

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





DEMAREE

PRATT

Pratt

RIVERWAY

SHANNON

SHANNON RANCH ELEMENTARY

LOWES

County Center

RIGGIN

wood

De

RIDGEVIEW MIDDLE SCHOOL

Ridgeview

AKERS

Ave 320

DEMAREE Rd 101 801

MODOC
DITCH

PRATT

RIVERWAY

SHANNON

W Shannon F

N Demaree St

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.

8
DEMAREE

PRATT

SHANNON

N Demaree St

13th St

**AREA TO BE
ANNEXED**

**CITY LIMIT
BOUNDARY**

RIVERWAY



MEDIUM
DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

PUBLIC
INSTITUTIONAL

HIGH
DENSITY
RESIDENTIAL
/ R-M-3

LOW DENSITY
RESIDENTIAL
/ R-1-5

PARKS /
RECREATION

NEIGHBORHOOD
COMMERCIAL
/ C-N

MEDIUM
DENSITY
RESIDENTIAL
/ R-M-2

RIVERWAY

DEMAREE

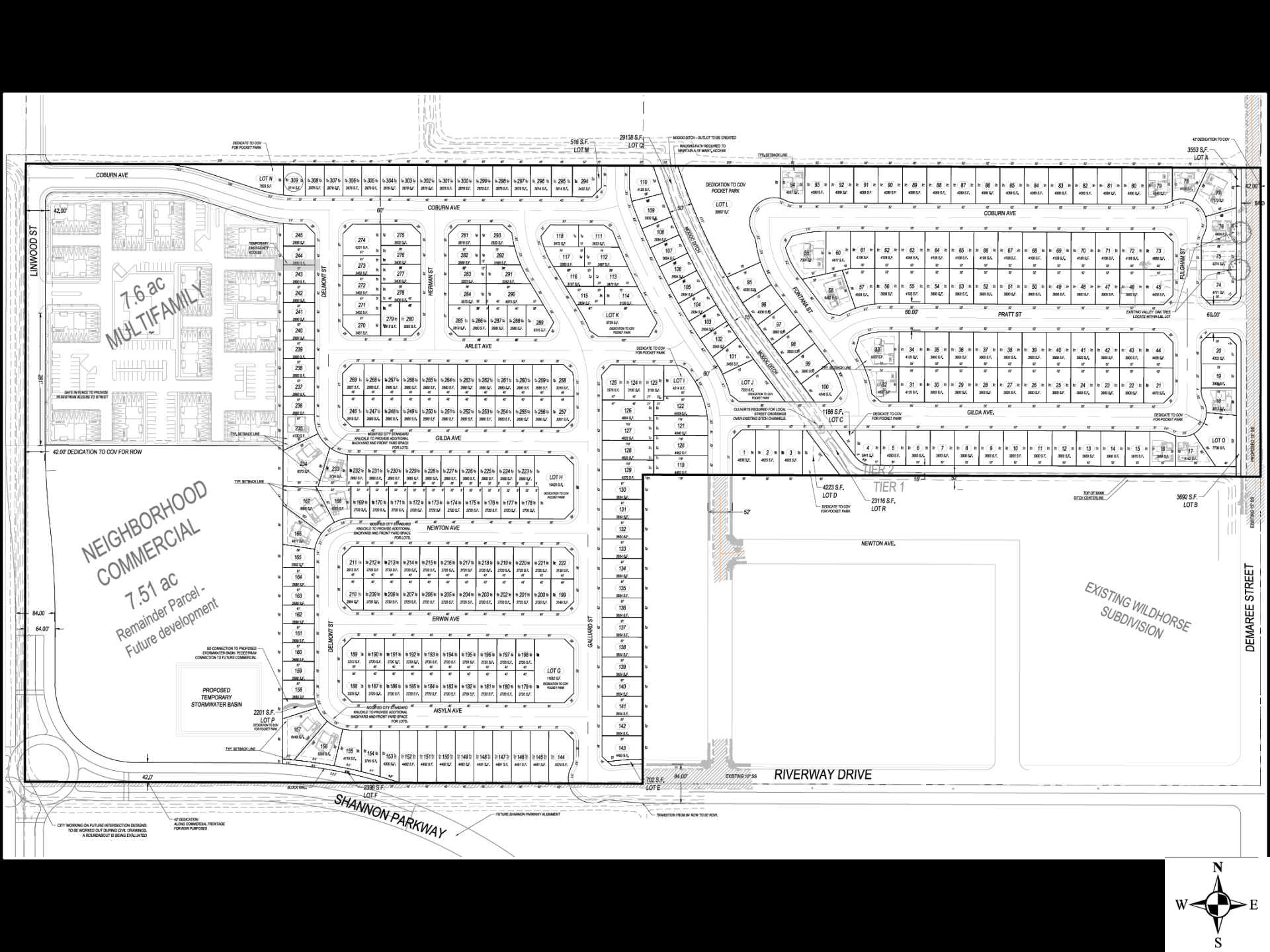
LOW
DENSITY
RESIDENTIAL

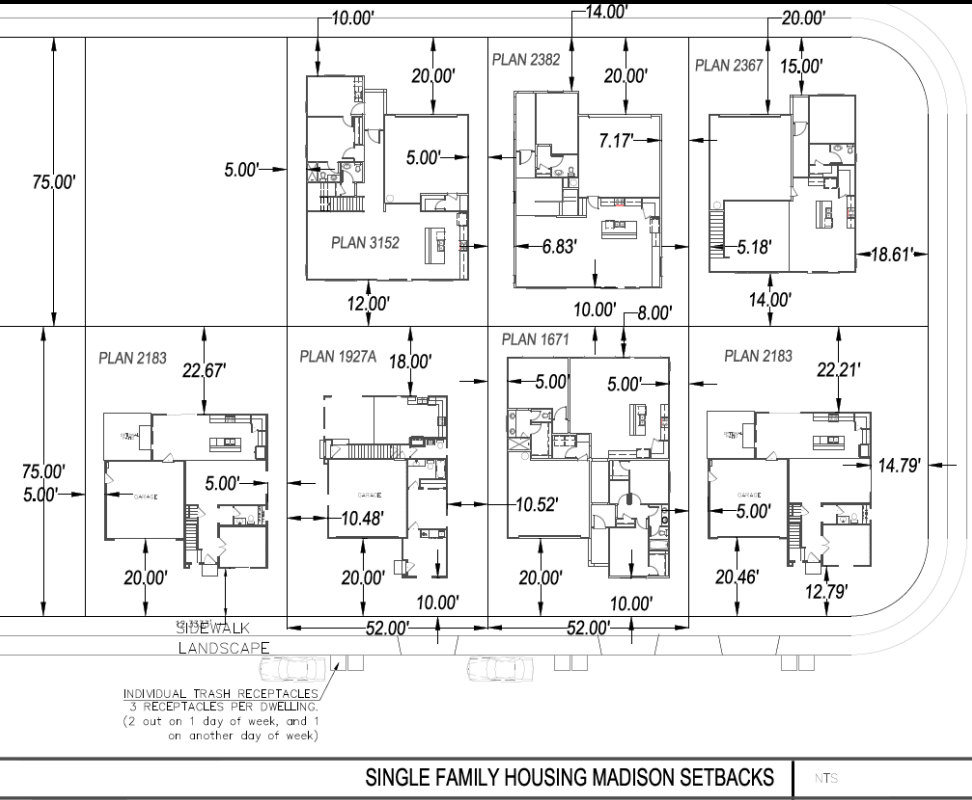
MEDIUM
DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

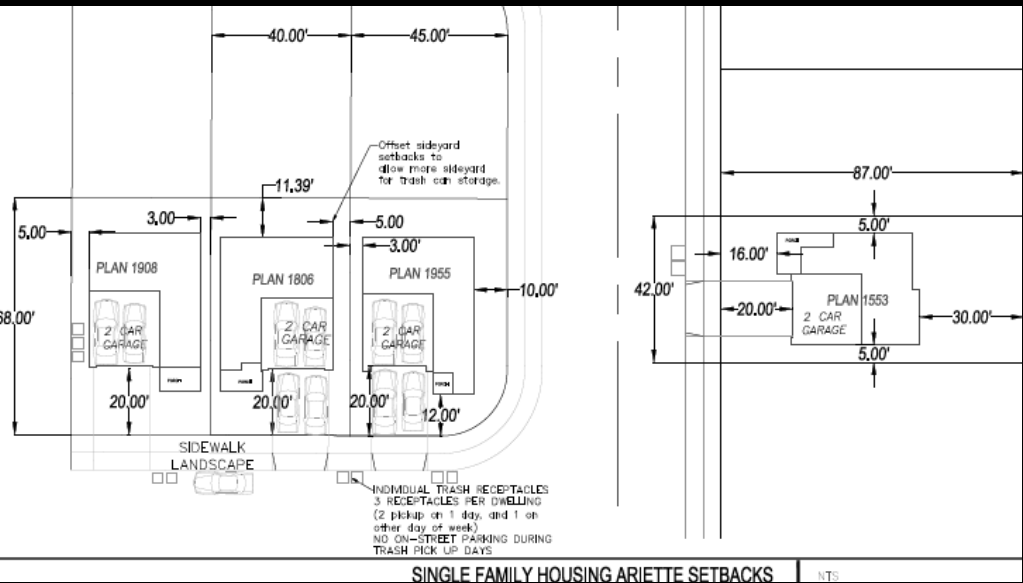
SHANNON







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



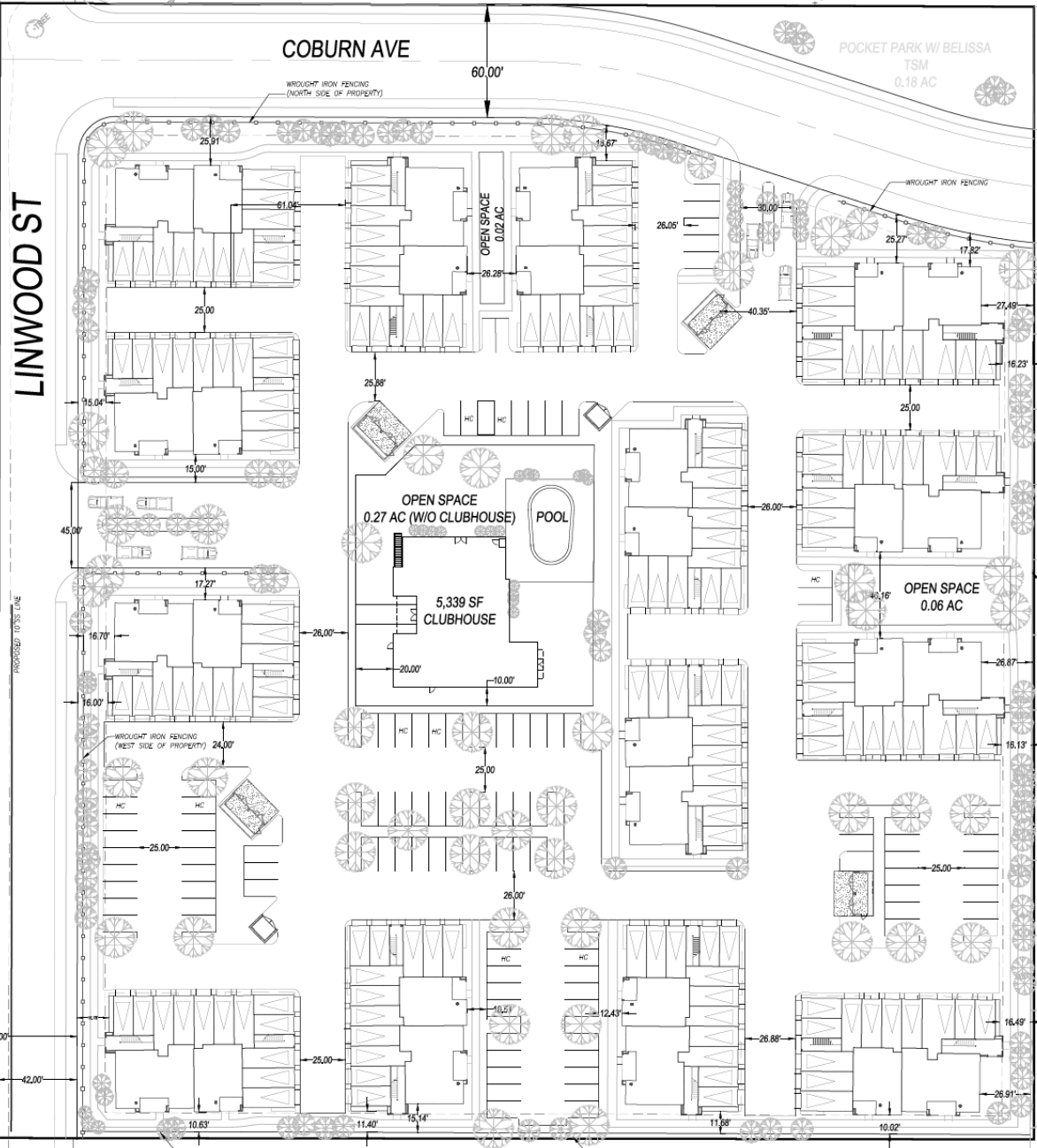
COMPARISON OF SETBACK STANDARDS (ARIETTE COLLECTION, LOTS 101 - 309)					
	Front Yard	Side Yard	Street Side Yard	Rear Yard	Garage
EXISTING R-M-2 SETBACKS	15	5	10	25	22
PROPOSED SETBACKS	10	3 and 5, with larger side yard to be adjacent to garage for trash receptable storage.	10	10	20

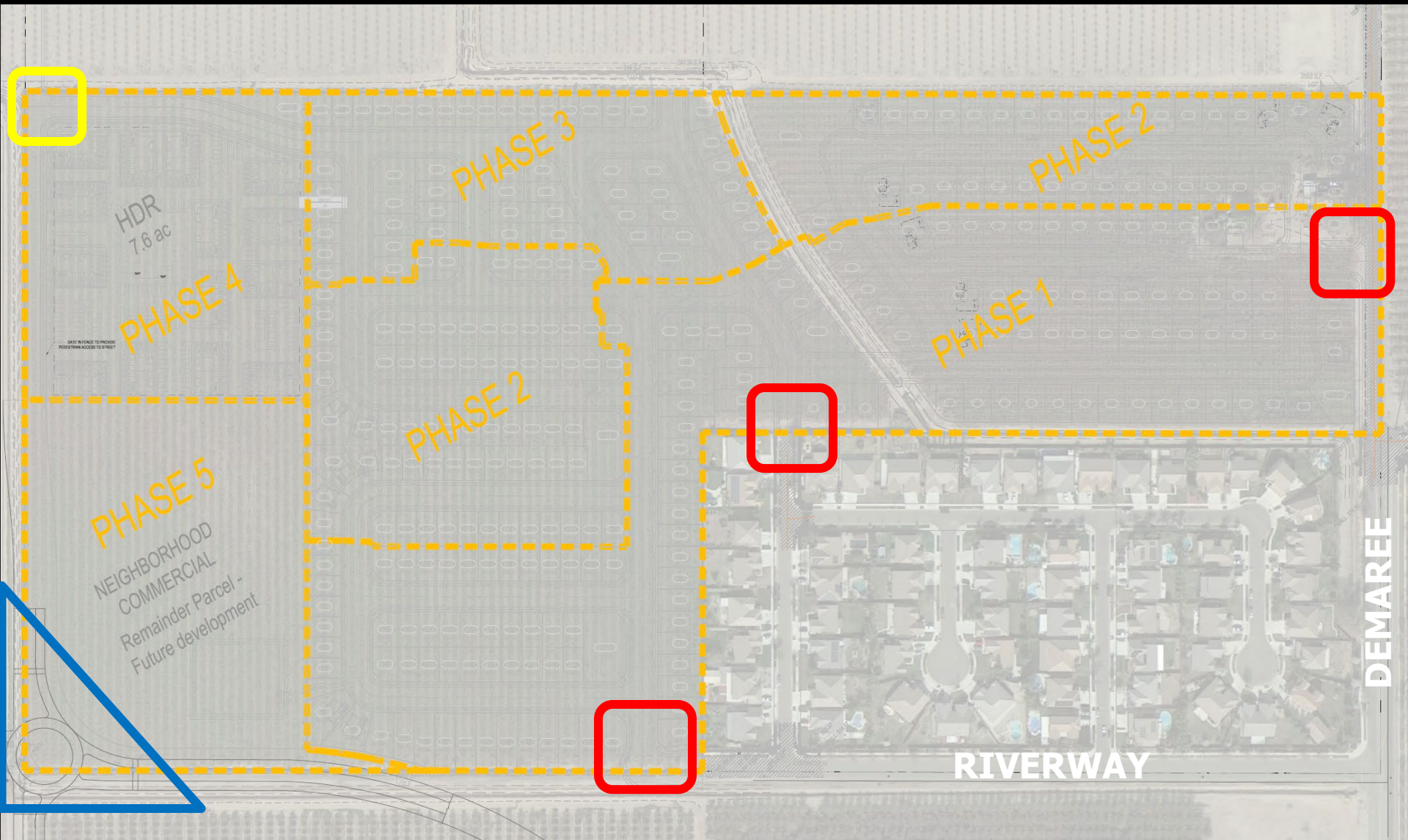
18'0" WIDE
PA. PAVED 30'0" WIDE

LINWOOD ST

COBURN AVE

POCKET PARK W/ BELISSA
TSM
0.18 AC







1763
SPANISH STYLE
SCHEME 2

3152
FARMHOUSE STYLE
SCHEME 9

1671
MODERN STYLE
SCHEME 8

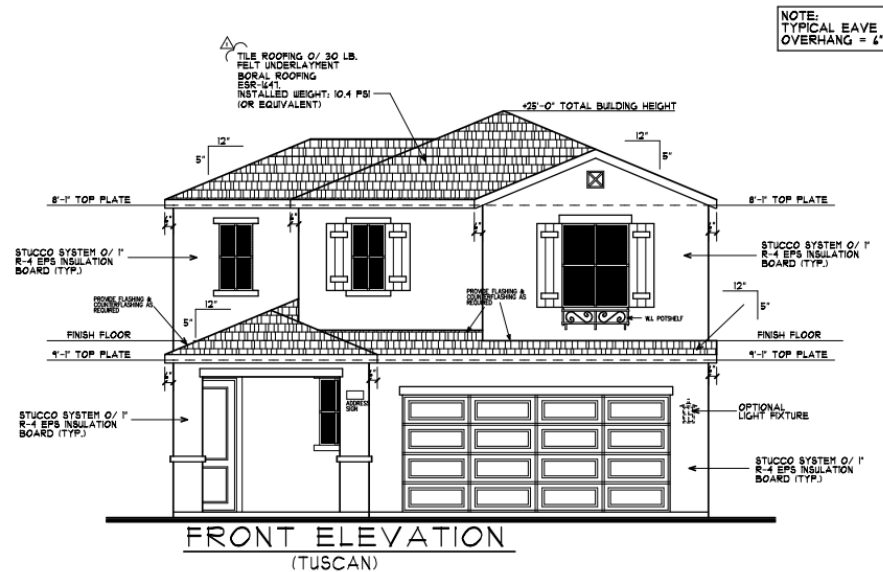
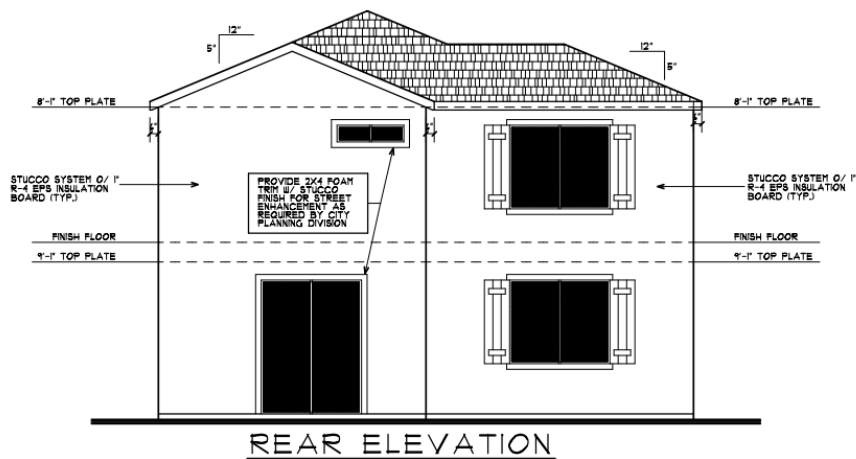
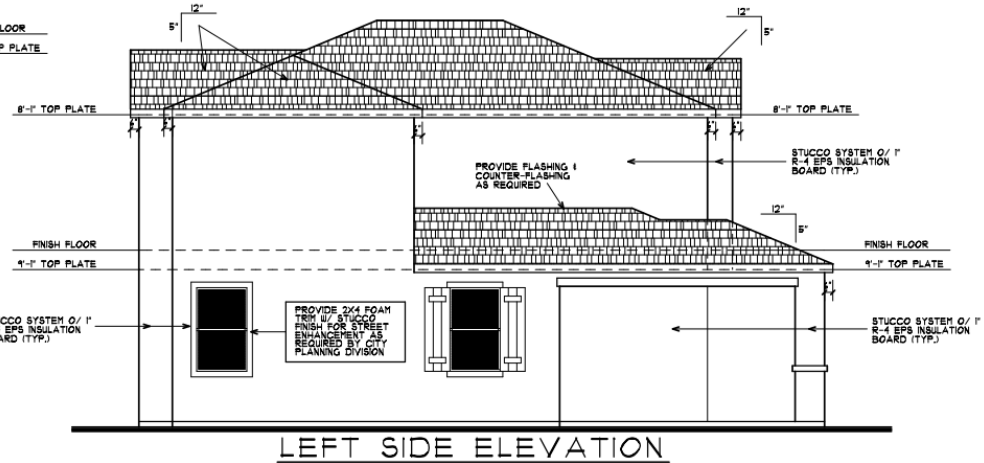
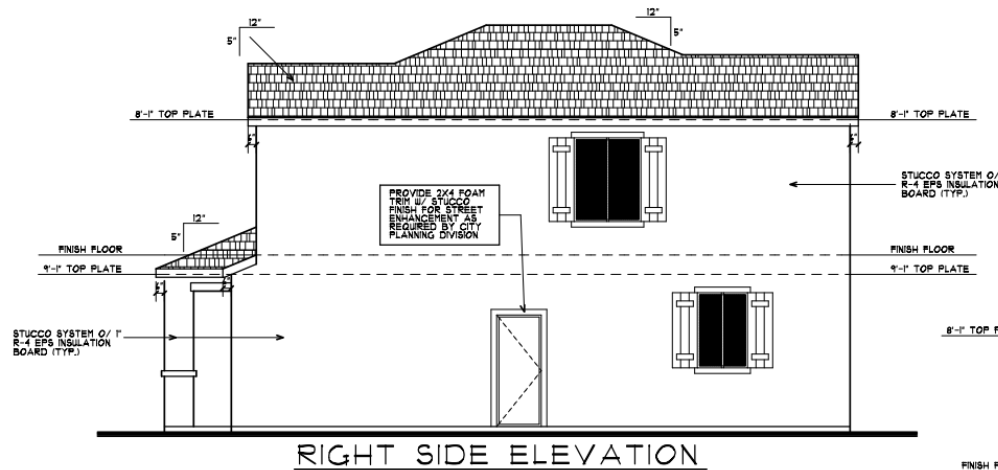


2183
MODERN STYLE
SCHEME 5

1927
FARMHOUSE STYLE
SCHEME 10

2832
SPANISH STYLE
SCHEME 1

2367
FARMHOUSE STYLE
SCHEME 12





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.

