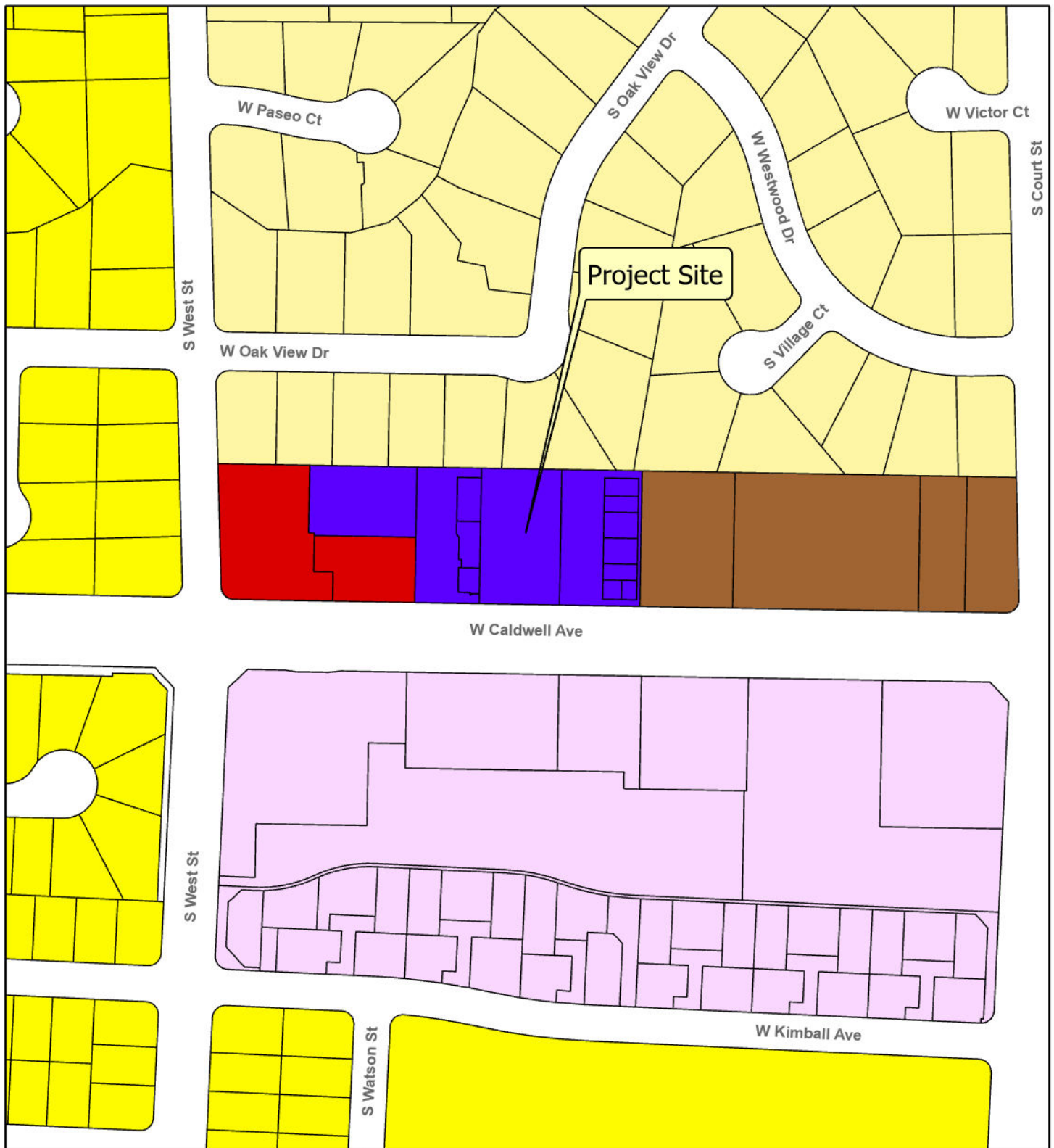


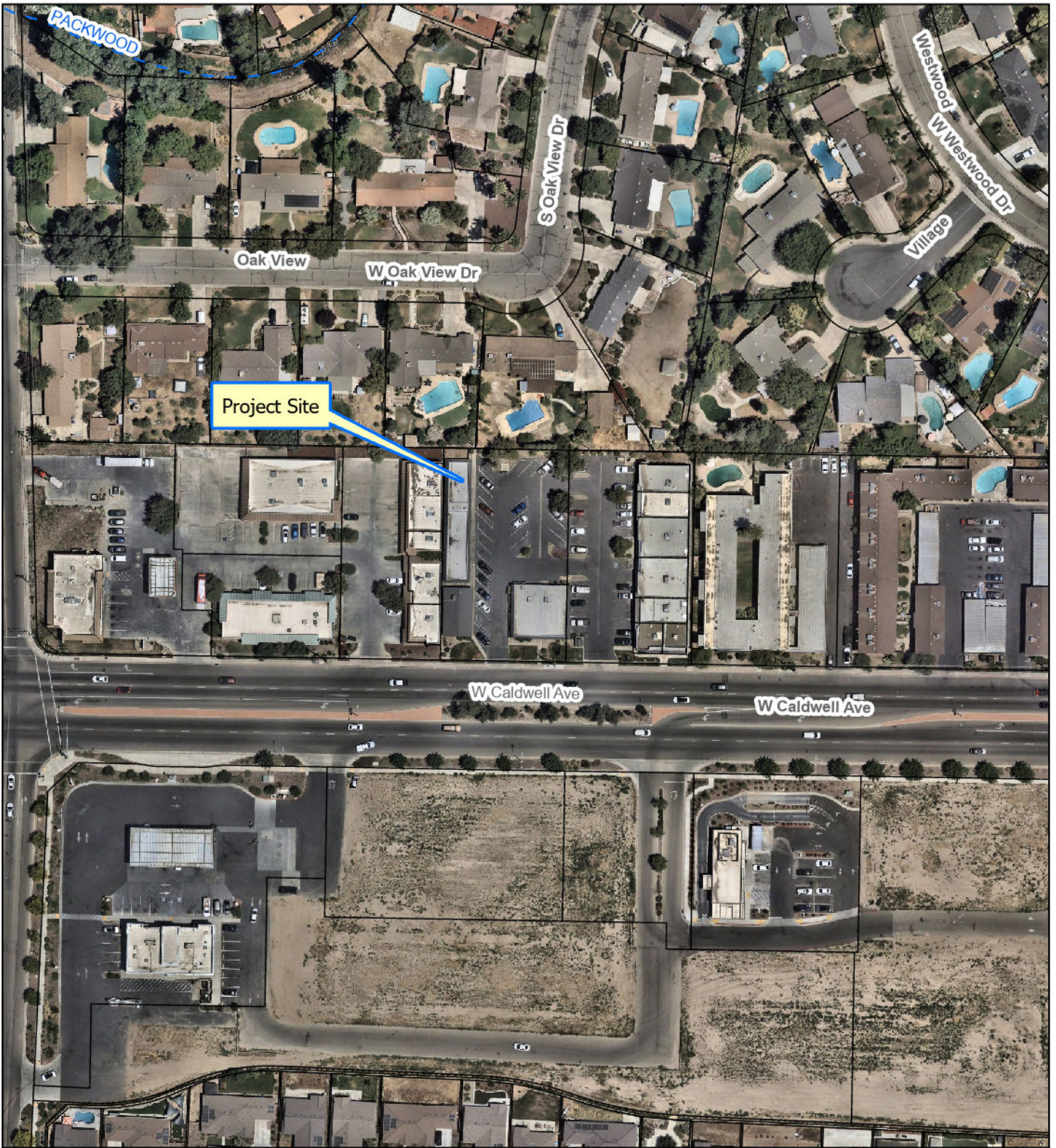


General Plan Land Use Map

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



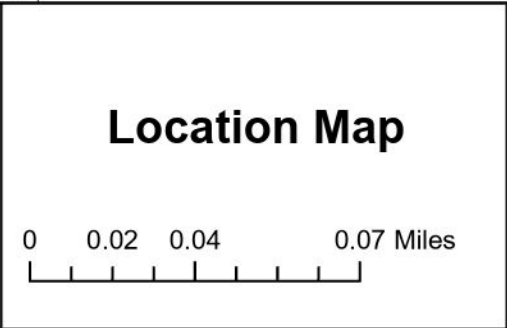
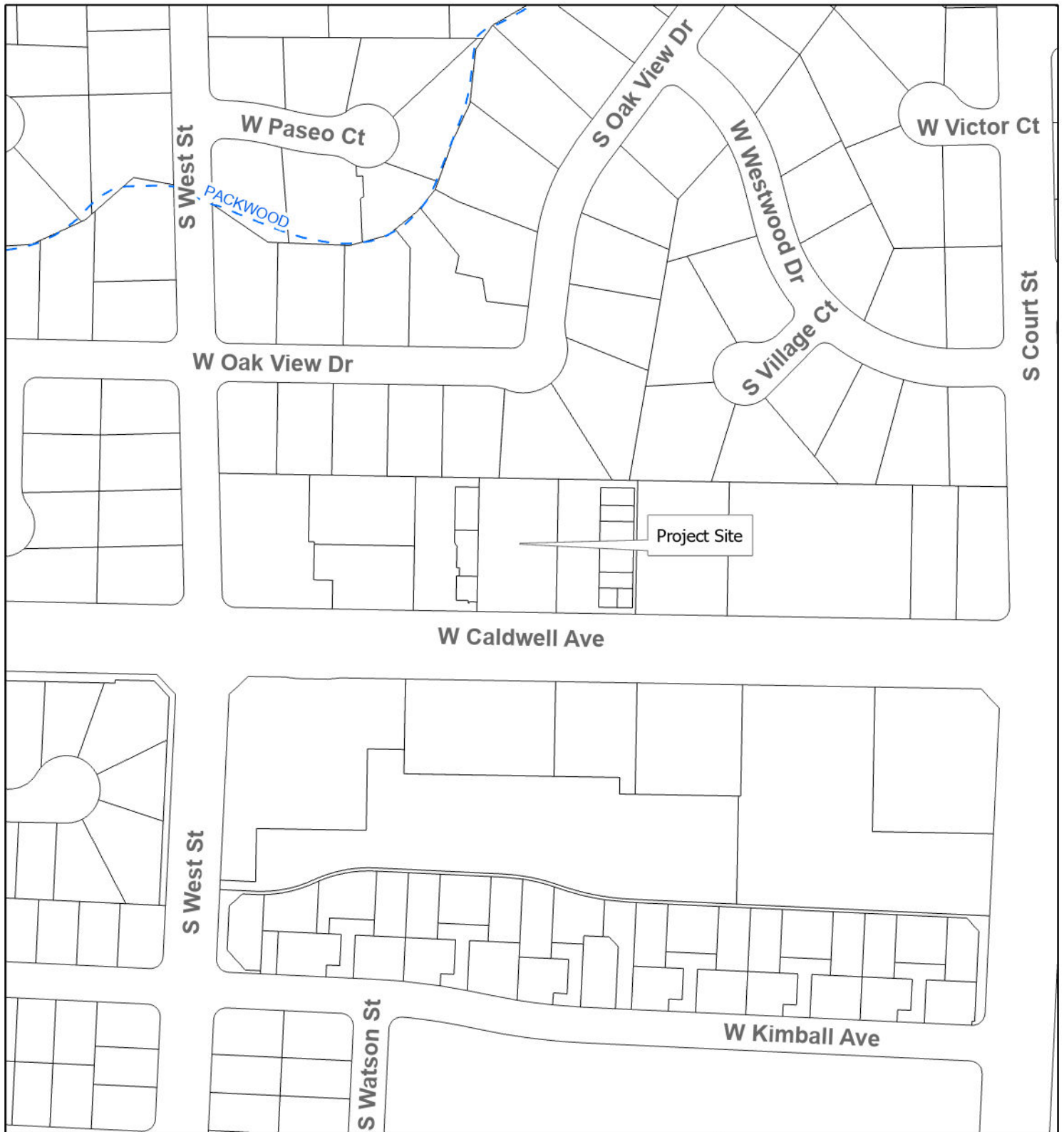




Aerial Map

0 0.01 0.03 0.06 Miles







REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: November 24, 2025

PROJECT PLANNER: Brandon Smith, Principal Planner
Phone: (559) 713-4636
E-Mail: brandon.smith@visalia.gov

SUBJECT: Tentative Parcel Map No. 2025-15: A request by West Star Construction to subdivide 423 acres into three parcels and a designated remainder on property located in the R-1-5, R-M-2, and R-M-3 zones. The project is located on the north side of Riggin Avenue between Shirk and Roeben Streets. (APN: 077-100-119)

STAFF RECOMMENDATION

Staff recommends approval of Tentative Parcel Map No. 2025-15, as conditioned, based upon the findings and conditions in Resolution No. 2025-68. Staff's recommendation is based on the project's consistency with the City's General Plan, Zoning and Subdivision Ordinances, and the Carleton Acres Specific Plan.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2025-15 based on the findings and conditions in Resolution No. 2025-68.

PROJECT DESCRIPTION

The applicant, West Star Construction, is requesting to subdivide 423 acres of property into three parcels (see Exhibit "A"). The parcel map, if approved, will assist in facilitating development phasing and separating single-family residential zoned land from multi-family residential zoned land within the portion of the Carleton Acres Specific Plan located in the Tier II growth boundary.

To date, approved divisions of land within Carleton Acres Specific Plan area include a 375-unit single-family residential subdivision (i.e. Carleton Acres Phase 1 Tentative Subdivision Map, or "TSM"), a 50-unit small lot subdivision, and an 8 parcel commercial map (for a full description of all approved descriptions, see of Background Information / Related Projects section). One phase of the single-family residential subdivision map (i.e. Phase 1A) has recorded, and four additional phases are illustrated on the tentative subdivision map exhibit of the single-family residential subdivision map (see Exhibit "B").

The following table lists each parcel's size, corresponding zoning and future development.

Parcel	Size	Zoning	Future Development
1	49.79 acres	R-1-5	TSM Phases 1C & 1D
2	17.50 acres	R-1-5 & R-M-2	R-1-5: TSM Phase 1E R-M-2: None
3	7.00 acres	R-M-3	None
Designated Remainder	348.71 acres (approx.)	Various	TSM Phase 1B; Tier III portion of Carleton Acres (presently unmapped)

The parcel configuration proposed with Tentative Parcel Map No. 2025-15 largely aligns, with some minor exceptions, to the phase lines as originally depicted with the Carleton Acres Phase 1 Tentative Subdivision Map (see Exhibit “B”). The minor exceptions are generally located between the Designated Remainder and Parcel 1 (between Phases 1B and 1C), and between Parcels 1 and 2 (between Phases 1D and 1E).

Parceling large sites into smaller parcels for developers to develop residential subdivisions is not uncommon and provides flexibility on how the site will be developed over the course of construction, subject to complying with the conditions adopted for the tentative subdivision map.

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential, Medium Density Residential, High Density Residential
Zoning	R-1-5 (Single-Family Residential), R-M-2 (Multi-family Residential); R-M-3 (Multi-family Residential)
Surrounding Zoning and Land Use	North: Agriculture / Dairy farm, agriculture South: Residential Low Density, Residential Medium Density / Residential, water storage tank East: Public Institutional, Residential Low Density, Residential High Density / Agriculture West: Light Industrial / Dairy farm, agriculture
Environmental Review	Environmental Impact Report for Carleton Acres Specific Plan, State Clearinghouse #2021050418
Site Plan	SPR No. 2025-228

Related Projects

The Planning Commission, on September 11, 2023, approved the following Tentative Subdivision Map and Tentative Parcel Map within the Carleton Acres Specific Plan area, and further recommended approval to the City Council to approve Annexation No. 2021-05, Specific Plan No. 2021-13, and General Plan Amendment No. 2021-14.

- **Carleton Acres Phase 1 Tentative Subdivision Map No. 5590:** A request to subdivide 100.86 acres into 375 lots for single-family dwellings and additional park lots, landscape / lighting district lots, and remainder lots, to be located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone district upon annexation to the Visalia city limits. The subdivision site is bound by the Shannon Parkway alignment to the north, Shirk Street to the west, and the Roeben Street alignment to the east, north of the designated commercial and multi-family designated areas.
- **Tentative Parcel Map No. 2023-04:** A request to subdivide an existing 468-acre parcel into eight parcels for commercial use, having a gross acreage of 28.7 acres, plus a remainder parcel.

The Planning Commission, on January 27, 2025, approved the following Tentative Subdivision Map within the Carleton Acres Specific Plan area.

- **Carleton Acres Medium Density Residential Tentative Subdivision Map No. 5601:** A request by West Star Construction to subdivide 4.8 acres into 50 parcels to facilitate the construction of detached dwelling units within a planned residential development, which is being developed in accordance with the policies and standards contained in the Carleton Acres Specific Plan. The project is located on the east side of Shirk Street immediately north of the multi-family designated area.

PROJECT EVALUATION

Staff recommends approval of Tentative Parcel Map No. 2025-15, as conditioned, based on the project's consistency with the General Plan Land Use Element, Zoning and Subdivision Ordinances, and the Carleton Acres Specific Plan.

General Plan and Specific Plan Consistency

The parcels being created, excluding the designated Remainder, contain R-1-5, R-M-2, and R-M-3 zone designations and contain General Plan Land Use designations of Low, Medium, and High Density Residential, all of which support residential development. The parcel map request will facilitate and support the development phasing of the Carleton Acres Phase 1 subdivision into multiple phases.

The phasing lines, as originally depicted on the Carleton Acres Phase 1 tentative subdivision map ("TSM") (see Exhibit "B"), are generally consistent with the proposed property lines as depicted with Tentative Parcel Map No. 2025-15 (Exhibit "A"). Although there are some minor exceptions located between the designated Remainder and Parcel 1 (between TSM Phases 1B and 1C) and between Parcels 1 and 2 (between TSM Phases 1D and 1E), these exceptions are only located within the tentative subdivision map area and would not be violating any condition of approval. Furthermore, the exceptions are not in locations where two zoning designations come together.

The division of land would not create a violation or inconsistency with any Land Use Policies which pertain to the Low, Medium, or High Density Residential land use designations, specifically LU-P-55, LU-P-56, and LU-P-57.

Compatibility with the surrounding area is also required by the General Plan in the decision to approve the proposed division of land. The proposed map meets all codified standards contained in the Zoning and Subdivision Ordinances, as well as all General Plan policies pertaining to residential development. Furthermore, the proposed map is consistent with the policies and standards contained within the Carleton Acres Specific Plan, and does not hinder the respective single and multi-family designated areas from developing in accordance with their intent.

Housing Accountability Act (Government Code section 66589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact¹.

The tentative parcel map is consistent, compliant, and in conformity with the General Plan, Zoning and Subdivision Ordinances, and the Carleton Acres Specific Plan. The parcel map will permit the Carleton Acres Phase 1 subdivision to be developed in its originally intended five

¹ Gov. Code Section 65589.5(j)(1).

phases. The overall development of the entire area, per the Carleton Acres Phase 1 tentative subdivision map and the Carleton Acres Specific Plan, meets the density standards for the Low Density Residential land use designation and will be compatible with surrounding developed residential areas. Furthermore, the development of the subdivision will develop a network of local streets, improve adjacent arterial public roadways, and construct a new arterial street (Ben Maddox Way), thereby facilitating increased street connectivity to accommodate future growth areas.

While the tentative parcel map does include areas designated for Medium and High Density Residential land use designations, no development plans have been prepared for these sites at this time. The parcel map does not in anyway preclude these areas from developing in the future as originally intended by the Specific Plan at their specified densities and unit counts.

Access / Circulation

Street improvements to arterial and local roadways will be required within the project area as originally conditioned with the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590. The full circulation plan for the entire project, including street cross sections, is shown in Exhibit "B". Street improvements will be completed in phases as indicated on the tentative subdivision map. Phase 1A improvements are being completed along a portion of Shirk Street. Phase 1B improvements, to be completed with map recordation on the Designated Remainder parcel, will include the remainder of Shirk Street to Shannon Parkway. Subsequent phases will complete Shannon Parkway and Roeben Street in the Tier II area.

Shirk Street is a designated 110-foot wide arterial street with four travel lanes at full buildout. The development of the Carleton Acres Phase 1 subdivision will require the development of Shirk Street, which includes frontage improvements consisting of block wall, landscaping, sidewalk, parkway landscaping, streetlights, curb, gutter, median island, and street paving. All frontage improvements are shown in the cross section included with Exhibit "B". Future buildout on the west side of Shirk Street is expected to be constructed as part of the Seefried Industrial Park.

All local streets will be developed per the City's 60-foot wide local street standard.

Please note the construction and extension of streets and utilities are not required with Tentative Parcel Map No. 2025-15, nor do any of the conditions of approval for this parcel map supersede the conditions and mitigations measures adopted per Resolution No. 2023-46 of the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 (see Exhibit "C").

Subdivision Map Act Findings

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

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel 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 have been found to be consistent with the City's General Plan and future residential subdivision. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed parcel map and the approved tentative subdivision map, which is designated as Low Density Residential, Medium Density Residential, and High Density Residential land use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential, Medium Density Residential, and High Density Residential. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the parcel 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 determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the parcel 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 Parcel Map.

Environmental Review

The project is part of the development of a specific plan area that was evaluated in the Environmental Impact Report (EIR) for the Carleton Acres Specific Plan (SCH#2021050418), certified by the Visalia City Council on October 2, 2023, by Resolution No. 2023-48. This EIR is being used as the environmental document for this Tentative Subdivision Map.

The EIR determined that there would be significant impacts resulting from the development of land uses within the Carleton Acres Specific Plan. A Mitigation and Monitoring Plan adopted with the EIR includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant. This Mitigation and Monitoring Plan is included as Exhibit "D" in the staff report. Staff recommends a condition for the Tentative Parcel Map which states that the Mitigation and Monitoring Plan shall apply to this project.

The preparation of the EIR included the preparation of several technical studies to consider impacts related to the Carleton Acres development and its distribution of land uses. Technical studies for the fields of traffic, noise, and air quality / greenhouse gas / energy were prepared, which included analysis of impacts stemming from the relation of land uses internal to the plan (i.e., planned residential uses adjacent to planned commercial uses). Technical studies related to biology, cultural resources, environmental site assessment, and water supply were prepared with the focus being on the overall development of the specific plan area.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Carleton Acres Specific Plan. The 423-acre project site, which includes the unrecorded portions of the previously adopted Carleton Acres Phase 1 tentative subdivision map, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed tentative parcel map, and the conditions under which it will be maintained will not be detrimental to public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is bordered by both existing residential uses and agricultural uses, and the proposed development of this site is consistent with the General Plan and Zoning and Subdivision Ordinances. Development standards contained within the City's Zoning Ordinance and the Carleton Acres Specific Plan will address land use conflicts with future adjacent commercial and residential uses
3. That the site is physically suitable for the proposed tentative parcel map. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Carleton Acres Specific Plan, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision itself is designated as Low Density Residential, and developed at a density that is within the allowed range for Low Density Residential development.

4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Low Density Residential land use designation and zone, while being developed at 3.71 dwelling units per gross acre.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That there is no evidence that the project would cause quantifiable, significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards.
7. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
8. That the Housing Accountability Act (GC section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove of a project or lower its density unless it finds by preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact. There is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and development standards.
9. That the Environmental Impact Report prepared and certified for the Carleton Acres Specific Plan project (SCH #2021050418) includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Environmental Impact Report that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the EIR adequately addresses environmental impacts associated with this project.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the tentative parcel map shall be developed consistently with the comments and conditions of the Site Plan Review No. 2025-228, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit "A".
3. That the conditions of approval adopted by Resolution No. 2023-46 for the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 shall not supersede the approval of Tentative Parcel Map No. 2025-15, and that all conditions adopted per said resolution are still applicable and will be required as development carries out on the 375-lot residential subdivision.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program of the Carleton Acres Specific Plan Final Environmental Impact Report (State Clearinghouse 2021050418) are hereby incorporated as conditions of the Tentative Parcel Map.
5. That the mitigation monitoring and reporting program and its mitigation measures adopted with the Final Environmental Impact Report certified for the project (State Clearinghouse 2021050418) and all conditions of this project be met during construction and upon final occupancy and ongoing operation of the project.
6. That all other federal, state and city laws, codes and ordinances be complied with.

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 the decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA. The appeal shall specify errors or abuse 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.gov or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2025-68 – Tentative Parcel Map No. 2025-15
- Exhibit "A" – Tentative Parcel Map
- Exhibit "B" – Carleton Acres Phase 1 Tentative Subdivision Map No. 5590
- Exhibit "C" – Signed Resolution No. 2023-46 associated with Carleton Acres Phase 1 Map
- Exhibit "D" – EIR Mitigation and Monitoring Plan
- Site Plan Review Comments No. 2025-228
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

RELATED PLANS AND POLICIES

Visalia General Plan Land Use Element Policies

LU-P-19 Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.

The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.

LU-P-55 Update the Zoning Ordinance to reflect the Low Density Residential designation on the Land Use Diagram for development at 2 to 10 dwelling units per gross acre, facilitating new planned neighborhoods and infill development in established areas.

This designation is intended to provide for single-family detached housing with densities typical of single-family subdivisions. Duplex units, townhouses, and small-lot detached housing may be incorporated as part of Low Density Residential developments. Development standards will ensure that a desirable single-family neighborhood character is maintained.

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

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

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

The designation is appropriate for some infill sites and new areas in close proximity to neighborhood centers and major transportation routes. High Density Residential

development may also be permitted in infill areas where it can be made to be consistent with adjacent properties through the conditional use permit process. Development standards will ensure that new development contributes positively to the creation of neighborhood nodes or districts. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

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;
 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)

RESOLUTION NO 2025-68

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2025-15: A REQUEST BY WEST STAR CONSTRUCTION TO SUBDIVIDE 423 ACRES INTO THREE PARCELS AND A DESIGNATED REMAINDER ON PROPERTY LOCATED IN THE R-1-5, R-M-2, AND R-M-3 ZONES. THE PROJECT IS LOCATED ON THE NORTH SIDE OF RIGGIN AVENUE BETWEEN SHIRK AND ROEBEN STREETS. (APN: 077-100-119)

WHEREAS, Tentative Parcel Map No. 2025-15 is a request by West Star Construction to subdivide 423 acres into three parcels and a designated remainder on property located in the R-1-5, R-M-2, and R-M-3 zones. The project is located on the north side of Riggins Avenue between Shirk and Roeben Streets. (APN: 077-100-119); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on November 24, 2025; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2025-15 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 of the City of Visalia finds that the proposed project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Environmental Impact Report (EIR) for the Carleton Acres Specific Plan (SCH#2021050418), certified by the Visalia City Council on October 2, 2023, by Resolution No. 2023-48. The Environmental Impact Report adequately analyzed and addressed this proposed project and determined that there would be significant impacts resulting from the development of land uses within the Carleton Acres Specific Plan. A Mitigation and Monitoring Plan adopted with the EIR includes mitigation measures that reduce or eliminate the severity of some of these impacts to a level that is less than significant.

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

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Carleton Acres Specific Plan. The 423-acre project site, which includes the unrecorded portions of the previously adopted Carleton Acres Phase 1 tentative subdivision map, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed tentative parcel map, and the conditions under which it will be maintained will not be detrimental to public health, safety, or welfare, nor materially

injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is bordered by both existing residential uses and agricultural uses, and the proposed development of this site is consistent with the General Plan and Zoning and Subdivision Ordinances. Development standards contained within the City's Zoning Ordinance and the Carleton Acres Specific Plan will address land use conflicts with future adjacent commercial and residential uses

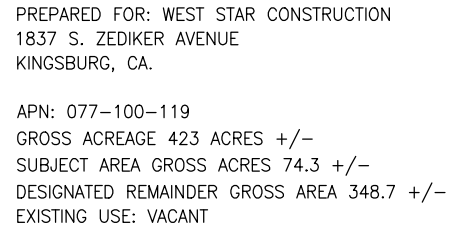
3. That the site is physically suitable for the proposed tentative parcel map. The project is consistent with the intent of the General Plan, Zoning Ordinance, Subdivision Ordinance, and the Carleton Acres Specific Plan, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision itself is designated as Low Density Residential, and developed at a density that is within the allowed range for Low Density Residential development.
4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Low Density Residential land use designation and zone, while being developed at 3.71 dwelling units per gross acre.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That there is no evidence that the project would cause quantifiable, significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards.
7. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
8. That the Housing Accountability Act (GC section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove of a project or lower its density unless it finds by preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact. There is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and development standards.
9. That the Environmental Impact Report prepared and certified for the Carleton Acres Specific Plan project (SCH #2021050418) includes the proposed residential use as depicted in the project description and shown in the conceptual use plan.
10. That no new information has arisen since certification of the Environmental Impact Report that alters its analysis of impacts or conclusions as to effects and required mitigation. Therefore, the EIR adequately addresses environmental impacts associated with this project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Tentative Parcel Map No. 2025-15 on the real property herein above 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 tentative parcel map shall be developed consistently with the comments and conditions of the Site Plan Review No. 2025-228, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit "A".
3. That the conditions of approval adopted by Resolution No. 2023-46 for the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 shall not supersede the approval of Tentative Parcel Map No. 2025-15, and that all conditions adopted per said resolution are still applicable and will be required as development carries out on the 375-lot residential subdivision.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program of the Carleton Acres Specific Plan Final Environmental Impact Report (State Clearinghouse 2021050418) are hereby incorporated as conditions of the Tentative Parcel Map.
5. That the mitigation monitoring and reporting program and its mitigation measures adopted with the Final Environmental Impact Report certified for the project (State Clearinghouse 2021050418) and all conditions of this project be met during construction and upon final occupancy and ongoing operation of the project.
6. That all other federal, state and city laws, codes and ordinances be complied with.

CONSISTING OF 1 SHEET

	SUBJECT	PROPERTY
1	1.1	1.1.1
2	2.1	2.1.1
3	3.1	3.1.1
4	4.1	4.1.1
5	5.1	5.1.1
6	6.1	6.1.1
7	7.1	7.1.1
8	8.1	8.1.1
9	9.1	9.1.1
10	10.1	10.1.1
11	11.1	11.1.1
12	12.1	12.1.1
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94	94.1	94.1.1
95	95.1	95.1.1
96	96.1	96.1.1
97	97.1	97.1.1
98	98.1	98.1.1
99	99.1	99.1.1
100	100.1	100.1.1



SCALE: 1" = 250'



620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

CARLETON ACRES - PH. 1

TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE S 1/2 SEC. 14, T. 18S., R. 24E., M.D.B. & M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PREPARED FOR: WEST STAR CONSTRUCTION 13837 S. ZEDIKER AVE KINGSBURG, CA 93631
 PREPARED BY: 4CREEKS, INC. 324 S. SANTA FE ST., STE. A VISALIA, CA 93292

LEGEND

APN:	077-060-034
ACREAGE:	100±
PROPOSED LOTS:	375
FLOOD ZONE:	X02
EXISTING ZONING:	AE-40
PROPOSED ZONING:	R-1
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CAL WATER
TELEPHONE:	AT&T/COMCAST
ZONING:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE:	CITY OF VISALIA

GROSS ACREAGE			
R-1-5	100.86 AC	375 UNITS	3.71 DU/A

NET ACREAGE			
R-1-5	64.31 AC	375 UNITS	5.85 DU/A

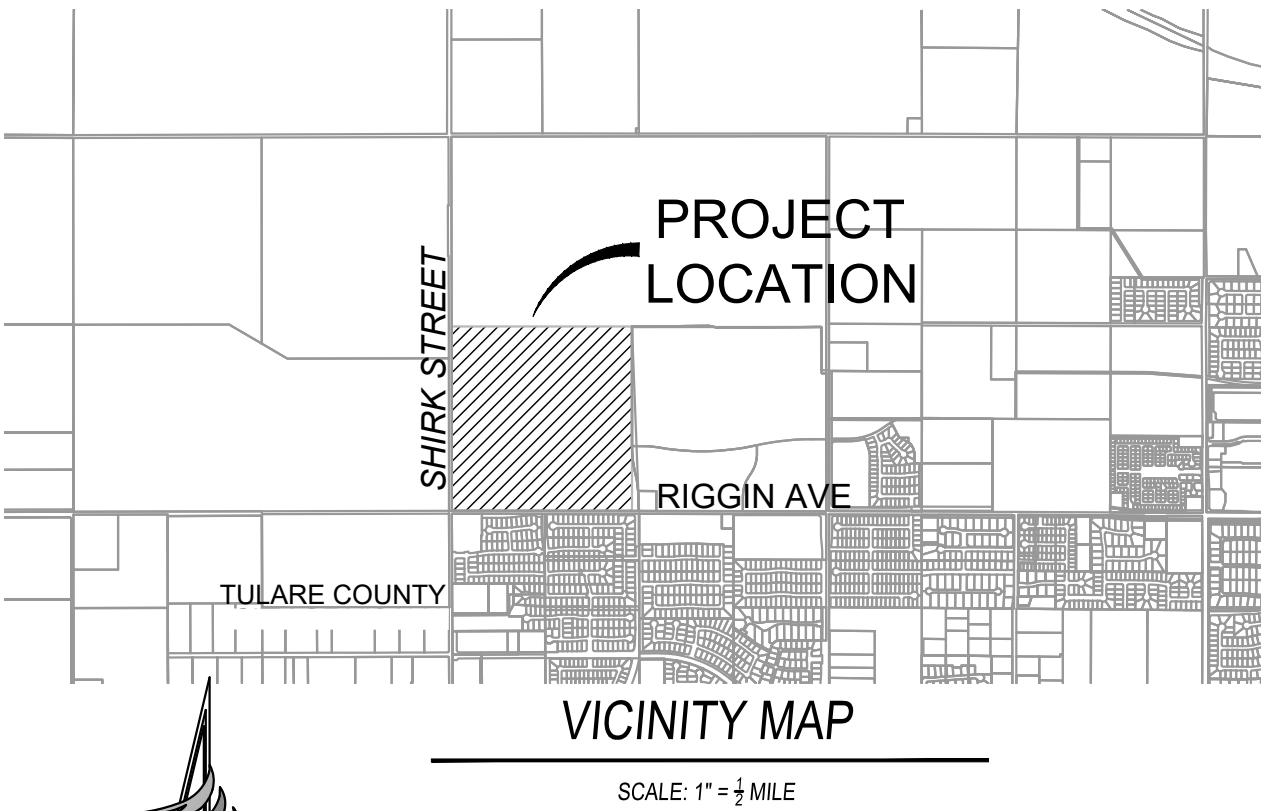
TYPICAL LOT SIZES:

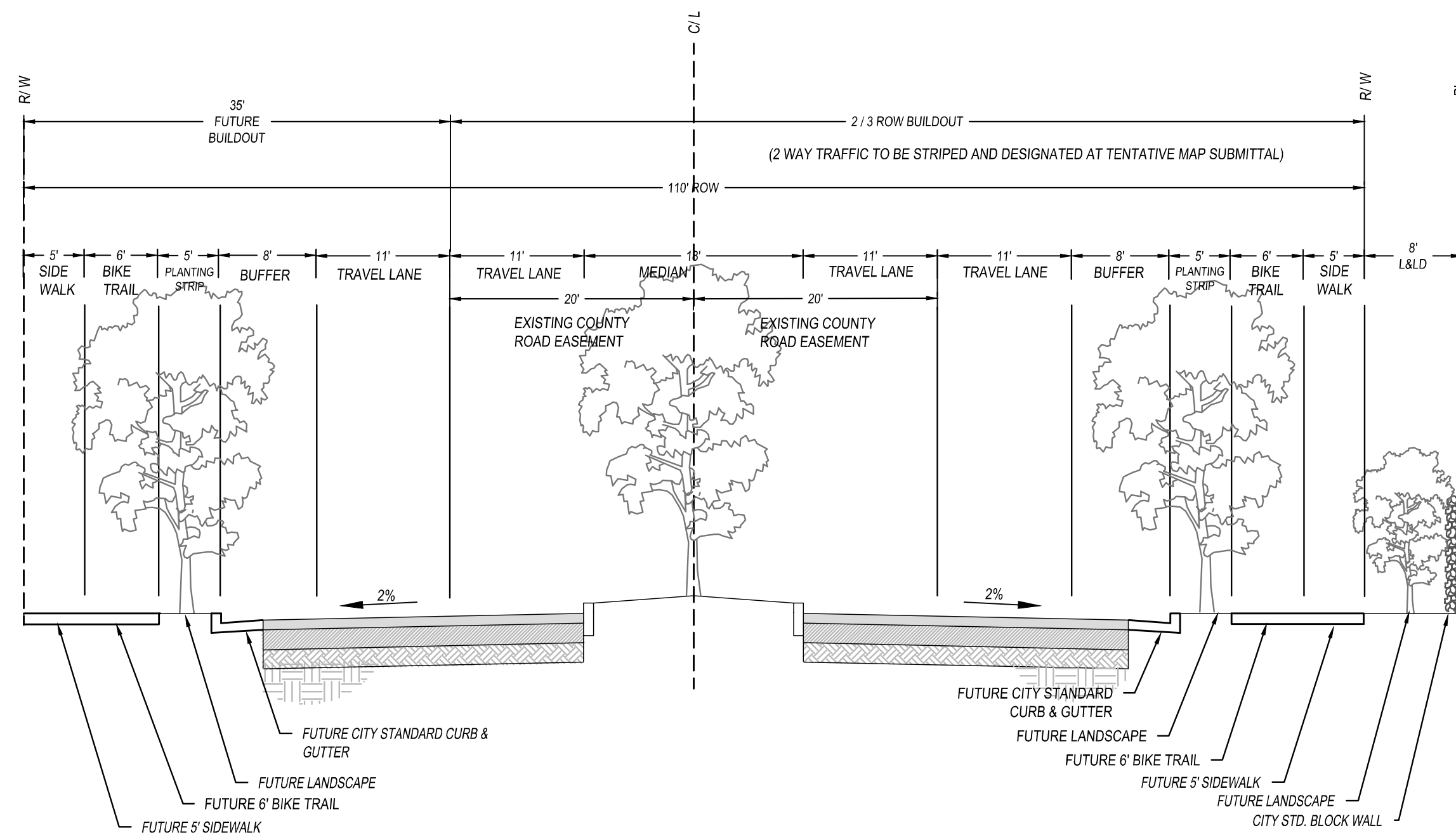
50'x105'	105 UNITS	PHASE 1A: 72 LOTS	17.50 AC
60'x112'+	125 UNITS	PHASE 1B: 78 LOTS	24.54 AC
70'x112'+	108 UNITS	PHASE 1C: 79 LOTS	23.98 AC
80'x115'+	37 UNITS	PHASE 1D: 82 LOTS	20.82 AC
		PHASE 1E: 64 LOTS	14.02 AC
TOTAL:	375 UNITS	TOTAL: 375 LOTS	100.86 AC

*OUTLOTS A-L: DEDICATED TO CITY OF VISALIA LLD

UTILITIES:

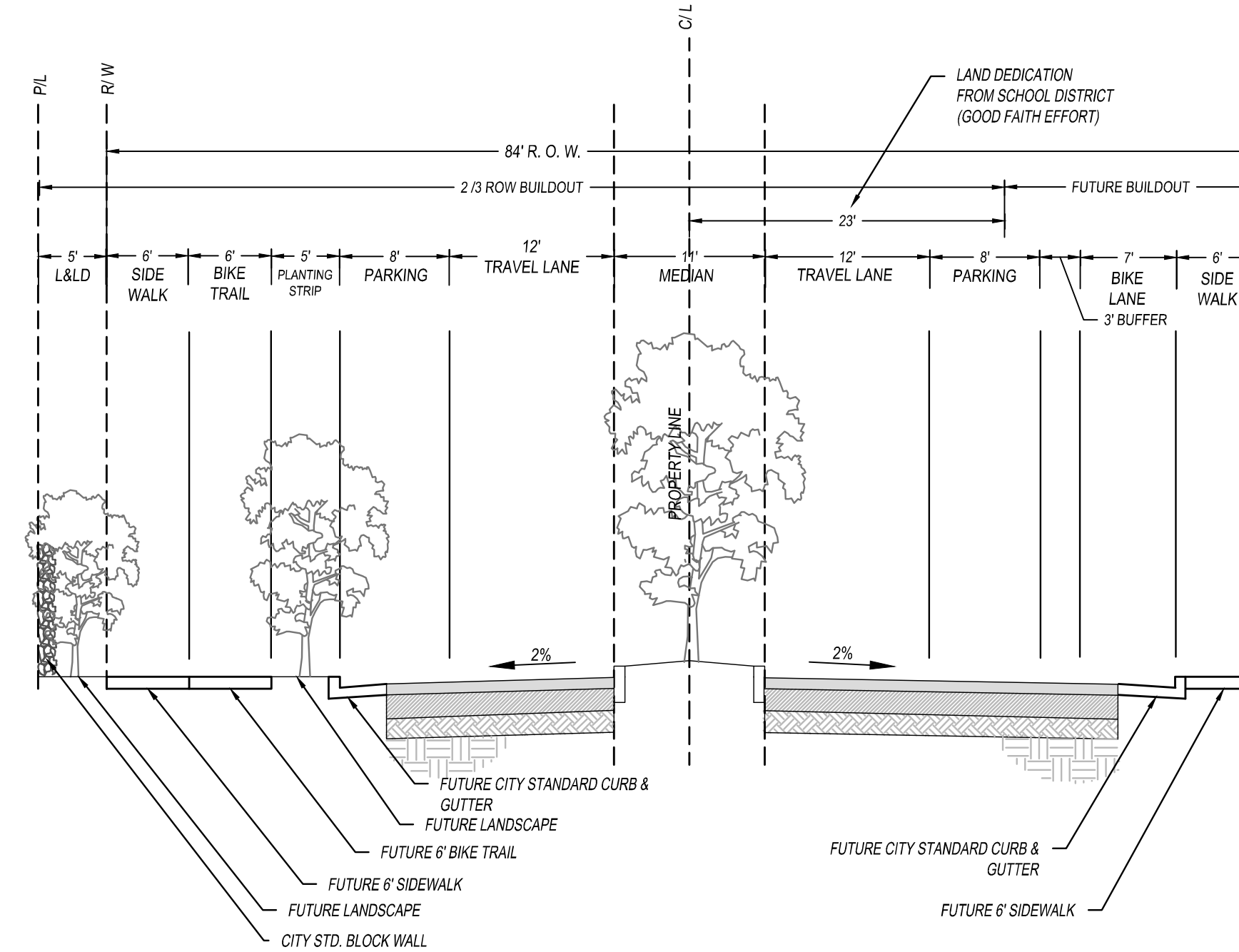
STORM WATER:	PER CARLETON SD MASTERPLAN
SEWER:	CONNECTION LOCATED IN SHIRK ST., PER CARLETON SS MASTERPLAN.
WATER:	12" WATER TIE INTO EXISTING WATER LINE IN SHIRK AND RIGGIN AVE.
DISTRIBUTION LINE UNDERGROUNDING:	SHIRK (0) RIGGIN (9) ON-SITE (5)





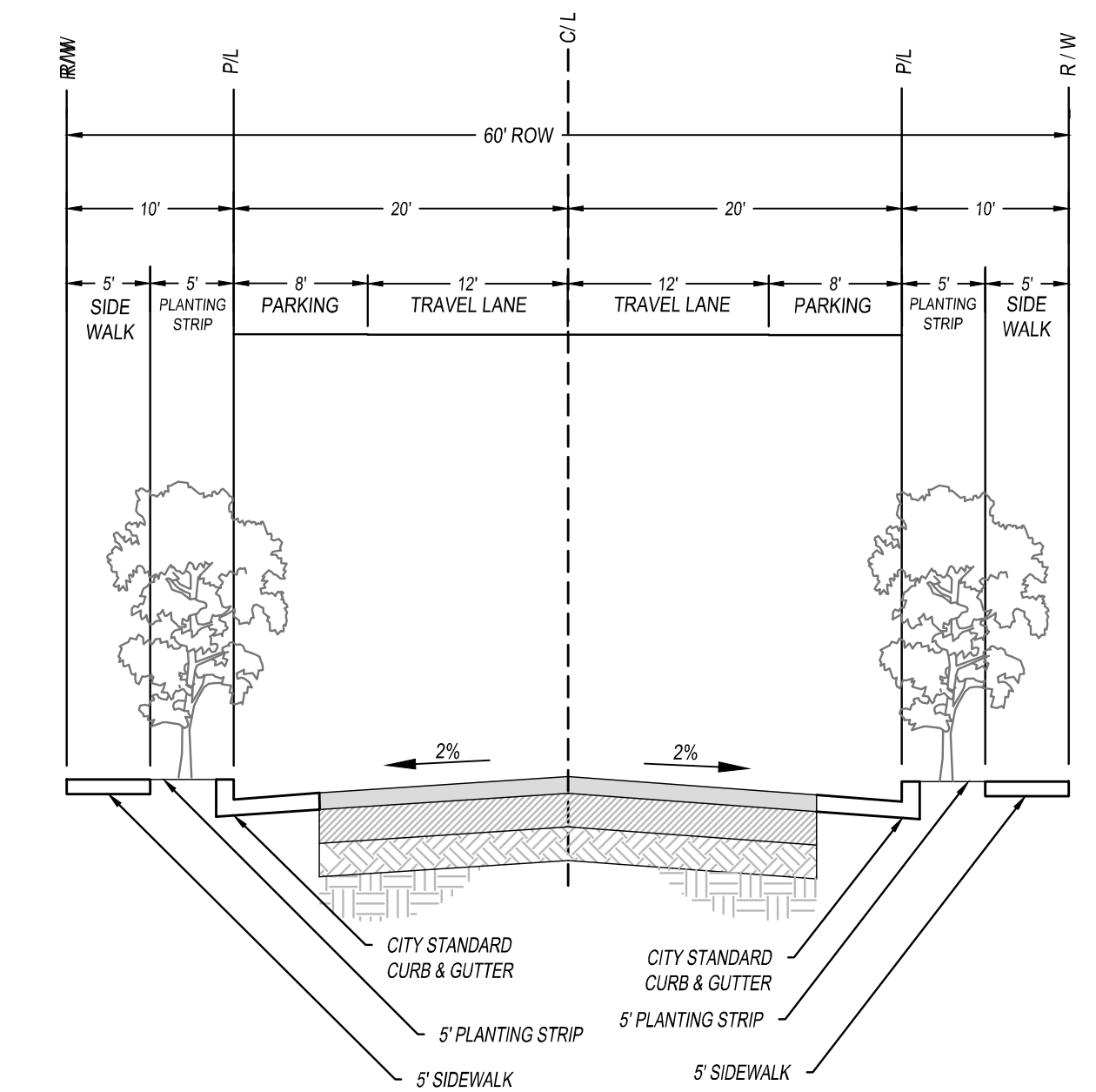
N. SHIRK STREET - CROSS SECTION (LOOKING NORTH)

NTS



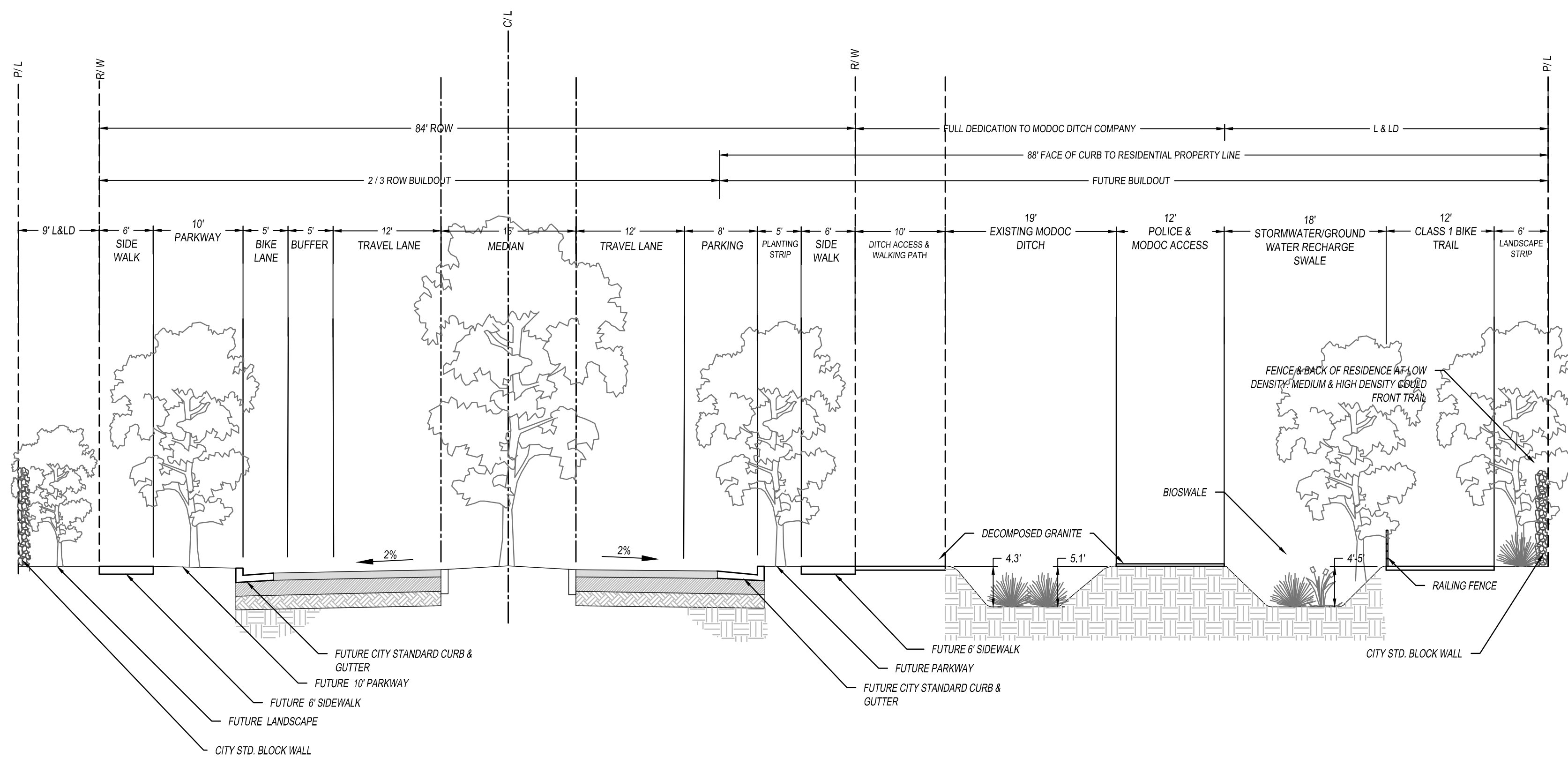
ROEBEN STREET - CROSS SECTION (LOOKING NORTH)

NTS



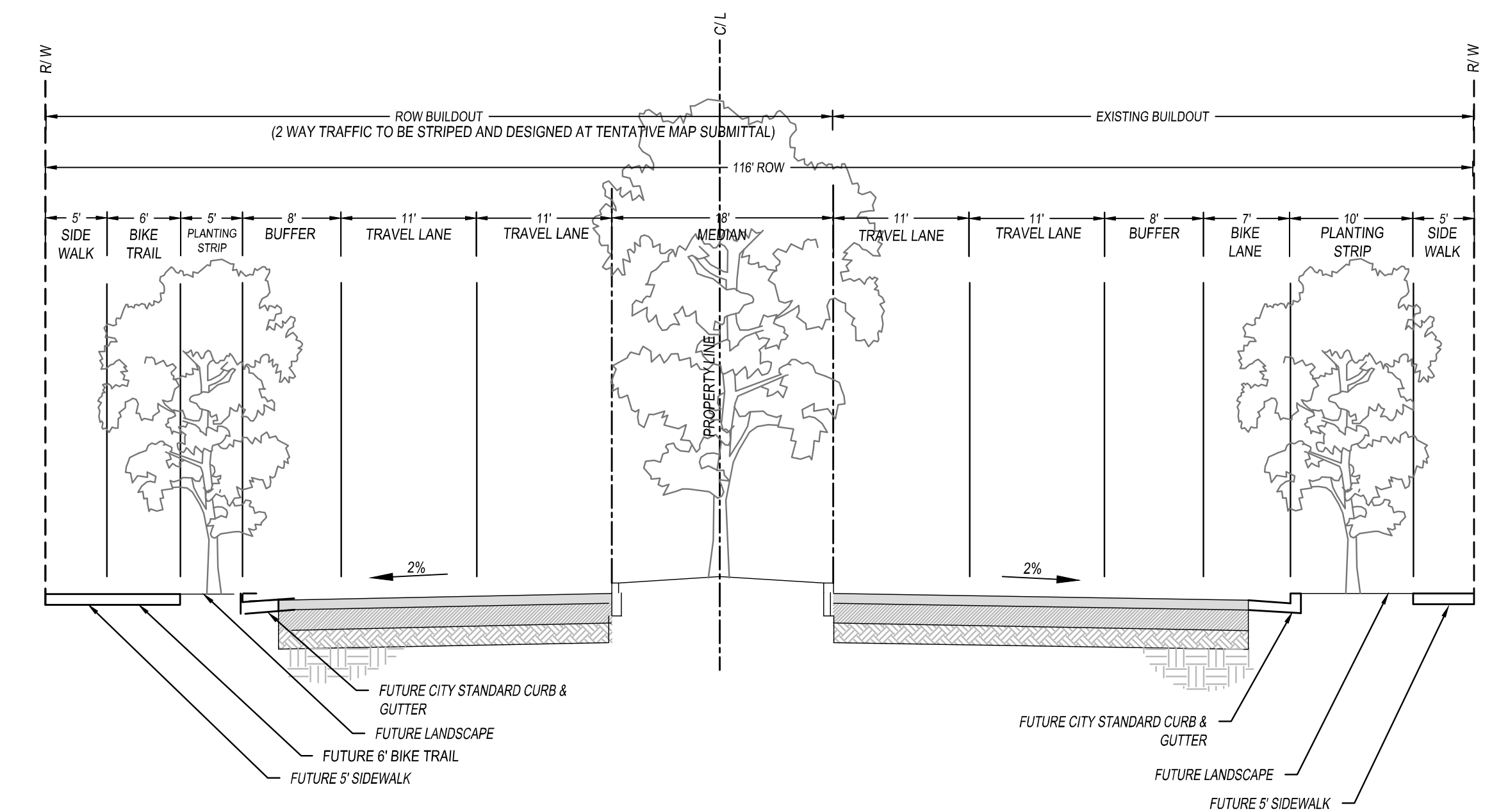
LOCAL ROAD - CROSS SECTION

NTS



SHANNON PARKWAY - CROSS SECTION (LOOKING WEST)

NTS



W. RIFFIN AVENUE - CROSS SECTION (LOOKING EAST)

PREPARED BY:



324 S. SANTA FE, STE. A
VISALIA, CA 93291
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FAX: 559.862.2276
WWW.4CREEKS-CA.COM

4CREEKS

0073

NTS

RESOLUTION NO 2023-46

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CARLETON ACRES PHASE 1 TENTATIVE SUBDIVISION MAP NO. 5590: A REQUEST TO SUBDIVIDE 100.86 ACRES INTO 375 LOTS FOR SINGLE-FAMILY DWELLINGS AND ADDITIONAL PARK LOTS, LANDSCAPE / LIGHTING DISTRICT LOTS, AND REMAINDER LOTS, TO BE LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE DISTRICT UPON ANNEXATION TO THE VISALIA CITY LIMITS. THE SUBDIVISION SITE IS BOUND BY THE SHANNON PARKWAY ALIGNMENT TO THE NORTH, SHIRK STREET TO THE WEST, AND THE ROEBEN STREET ALIGNMENT TO THE EAST, BETWEEN 300 AND 800 FEET NORTH OF RIGGIN AVENUE. THE PROPOSED PROJECT IS LOCATED ON LAND GENERALLY BOUND BY W. RIGGIN AVENUE TO THE SOUTH, N. AKERS STREET TO THE EAST, N. SHIRK ROAD TO THE WEST AND AVENUE 320 (W. KIBLER AVENUE) TO THE NORTH (APN 077-100-108)

WHEREAS, Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 is a request to subdivide 100.86 acres into 375 lots for single-family dwellings and additional park lots, landscape / lighting district lots, and remainder lots, to be located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone district upon annexation to the Visalia city limits. The subdivision site is bound by the Shannon Parkway alignment to the north, Shirk Street to the west, and the Roeben Street alignment to the east, between 300 and 800 feet north of Riggin Avenue. The project site is located on land generally bound by W. Riggin Avenue to the south, N. Akers Street to the east, N. Shirk Road to the west and Avenue 320 (W. Kibler Avenue) to the north (APN 077-100-108); and

WHEREAS, the Draft Environmental Impact Report (Draft EIR) for the Carleton Acres Specific Plan Project, which considered impacts from Carleton Acres Phase 1 Tentative Subdivision Map No. 5590, was released on May 4, 2023, for circulation for a period of 45 days; and,

WHEREAS, the Final Environmental Impact Report (Final EIR) for the Carleton Acres Specific Plan Project, was released on September 1, 2023, and consists of the Draft EIR and the revisions of, and additions to, the Draft EIR; the written comments and recommendations received on the Draft EIR; the written responses of the City of Visalia to public comments on the Draft EIR; errata to the foregoing; and other information added by the City of Visalia as specified in the record; and,

WHEREAS, the California Environmental Quality Act (CEQA) required that, in connection with the approval of a project for which an EIR has been prepared that identified one or more significant effects, the decision making body makes certain findings regarding

those effects, which in full are contained in Resolution No. 2023-42 pertaining to the certification of the Final EIR prepared for the Carleton Acres Specific Plan Project; and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on September 11, 2023; and

WHEREAS, the Planning Commission of the City of Visalia finds the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia finds that Final EIR for the Carleton Acres Specific Plan Project, SCH# 2021050418, was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

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 location and layout of the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance, and the proposed Carleton Acres Specific Plan. The 101-acre project site, which is the site of the proposed 375 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
2. That the proposed Carleton Acres Phase 1 Tentative Subdivision Map No. 5590, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site does not directly abut any existing developed uses, and development standards contained within the City's Zoning Ordinance and the Carleton Acres Specific Plan will address land use conflicts with future adjacent multi-family residential, commercial, public institutional, and light industrial uses.
3. That the site is physically suitable for the proposed tentative subdivision map. The project is consistent with the intent of the General Plan, Zoning Ordinance and Subdivision Ordinance, and the proposed Carleton Acres Specific Plan, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision itself is designated as Low Density Residential, and developed at a density that is within the allowed range for Low Density Residential development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the proposed Low Density Residential

General Plan Land Use Designation while being developed at 3.71 dwelling units per gross acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 375-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.

5. That the proposed location of the tentative subdivision map is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing surrounding residential development. The proposed project will result in the creation of new single-family residential developments which, for the Low Density Residential portion at a density of 3.71 units per acre, is consistent with General Plan land use designation of Low Density Residential and the R-1-5 zoning designation that will be applied to the site when annexed into the city limits.
6. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact.
7. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
8. That the project is consistent with the project description contained in the Final Environmental Impact Report (FEIR) (SCH# 2021050418) for the project associated with this Tentative Subdivision Map, specifically for development is identified and described in the Carleton Acres Specific Plan, and for which said FEIR is recommended to be certified by the City Council precedent to the Planning Commission's consideration of this Tentative Subdivision Map request, consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property herein above 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 subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2022-164 incorporated herein by reference.
2. That the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 be prepared in substantial compliance with the subdivision map in Exhibit "C".
3. That development standards for this map shall be in compliance with those defined in the Carleton Acres Specific Plan.
4. That the mitigation measures found within the Mitigation Monitoring and Reporting Program of the Carleton Acres Specific Plan Final Environmental Impact Report are hereby incorporated as conditions of the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590.
5. That prior to the issuance of any residential building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
6. That approval of the Carleton Acres Phase 1 Tentative Subdivision Map No. 5590 shall not become effective unless Annexation No. 2021-05, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2021-05.
7. That the Project be null and void unless General Plan Amendment No. 2021-14 and Specific Plan No. 2021-13 are approved by the City of Visalia.
8. That all applicable federal, state, regional, and city policies and ordinances be met.
9. That the mitigation monitoring and reporting program and its mitigation measures adopted with the Final Environmental Impact Report certified for the project (State Clearinghouse 2021050418) and all conditions of this project be met during construction and upon final occupancy and ongoing operation of the project.

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

AYES: Commissioners Beatie, Tavaréz, Hansen, Davis, Peck

NOES:

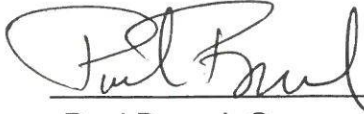
ABSTAINED:

ABSENT:

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

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2023-46, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on September 11, 2023.



Paul Bernal, Community Development Director



Adam Peck, Chairperson

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Agricultural & Forestry Resources				
AG – 1: Prior to the issuance of grading or building permits, the Project proponent shall mitigate impacts for loss of up to 478 acres of Prime Farmland and Farmland of Statewide Importance on the Project site at a 1:1 ratio. The amount of land requiring mitigation shall correspond to the amount of land associated with the issuance of the grading or building permit, or for residential land associated with a subdivision map, the amount of land associated with the subdivision map. The Project proponent shall implement one or more of the following measures to mitigate the loss: Payment of in-lieu fees, mitigation banks, fee title acquisition, and/or conservation easements, on land(s) within the Southern San Joaquin Valley of California, specifically within Kern County, Tulare County, Kings County, Fresno County, or Madera County. The City shall require, at a minimum: evidence that the preserved land has adequate water supply, agricultural zoning, evidence of land encumbrance documentation, documentation that the easement/regulations are permanent and monitored, and documentation that the mitigation strategy is appropriately endowed. This mitigation shall be verified by the City prior to issuance of grading or building permits. Should the City of Visalia develop an Agricultural Mitigation Program, the Project proponent, at its election, may mitigate for the loss of agricultural land through compliance with the Program that is adopted by the City in lieu of mitigating on a 1:1 ratio as described above.	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
AG – 2: Reduce Conflicts Between Urban and Agricultural Uses In order to reduce potential conflicts between urban and agricultural uses, the following measures shall be implemented: • Potential residents shall be notified about possible exposure to agricultural chemicals at the time of purchase / lease of property within the development. • A Right-to-Farm Covenant shall be recorded on each tract map or be made a condition of each tract map to protect continued agricultural practices in the area. • Potential residents shall be informed of the Right-to-Farm Covenant at the time of purchase / lease of property within the development.	Project Applicant	Prior to issuance of certificates of occupancy	City of Visalia	
Air Quality				
AIR-2A: This measure shall be applied to all development under the proposed Specific Plan to reduce emissions from construction. Before a construction permit is issued for the proposed Project, the Project applicant, Project sponsor, or construction contractor shall provide compliance with the following requirements to the City of Visalia Planning Department: • Where portable diesel engines are used during construction, all off-road equipment with engines greater than 75 horsepower shall have engines that meet either EPA or ARB Tier 4 Final off-road emission standards except as otherwise specified herein. If engines that comply with Tier 4 Final off-road emission standards	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment that is commercially available. For purposes of this mitigation measure, “commercially available” shall mean the equipment at issue is available taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the Project site of equipment. If the relevant equipment is determined by the Project applicant to not be commercially available, the contractor can confirm this conclusion by providing letters from at least two rental companies for each piece of off-road equipment that is at issue.				
AIR-2B: The following measure shall be applied to all development under the proposed Specific Plan during construction to facilitate the use of electric landscaping equipment during Project operations: • Provide electrical outlets on the outside of buildings or in other accessible areas to facilitate the use of electrically powered landscape equipment.	Project Applicant	During construction	City of Visalia	
AIR-3A: Prior to future discretionary approval for commercial or commercial mixed-use projects, the City of Visalia shall evaluate potential health risk impacts from new development proposals for any individual development projects within 1,000 feet of an existing or planned sensitive land use (e.g., residential, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use. Such projects shall submit the following to the City of Visalia’s Planning Division:	Project Applicant	Prior to future discretionary approval for commercial or commercial mixed-use projects	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
A Health Risk Prioritization Screening Analysis or a Health Risk Assessment (HRA) for the project's potential to expose sensitive receptors to elevated levels of TACs during project construction and operations prepared in accordance with SJVAPCD guidance. If the HRA shows that the incremental health risks exceed their respective thresholds, as established by the SJVAPCD at the time a project is considered, the project applicant shall be required to identify and incorporate commercially feasible mitigation including appropriate enforcement mechanisms to reduce risks to an acceptable level.				
Biological Resources				
BIO-1: Protect Sanford's arrowhead If the Project will impact Modoc Ditch, Mosquito Creek – Cross Creek, or the unnamed canal, a qualified biologist shall conduct a pre-construction survey of the feature(s) to be impacted on and within 50 feet of the Project site within the May–October blooming period of Sanford's arrowhead. The survey shall be conducted during the blooming period concurrent with the start of construction or immediately preceding the start of construction if construction will be initiated between November and April. If Sanford's arrowhead is detected, the qualified biologist shall establish an exclusion zone of 50 feet between any population and the area of direct or indirect impacts. If a 50-foot exclusion zone cannot be established, a site-specific plan to minimize the potential for Project activities to affect individual plants shall be developed by the qualified biologist and implemented in consultation with the CDFW. Such a plan could involve salvaging and relocating affected plants.	Project Applicant	Prior to issuance of grading or building permits	City of Visalia and CDFW	

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
BIO-2:	Protect burrowing owl Conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with the <i>Staff Report on Burrowing Owl Mitigation</i>¹ and <i>Burrowing Owl Survey Protocol and Mitigation Guidelines</i>.² These involve conducting four pre-construction survey visits. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.	Project Applicant	Prior to issuance of grading or building permits	City of Visalia and CDFW	
BIO-3:	Protect nesting Swainson's hawks To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March through August. If it is not possible to schedule construction between September and February, a qualified biologist shall conduct surveys for Swainson's hawk in accordance with the Swainson's Hawk	Project Applicant	Prior to issuance of grading or building permits	City of Visalia and CDFW	

¹ California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation. State of California Natural Resources Agency. March 7, 2012. 34 pp.

² California Burrowing Owl Consortium (CBOC). 1997. Burrowing Owl Survey Protocol and Mitigation Guidelines. Pages 171–177, in Lincer, J. L. and K. Steenhof (editors). 1997. The Burrowing Owl, its Biology and Management. Raptor Research Report Number 9.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Technical Advisory Committee's <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i>.³ These methods require six surveys, three in each of the two survey periods, prior to project initiation. Surveys shall be conducted within a minimum 0.5-mile radius around the Project site. If an active Swainson's hawk nest is found within 0.5 miles of the Project site, and the qualified biologist determines that Project activities would disrupt the nesting birds, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.				
BIO-4: Compensate for loss of Swainson's hawk foraging habitat Compensate for loss of Swainson's hawk foraging habitat (i.e., the fallow fields on the Project site) in accordance with the CDFW <i>Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California</i>.⁴ The CDFW requires that projects adversely affecting Swainson's hawk foraging habitat provide Habitat Management (HM) lands to the department. Projects within 1 mile of an active nest shall provide one acre of HM lands for each acre of development authorized (1:1 ratio). Projects within 5 miles of	Project Applicant	Prior to issuance of grading or building permits	City of Visalia and CDFW	

³ Swainson's Hawk Technical Advisory Committee (SWTAC). 2000. Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley. 5 pages.

⁴ California Department of Fish and Game (CDFG). 1994. Staff Report Regarding Mitigation for Impacts to Swainson's Hawk (*Buteo swainsoni*) in the Central Valley of California. California Nongame Bird and Mammal Section Report #94.18.

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
an active nest but greater than 1 mile from the nest shall provide 0.75 acres of HM lands for each acre of urban development authorized (0.75:1 ratio). And projects within 10 miles of an active nest but greater than 5 miles from an active nest shall provide 0.5 acres of HM lands for each acre of urban development authorized (0.5:1 ratio). No compensation is required if an active nest is not found within 10 miles of the Project site.				
BIO-5: Protect nesting birds To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are	Project Applicant	Prior to issuance of grading or building permits	City of Visalia and CDFW	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
completed or the nest has otherwise failed for non-construction related reasons.				
Cultural Resources				
CUL – 1: In the event that historical or archaeological cultural resources are discovered during project-related activities or decommissioning, operations shall stop within 100 feet of the find, and a qualified archeologist shall determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources including, but not limited to, excavation of the finds and evaluation of the finds in accordance with § 15064.5 of the CEQA Guidelines. Measures may include, but are not limited to, avoidance, preservation in-place, recordation, additional archaeological resting, and data recovery, among other options. Any previously undiscovered resources found during project-related activities within the project area shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist. The Lead Agency, along with other relevant or tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency.	Project Applicant	During construction	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
CUL – 2: In order to ensure that the proposed Project does not impact buried human remains during Project construction, the Project proponent shall be responsible for on-going monitoring of Project construction. Prior to the issuance of any grading permit, the Project proponent shall provide the City with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Tulare County coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by	Project Applicant	Prior to issuance of any grading permit and ongoing during construction	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.				
Geology & Soils				
GEO – 1 In order to reduce on-site erosion due to project construction and operation, an erosion control plan and Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the site preparation, construction, and post-construction periods by a registered civil engineer or certified professional. The erosion control plan shall incorporate best management practices consistent with the requirements of the National Pollution Discharge Elimination System (NPDES). The erosion component of the plan must at least meet the requirements of the SWPPP required by the Central Valley RWQCB. If earth disturbing activities are proposed between October 15 and April 15, these activities shall be limited to the extent feasible to minimize potential erosion related impacts. Additional erosion control measures may be implemented in consultation with the City of Visalia. Prior to the issuance of any permit, the Project proponent shall submit detailed plans to the satisfaction of the City of Visalia. The components of the erosion control plan and SWPPP shall be monitored for effectiveness by the City of Visalia. Erosion control measures may include, but not be limited to, the following: i. Limit disturbance of soils and vegetation disturbance removal to the minimum area necessary for access and construction; ii. Confine all vehicular traffic associated with construction to the right-of-way of designated access roads; iii. Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds;	Project Applicant	Prior to issuance of grading permits	City of Visalia	

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
iv. Ensure that all exposed soil is provided with temporary drainage and soil protection when construction activity is shut down during the winter periods; and v. Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of the proposed erosion control measures.					
GEO – 2	The project proponent shall retain a registered geotechnical engineer to prepare a design level geotechnical analysis prior to the issuance of any grading and/or building permit. The design-level analysis shall address site preparation measures and foundation design requirements of the project. The design-level analysis shall be prepared to the satisfaction of the City of Visalia. Final design-level project plans shall be designed in accordance with the approved geotechnical analysis. This shall include certification of engineered fills and subgrade preparation through monitoring of earthwork and compaction testing by a geotechnical engineer during construction.	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	
Hazards & Hazardous Materials					
HAZ-1	Prior to the issuance of grading or building permits, the Project proponent shall conduct a subsurface investigation of the Project site to evaluate the potential for elevated residual concentrations of agricultural chemicals on the site. If remedial action is required, the Project will be responsible for cleanup and any remedial actions. For portions of the project site where	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
there is known contamination, a project specific site management plan should be prepared under the oversight of the Water Board and/or DTSC, as appropriate. The plan shall include measures for identifying, testing, and managing soil and groundwater suspected of or known to contain hazardous materials. The plan shall: (1) provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively; (2) describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with State and federal worker safety regulations; and (3) designate personnel responsible for implementation of the plan. For sites with potential residual contamination that are planned for development with an occupied building, a vapor intrusion assessment shall be performed by a licensed environmental professional. If the results of the vapor intrusion assessment indicate the potential for significant vapor intrusion into an occupied building, project design shall include vapor controls or source removal, as appropriate, in accordance with regulatory agency requirements. Soil vapor mitigations or controls could include vapor barriers, passive venting, and/or active venting. Evidence of compliance shall be submitted to the City of Visalia department of Community Development Department.				

Mitigation Measure		Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
HAZ – 2	Prior to the issuance of grading or building permits, the Project proponent or contractor shall provide a site plan that clearly delineates the locations of all known oil wells. A copy of the map shall be submitted to the California Department of Conservation, Geologic Energy Management Division (CalGEM) for review and evaluation. The Project proponent will work with CalGEM to implement any remedial actions that may result from CalGEM's review of the on-site abandoned well. Evidence of compliance shall be submitted to the City of Visalia department of Community Development Department. In addition, the Project proponent shall include information about any abandoned wells within the Project site in the Tulare County Recorder's title information of the Project site.	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	
HAZ-3	In the event that abandoned or unrecorded wells are uncovered or damaged during excavation or grading activities, all work shall cease in the vicinity of the well, and the California Department of Conservation, Geologic Energy Management Division (CalGEM) shall be contacted for requirements and approval. CalGEM may determine that remedial plugging operations may be required. Copies of said approvals shall be submitted to the City of Visalia Community Development Department	Project Applicant	During grading and construction activities	City of Visalia	
Noise					
NOI - 1:	Prior to issuance of building permits for development within the Neighborhood Commercial Zone, the City of Visalia will determine if a detailed acoustical study shall be prepared by a certified professional to document potential impacts to onsite	Project Applicant	Prior to issuance of building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
and offsite noise-sensitive land uses (as determined by the City of Visalia’s General Plan and Municipal Code thresholds). When specific uses within the Neighborhood Commercial Zone are proposed that could result in a noise-related conflict between a commercial or other stationary noise source and existing or proposed noise-sensitive receptor, an acoustical analysis shall be required by the City of Visalia that quantifies Project-related noise levels and recommends appropriate mitigation measures to achieve compliance with the City’s noise standards. Potential impacts in exceedance of the City of Visalia’s standards shall require incorporation of mitigation such as increased setbacks, sound walls, equipment enclosures, site design, and enhanced building materials to reduce impacts to levels below the City of Visalia standards. Development that cannot incorporate mitigation to reduce impacts to acceptable City of Visalia standards shall not be approved. Evidence of compliance with this mitigation measure shall be provided to the City of Visalia prior to issuance of building permits.				
NOI - 2: For Project components involving new sensitive receptors (residential land uses) within the cumulative 65 dB Ldn noise contours of adjacent roadway segments (Avenue 320, Shirk Road, Riggin Avenue, and Akers Street as identified in Table 3.13-12), the City of Visalia will require construction of block walls to achieve noise attenuation to below the City’s noise thresholds. The City of Visalia Design and Improvement Standards provide guidelines and standards for the construction of block walls, within the City of Visalia. Standard wall heights permitted by the City of Visalia range between 6-foot to 7- foot	Project Applicant	Prior to issuance of grading or building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
in height. Depending on the height and geometric relationship between the roadway and the receiver location, walls of this height range would be typically expected to provide between approximately 5-6 dB of noise attenuation. While specific wall height requirements would generally be determined once final lot layout designs and elevations are known, wall heights of up to 7 feet will be sufficient to mitigate traffic noise within all proposed residential land uses, to below the City's acceptable maximum allowed noise exposure levels. Evidence of compliance with this mitigation measure shall be provided to the City of Visalia prior to issuance of building permits.				
NOI - 3: For the proposed drive-through car wash facility in the Mixed Use Commercial Zone, the Project shall implement an IDC 100 horsepower Predator Blower System running at 55Hz with a 10' wall with AcoustiBlok lining. Evidence of compliance with this mitigation measure shall be provided to the City of Visalia prior to issuance of occupancy permits.	Project Applicant	Prior to issuance of building permits	City of Visalia	
NOI - 4: Bus movements occurring off public roadways (but on school campus) shall not occur within ninety feet of any residential outdoor activity area. Evidence of compliance with this mitigation measure shall be provided to the City of Visalia prior to issuance of building permits.	Project Applicant	Prior to issuance of building permits	City of Visalia	
Transportation				

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
TRA-1: Prior to issuance of building permits, the Project shall pay into the City of Visalia's Transportation Impact Fee (TIF) program. The TIF amount will be calculated based on the City's adopted fee schedule in place at the time of the application of building permits. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City.	Project Applicant	Prior to issuance of building permits	City of Visalia	
TRA-2: Prior to the issuance of building permits, the Project will be responsible for paying its pro-rata fair share cost percentages and/or constructing the recommended on-site improvements and site-adjacent improvements identified in Tables 3.17-11, 3.17-15 and 3.17-16, subject to reimbursement for the costs that are in excess of the Project's equitable responsibility as determined by the City. This will be itemized and enforced through conditions of approval or a development agreement, at the discretion of the City.	Project Applicant	Prior to issuance of building permits	City of Visalia	
TRA-3: Prior to the issuance of construction or building permits, the Project developer shall: Prepare and submit a Construction Traffic Control Plan to City of Visalia, as appropriate, for approval. The Construction Traffic Control Plan shall be prepared in accordance with both the California Department of Transportation Manual on Uniform Traffic Control Devices and Work Area Traffic Control Handbook and shall include, but not be limited to, the following issues: a. Timing of deliveries of heavy equipment and building materials;	Project Applicant	Prior to issuance of construction or building permits	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
b. Directing construction traffic with a flag person; c. Placing temporary signing, lighting, and traffic control devices if required, including, but not limited to, appropriate signage along access routes to indicate the presence of heavy vehicles and construction traffic; d. Ensuring access for emergency vehicles to the project site; e. Temporarily closing travel lanes or delaying traffic during materials delivery, transmission line stringing activities, or any other utility connections; f. Maintaining access to adjacent property; and, g. Specifying both construction-related vehicle travel and oversize load haul routes, minimizing construction traffic during the AM and PM peak hour, distributing construction traffic flow across alternative routes to access the project sites, and avoiding residential neighborhoods to the maximum extent feasible.				
Tribal Cultural Resources				
TRI-1: Prior to any ground disturbance, a surface inspection of the site shall be conducted by a Tribal Monitor. The Tribal Cultural Staff shall monitor the site during grading activities. The Tribal Staff shall provide pre-project-related information to supervisory personnel and any excavation contractor, which will include information on potential cultural material finds and on the procedures to be enacted if resources are found. Prior to any ground disturbance, the applicant shall offer the Santa Rosa Indian Community of the Santa Rosa Rancheria the opportunity to provide a Native American Monitor during ground-disturbing	Project Applicant	Prior to ground disturbance	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
activities. Tribal participation would be dependent upon the availability and interest of the tribe.				
TRI-2: In the event that historical or archaeological cultural resources are discovered during project-related activities or decommissioning, operations shall stop within 100 feet of the find, and a qualified archeologist shall determine whether the resource requires further study. The qualified archaeologist shall determine the measures that shall be implemented to protect the discovered resources including, but not limited to, excavation of the finds and evaluation of the finds in accordance with § 15064.5 of the CEQA Guidelines. Measures may include avoidance, preservation in-place, recordation, additional archaeological resting, and data recovery, among other options. Any previously undiscovered resources found during project-related activities within the project area shall be recorded on appropriate CA Department of Parks and Recreation forms and evaluated for significance. No further ground disturbance shall occur in the immediate vicinity of the discovery until approved by the qualified archaeologist. The Lead Agency, along with other relevant or tribal officials, shall be contacted upon the discovery of cultural resources to begin coordination on the disposition of the find(s). Treatment of any significant cultural resources shall be undertaken with the approval of the Lead Agency.	Project Applicant	Ongoing	City of Visalia	
TRI-3: Upon coordination with the Lead Agency, any archaeological artifacts recovered shall be donated to an appropriate tribal	Project Applicant	Ongoing	City of Visalia	

Mitigation Measure	Party responsible for Implementing Mitigation	Timing	Party responsible for Monitoring	Verification (name/ date)
custodian or a qualified scientific institution where they would be afforded applicable cultural resources laws and guidelines.				
TRI-4: If human remains are discovered during project-related activities or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987) shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the County Coroner.	Project Applicant	Ongoing	City of Visalia	



November 7, 2025

Site Plan Review No. 2025-228

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 you to submit a Tentative Parcel Map to the Planning Commission and the building department as stated on the attached Site Plan Review comments. You may now proceed with filing your permits to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **October 22, 2025**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

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

Attachment(s):

- Site Plan Review Comments



VISALIA

Planning & Community Preservation Department
Planning Division

MEETING DATE 10/22/2025

SITE PLAN NO. 2025-228

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 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

☐ HISTORIC PRESERVATION

☐ OTHER:

☐ **ADDITIONAL COMMENTS:**

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

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003; josh.dan@visalia.gov

Date: October 22, 2025

SITE PLAN NO: 2025-228

PROJECT TITLE: Carlton Acres PM

DESCRIPTION: Proposed parcel map to subdivide a portion of the remainder parcel that exist within Carleton acres phase 1A, Book 45 at page 40.

APPLICANT: Sandra Staats

LOCATION: Northeast corner of N. Shirk Street and W. Riggan Avenue.

APN: 077-100-119

ZONING: C-N, QP, R-1-5, R-M-2, R-M-3

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Compliance with the Carlton Acres Specific Plan
- Tentative Parcel Map

PROJECT SPECIFIC INFORMATION: October 22, 2025

1. The applicant shall file a complete Tentative Parcel Map (TPM) with the Planning Division.
2. The proposal shall comply with the Carlton Acres Specific Plan.
3. Comply with the requirements of the Engineering and Traffic Engineering Division.

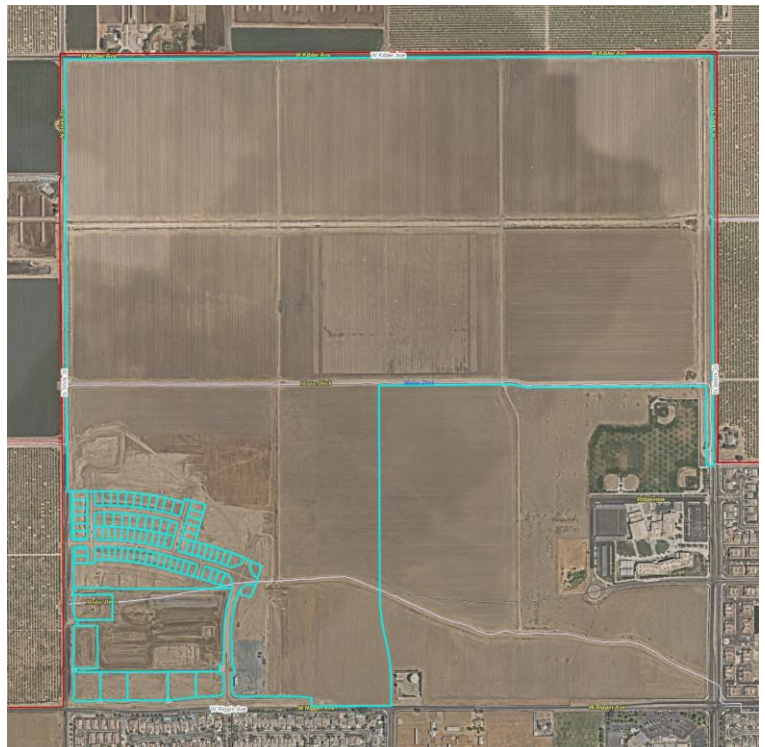
Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

- 17.16 Multi-Family Residential Zones
- 17.30 Development Standards

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
☐ **Luqman Ragabi** 713-4362
☐ **Sarah MacLennan** 713-4271
☐ **Jesus Carreno** 713-4268

ITEM NO: 4 DATE: OCTOBER 22ND, 2025

SITE PLAN NO.: 25-228
PROJECT TITLE: CARLETON ACRES PM
DESCRIPTION: PROPOSED PARCEL MAP TO SUBDIVIDE A
PORTION OF THE REMAINDER PARCEL THAT
EXIST WITHIN CARLETON ACRES PHASE 1A,
BOOK 45 AT PAGE 40.

APPLICANT: SANDRA STAATS
PROP. OWNER: HAYES RANCH LLC
LOCATION: NORTHEAST CORNER OF N. SHIRK STREET
AND W. RIGGIN AVENUE.

APN: 077-100-119

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

: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements. ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. ☐ A pre-construction conference is required.
- ☐ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Provide "R" value tests: each at
- ☐ Traffic indexes per city standards:
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☐ All lots shall have separate drive approaches constructed to City Standards.
- ☐ Install street striping as required by the City Engineer.
- ☐ 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. Proposed Tentative Plarcel Map TPM is subject to the underlying conditions of the adopted specific plan for Carleton Acres and Tentative Subdivision Map 5590.**
- 2. Additionally, previous conditions of approval for Site Plan Review SPR 20-096 (Original specific plan), SPR 22-073 (revised specific plan), SPR 22-164 (Residential Phase 1A-1E), and SPR 19-216 (Planned High school development) are still applicable.**
- 3. Coordinate with city staff for City parcel map requirements and processing fees.**
- 4. Additional separate instrument documents may be required for turnaround areas, wet utilities, and street dedications as future phases of the tentative subdivision map are developed.**
- 5. Impact fees may be deferred until the time of development.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-228**

Date: **10/22/2025**

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

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

(Fee Schedule Date:**08/16/2025**)

(Project type for fee rates:**TPM**)

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

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

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

City Reimbursement:

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



Edelma Gonzalez



City of Visalia

Building Safety

315 E Acequia Ave, Visalia, CA 93291

(559) 713-4444

www.visalia.gov

Site Plan Review Comments

Site Plan No: SPR 25228

Project Title: CARLETON ACRES PM

Project Description: PARCEL MAP

Applicant: SANDRA STAATS

Property Owner: HAYES RANCH LLC

Location/Property Address: NEC SHIRK AND RIGGIN

APN(s): 077100119

The project plans were reviewed for compliance with the following codes and standards:

2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 California Energy Code, 2022 California Green Building Standards Code (Cal Green) & City of Visalia Municipal Code.

General:

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

- ☐ A building permit will be required for all new improvements. For information call (559) 713-4444
- ☐ Submit 1 digital set of professionally prepared construction documents, 1 set of structural calculations and Title 24's - energy compliance calculations and forms. (Small Tenant Improvements)
- ☐ Submit 1 digital set of construction documents prepared by an architect or engineer. Plans shall comply with the current code section 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Clearly indicate any abandoned wells, septic systems, or excavations on the site plan.

Applicant is responsible to ensure compliance with the following items:

- ☐ Meet all State and Federal accessibility requirements (ADA, CBC Chapter 11A/11B).
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All ground floors units required to be accessible shall be designed as adaptable units and located on an accessible route.
- ☐ Maintain a minimum Sound Transmission Class (STC) rating of 50 between units.



City of Visalia

Building Safety

315 E Acequia Ave, Visalia, CA 93291

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www.visalia.gov

Site Plan Review Comments

- ☐ Maintain a 1-hour minimum fire-resistive separation between dwelling units both vertical and horizontal.
- ☐ Maintain fire-resistive construction at property lines per CBC Table 705.5: _____
- ☐ Provide EV charging infrastructure with the California Green Building Standards Code.
- ☐ A demolition permit and deposit are required. Contact (559) 713-4444.
- ☐ Obtain the necessary permits from San Joaquin Valley Air Pollution Control District. Call (661) 392-5500.
- ☐ Plans shall be reviewed and approved by the Tulare County Health Department. Call (559) 624-8011.
- ☐ Project is located in flood zone: _____. (Demonstrate compliance with FEMA flood requirements)
- ☐ Arrange for an on-site inspection. Inspection fee: \$157.00. Call (559) 713-4444.
- ☐ School Development fees apply: _____
- ☐ Address shall be updated to conform with city standards. Contact (559) 713-4320.
- ☒ No comments at this time.

Additional comments: _____

VAL GARCIA

Signature

10/21/25

Date

**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	October 22, 2025
Item #	4
Site Plan #	25228
APN:	077100119

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

Corbin Reed
Fire Marshal



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

Date: 10/21/25
Item: 4
Site Plan: SPR25228
Name: Jeff Dowling

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

October 22, 2025

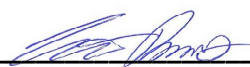
ITEM NO: 4 Added to Agenda MEETING TIME: 09:45
SITE PLAN NO: [SPR25228](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Carleton Acres PM
DESCRIPTION: Proposed parcel map to subdivide a portion of the remainder parcel that exist within Carleton acres phas
1A, Book 45 at page 40.
APPLICANT: Sandra Staats - Applicant
OWNER: HAYES RANCH LLC
APN: 077100119
LOCATION: Northeast corner of N. Shirk Street and W. Riggins Avenue.

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 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:

•



Eric Bons

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

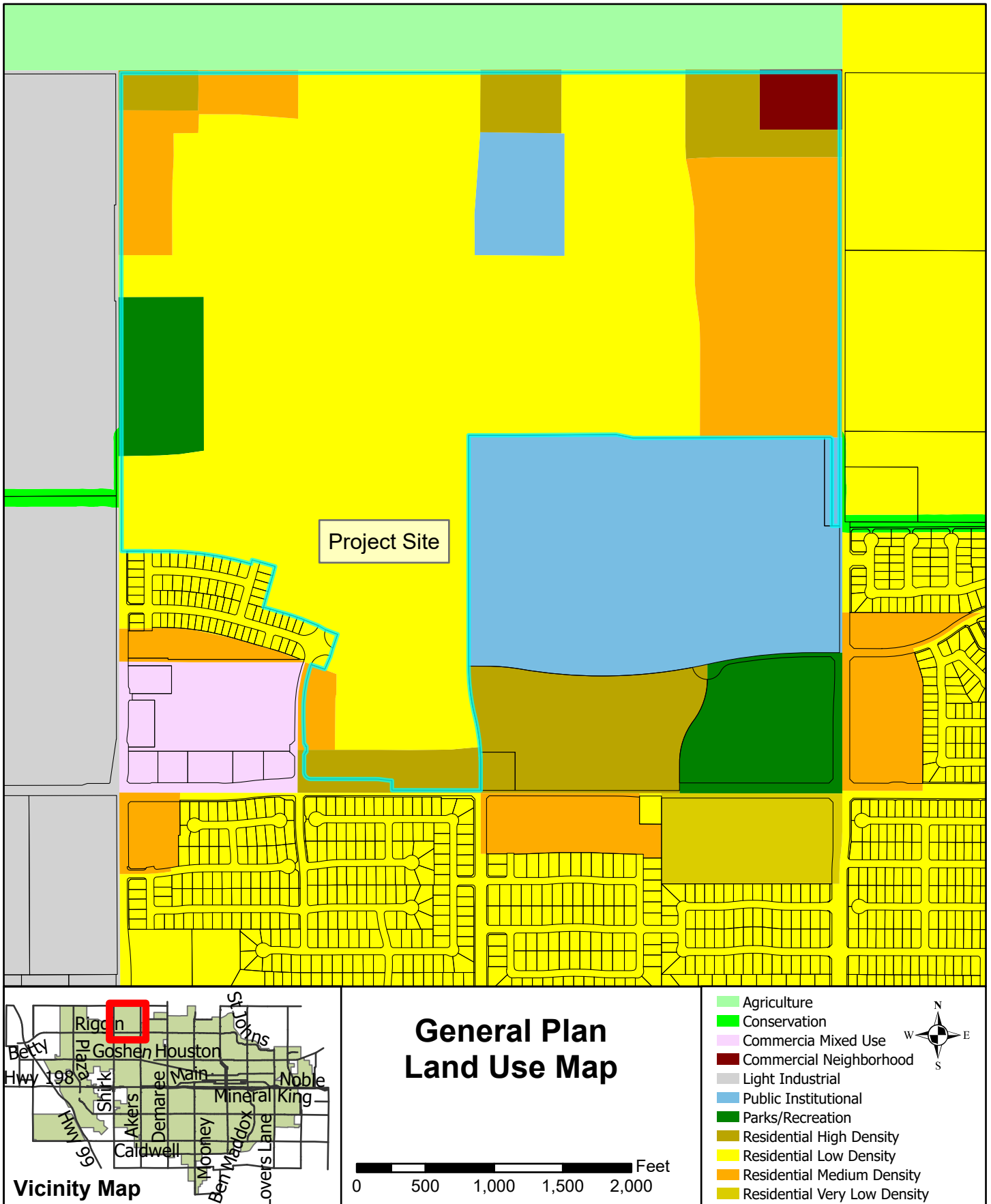
25228

October 22, 2025

☒	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 has no comments regarding the proposed parcel map at Carleton Acres. Jason Serpa, Solid Waste Manager, 559-713-4533 Edward Zuniga, Solid Waste Supervisor, 559-713-4338 Nathan Garza, Solid Waste, 559-713-4532

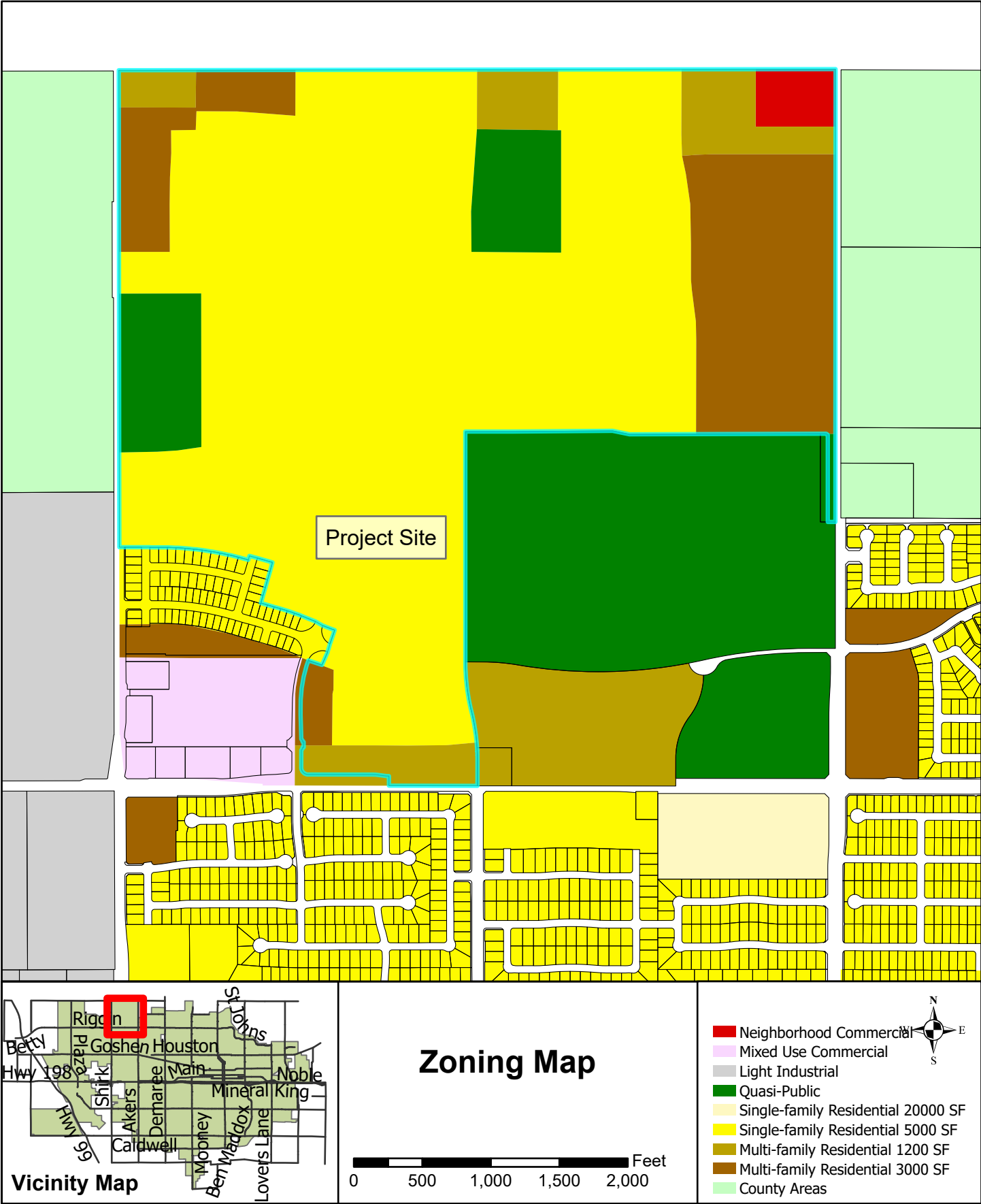
Tentative Parcel Map No. 2025-15

The project is located on the north side of Riggin Avenue
between Shirk and Roeben Streets. (APN: 077-100-119)



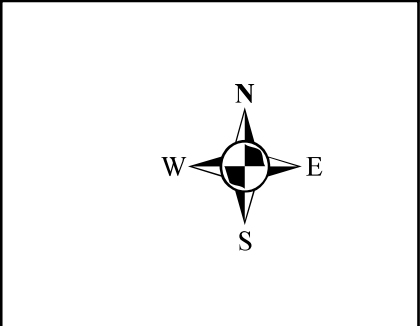
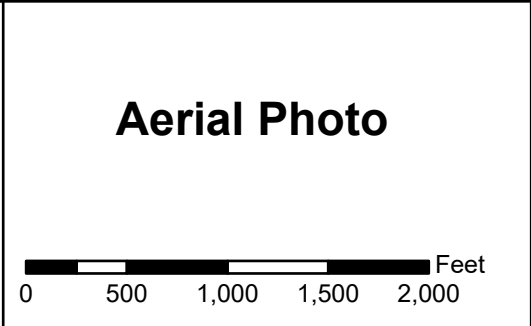
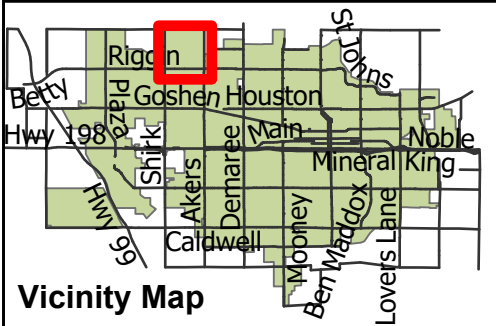
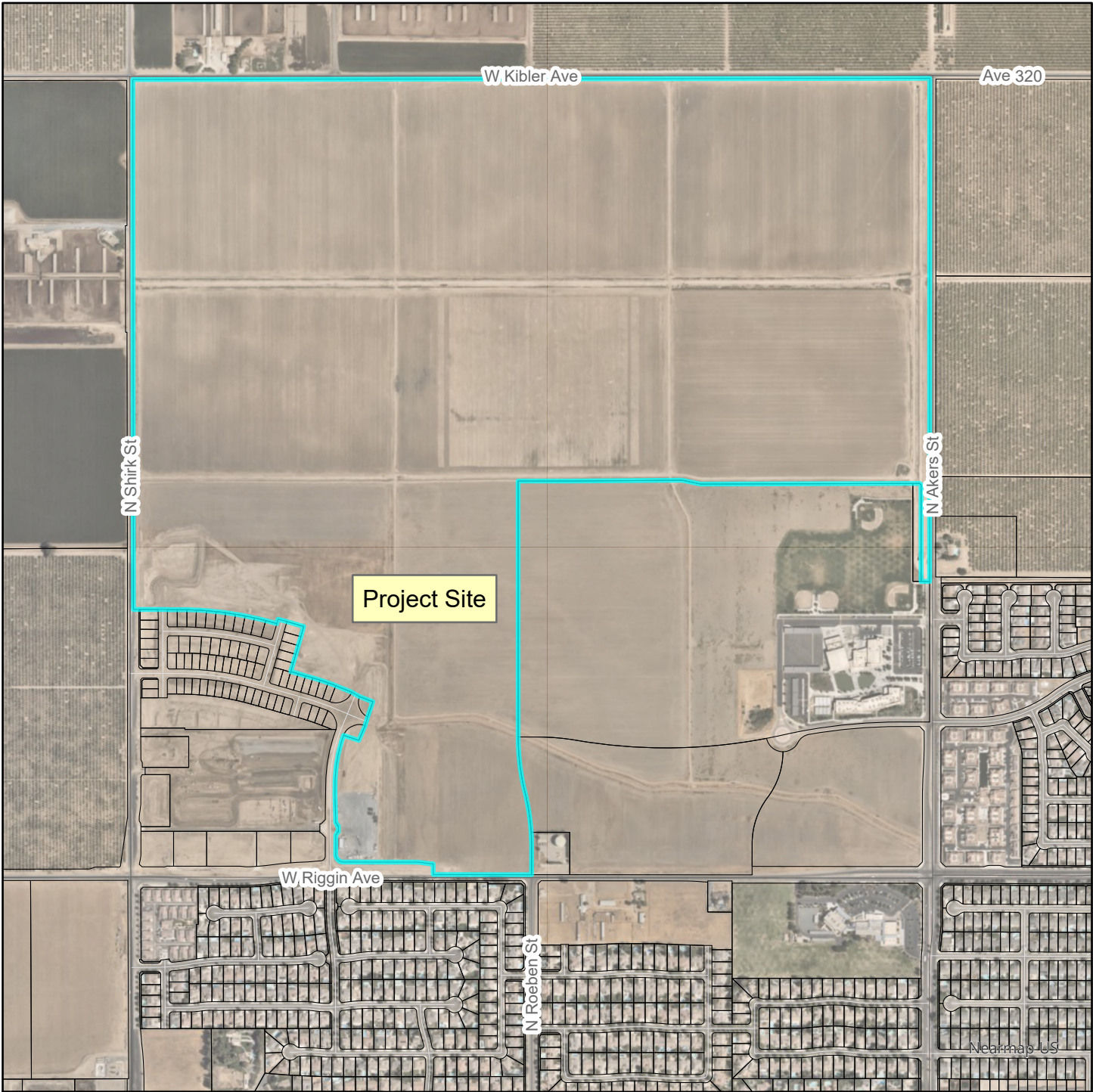
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