

CITY OF VISALIA

CITY COUNCIL

December 18, 2023

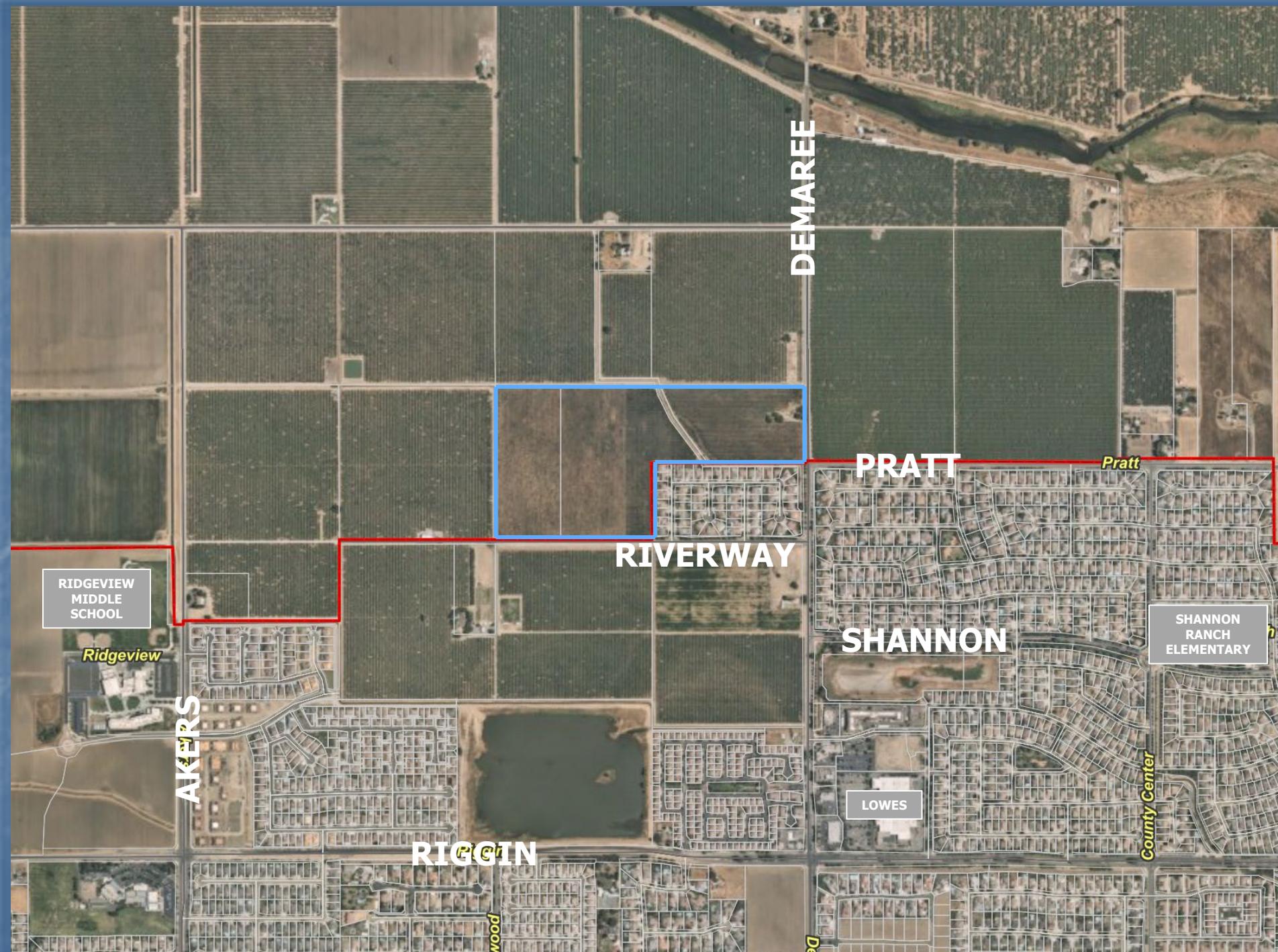


BELISSA ANNEXATION

Conduct public hearing and consider actions:

- Adopt Initial Study/Mitigated Negative Declaration No. 2022-39
- Initiate Annexation No. 2022-02
- Authorize detachment from County Service Area No. 1
- Authorize City Manager to enter into Pre-Annexation Agreement





Ave 320

Rd 108

DEMAREE

MODOC
DITCH

RIVERWAY

PRATT

N Demaree St

SHANNON

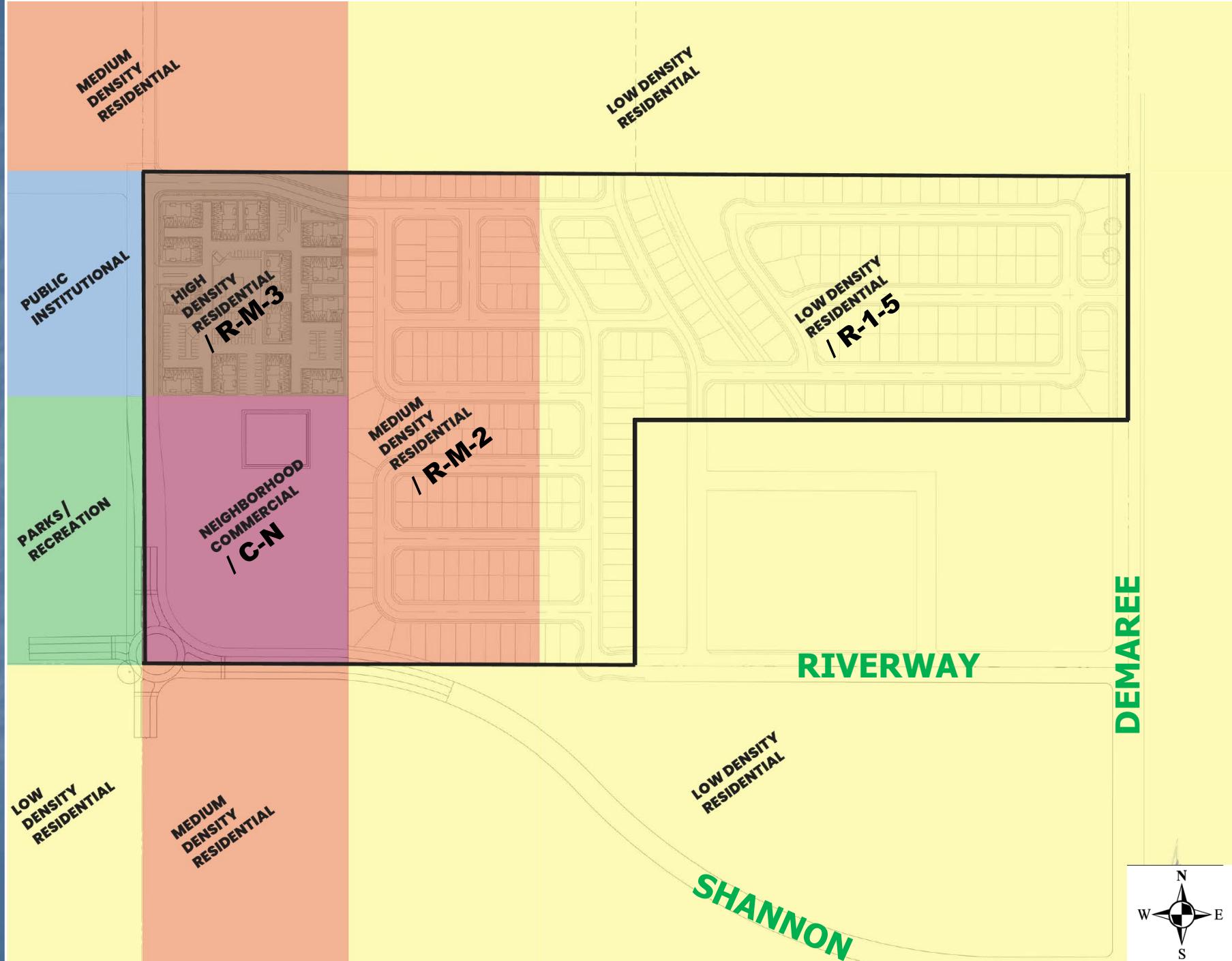
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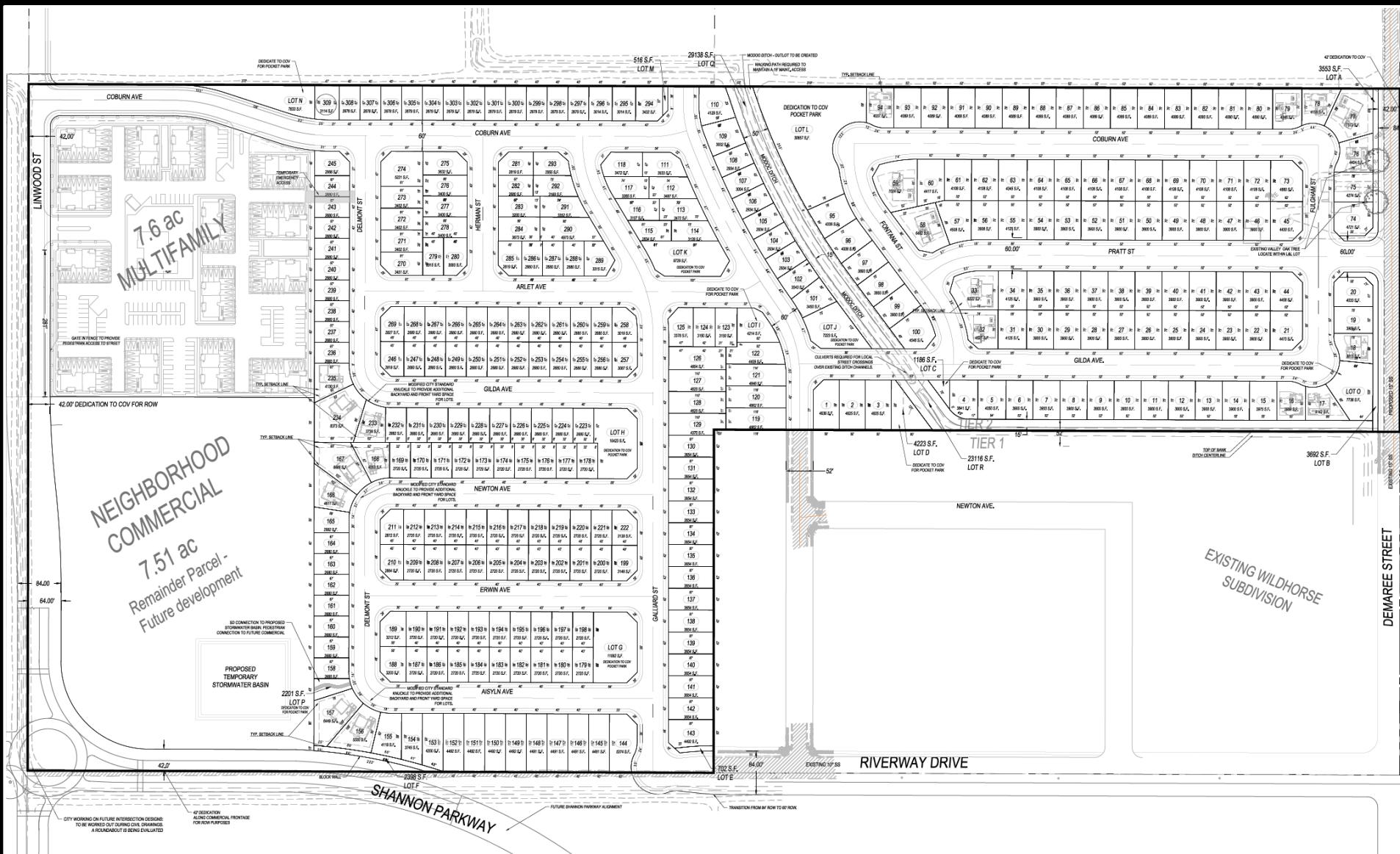
N Demaree St

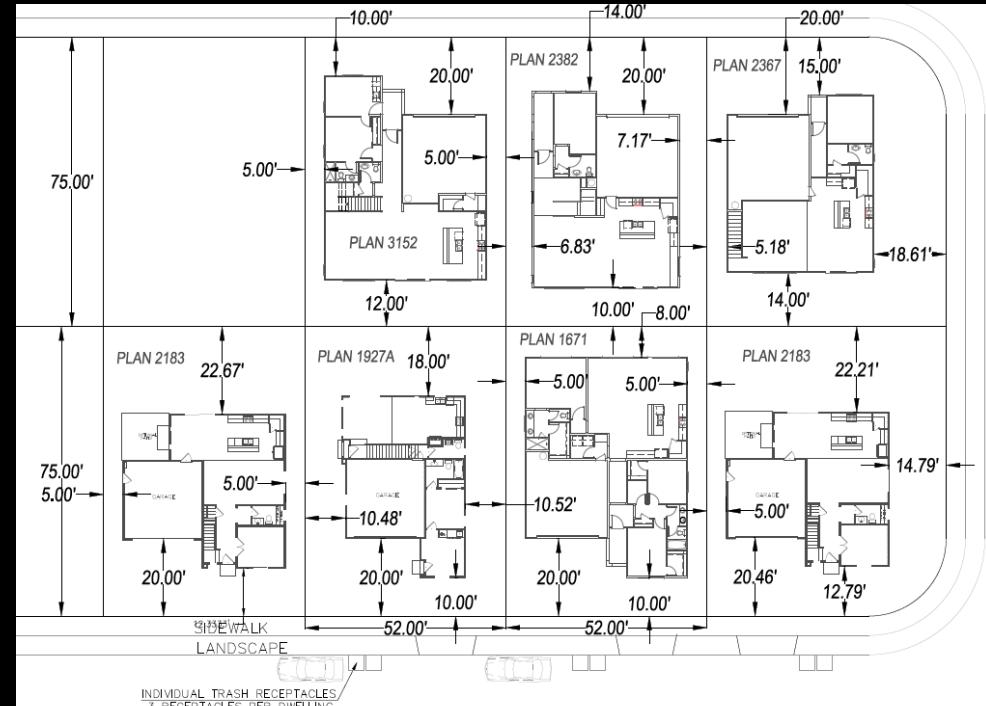
PROJECT DESCRIPTION

- Annexation No. 2022-02 is a request to annex 59.84 acres into City Limits.
- Belissa Subdivision Map/Project consisting of:
 - 309 single-family residential lots.
 - One lot for a multi-family development.
 - One lot for future commercial development.
- Planned Residential Development
 - Reduced lot sizes.
 - Reduced setbacks.
 - Non-standard roadway design.
- Conditional Use Permit
 - 168-unit multifamily complex.





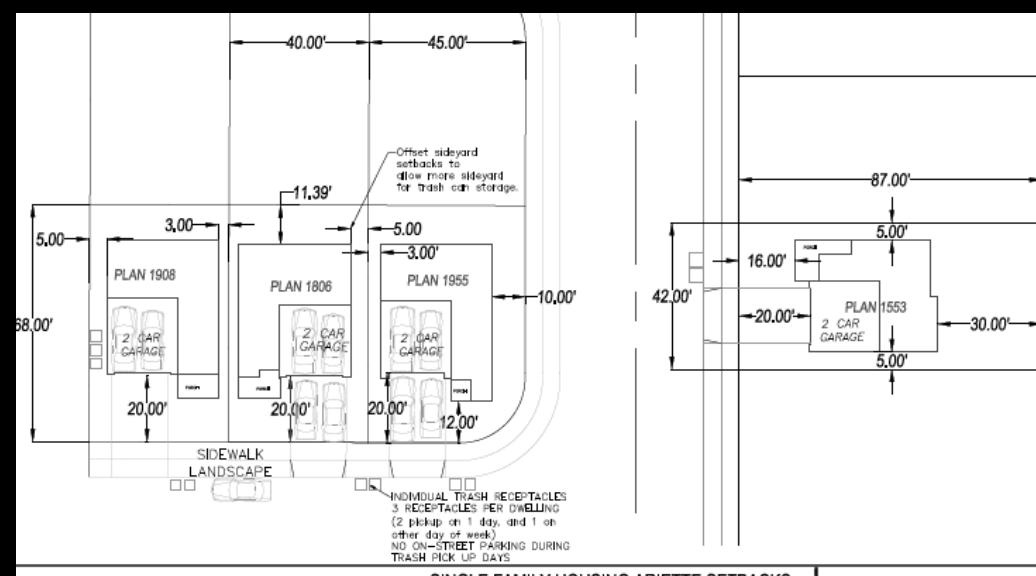




SINGLE FAMILY HOUSING MADISON SETBACKS

COMPARISON OF SETBACK STANDARDS (MADISON COLLECTION, LOTS 1 - 100)

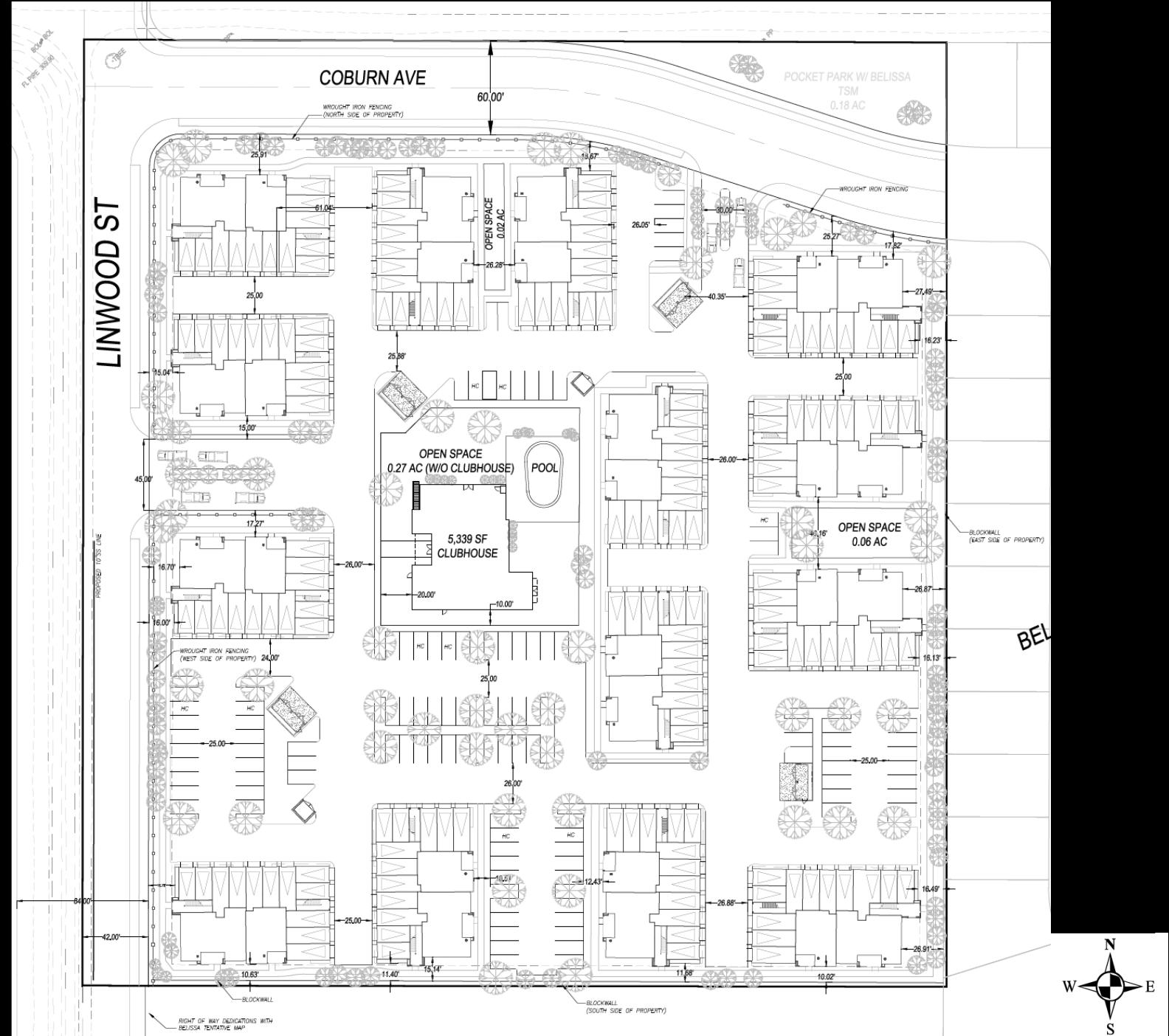
	Front Yard	Side Yard	Street Side Yard	Rear Yard	Garage
EXISTING R-1-5 SETBACKS	15	5	10	25	22
PROPOSED SETBACKS	10	5	10	10	20

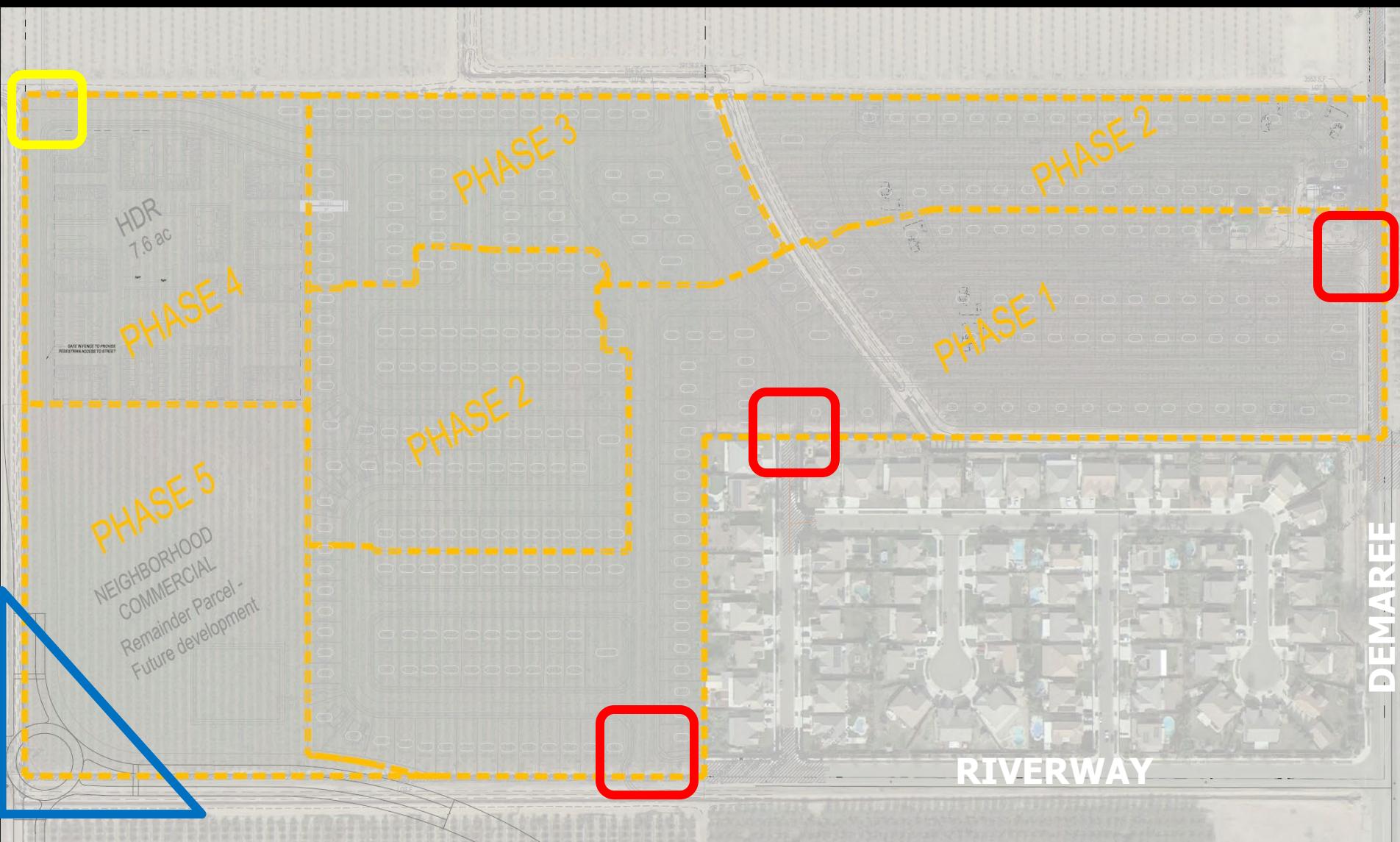


SINGLE FAMILY HOUSING ARIETTE SETBACKS

COMPARISON OF SETBACK STANDARDS (ARIETTE COLLECTION, LOTS 101 - 309)

	Front Yard	Side Yard	Street Side Yard	Rear Yard	Garage
EXISTING R-M-2 SETBACKS	15	5	10	25	22
PROPOSED SETBACKS	10	3 and 5, with larger side yard to be adjacent to garage for trash receptacle storage.	10	10	20







1763

SPANISH STYLE
SCHEME 2

3152

FARMHOUSE STYLE
SCHEME 9

1671

MODERN STYLE
SCHEME 8

2183

MODERN STYLE
SCHEME 5

1927

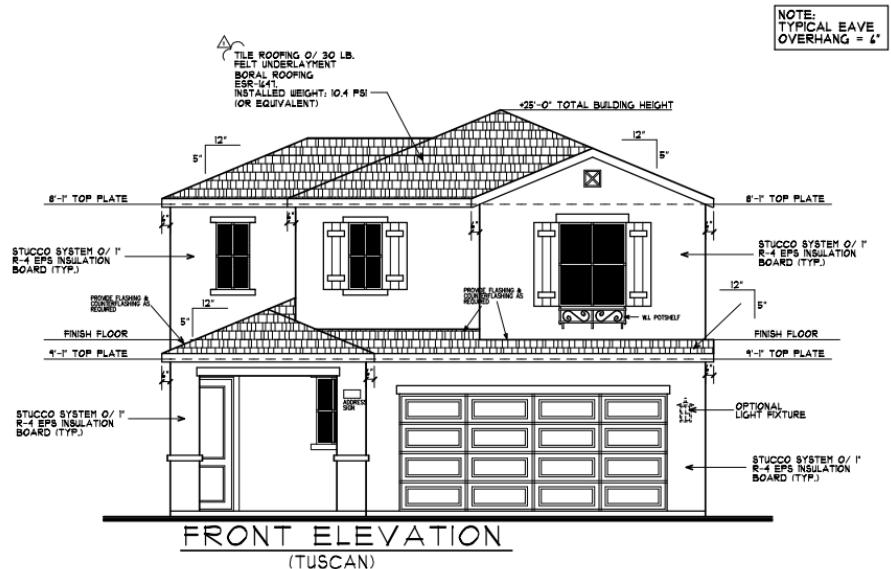
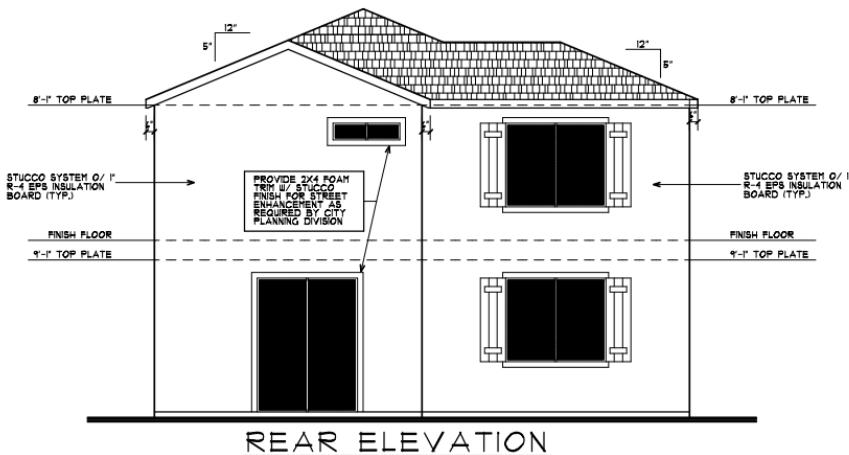
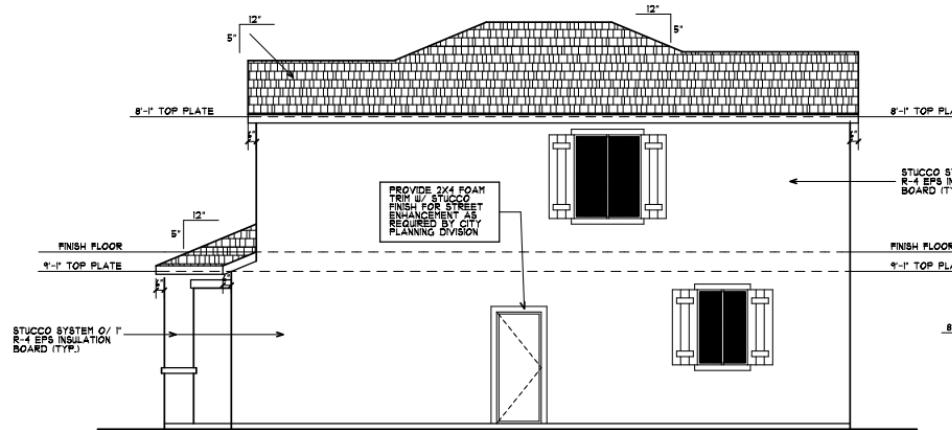
FARMHOUSE STYLE
SCHEME 10

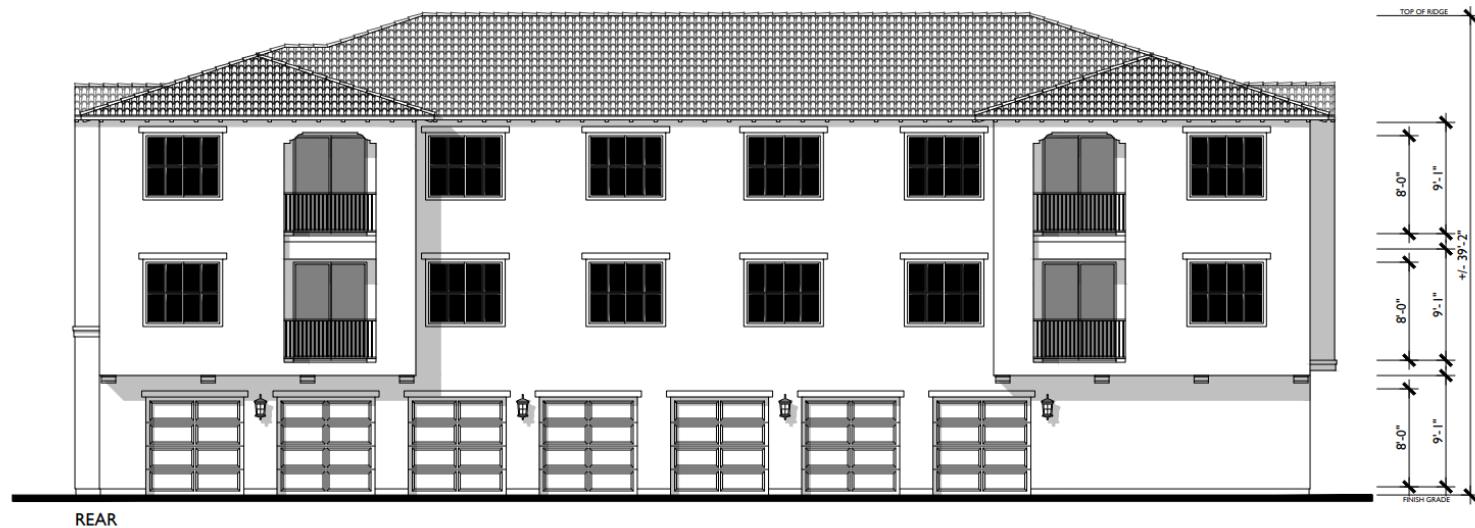
2832

SPANISH STYLE
SCHEME 1

2367

FARMHOUSE STYLE
SCHEME 12





REAR

12-PLEX - CONCEPTUAL FLOOR PLAN

Front & Rear Elevations

WICKS APARTMENTS

Clovis, CA



457.19124





LAND USE AND ZONING

- Within Tier II UDB (LU-P-21)
- Consistent with land use policies/densities.
- Compatible with adjacent subdivisions.
- PRD allows for additional open space amenities.
 - Conditions applied to reduce impact on Solid Waste.
 - Additional ornamentation provided on Ariette units.
- Subject to Ag. Preservation Ordinance.
- Multi-family required to comply with Good Neighbor policies.

STREETS/INFRASTRUCTURE

- Improvements to Collectors/Arterials:
 - Linwood – 42 ft. dedication/widening
 - Demaree – 42 ft. dedication/widening
 - Riverway – 42/30 ft. dedication/widening
- 60 ft. wide local streets extended throughout.
- Will pay traffic impact fees for future signalization projects.
- Temporary stormwater basin provided.
- Utilities to be provided throughout, requires additional coordination.

ENVIRONMENTAL REVIEW

- Initial Study/Mitigated Negative Declaration.
- Mitigation addresses impacts to:
 - Agriculture and Forest Resources;
 - Cultural/Tribal resources;
 - Hydrology/Water quality;
 - Air Quality;
 - Biological Resources.
- No comments received.
- Mitigation incorporated into COAs.

PLANNING COMMISSION REVIEW

On November 13, 2023, Planning Commission took the following actions:

- Recommended approval of Annexation No. 2022-02
- Approved Tentative Subdivision Map No. 5587
- Approved Conditional Use Permit No. 2022-05
- Approved Conditional Use Permit No. 2023-22

STAFF RECOMMENDATION

Staff recommends that the City Council the following actions:

1. Certify Initial Study / Mitigated Negative Declaration No. 2022-39 (Resolution No. 2023-62); and
2. Initiate proceedings on Annexation No. 2022-02 with the Tulare County Local Agency Formation Commission (LAFCO) (Resolution No. 2023-63); and
3. Authorize the detachment of the property from County Service Area No. 1; and
4. Authorize the City Manager to enter into a Pre-Annexation Agreement between the City of Visalia and property owners.

