

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

**MONDAY, DECEMBER 11, 2017; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

1. THE PLEDGE OF ALLEGIANCE –
2. 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. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. 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.
  - Finding of Consistency 2017-06: A request by Nina Clancy to allow a modification to the Montessori School Master Plan for Conditional Use Permit 2013-29, allowing the interim use of two mobile classrooms. The site is located at 3514 S. Linwood Street (APN: 119-360-054). Conditional Use Permit No. 2013-29 was approved by the Planning Commission on October 28, 2013.
5. PUBLIC HEARING – Brandon Smith  
Conditional Use No. 2017-35, a request by Verizon Wireless (Crown Castle MU LLC, property owner) to allow a modification that includes a 15-foot height extension to an existing telecommunications monopole located in the Light Industrial (I-L) zone. The site is located at 2410 S. Santa Fe Street, on the north side of K Avenue, 750 feet east of Santa Fe Street. (APN: 123-121-004).
6. PUBLIC HEARING – Paul Scheibel  
Conditional Use Permit No. 2017-34: A request to modify the approved setbacks for CUP 2016-26 (Southern Highlands, TSM No. 5555), for a Planned Residential Development (PRD) to subdivide 14.30 acres into 12 parcels for multi-family units, and 71 lots for single-family residences in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and R-1-5 (Single-family Residential, 5,000 sq. ft. of lot area per unit) Zone Districts. The project includes private and gated streets, and common recreation areas. The project site is located near the southeast corner of Demaree Street and Visalia Parkway (APNs 126-950-013 & 126-950-014) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-80.

7. WORK SESSION – Andy Chamberlain  
Work Session to Update and Receive Comments on Potential Changes to Mobile Food Vending Regulations
8. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

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 the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

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 MONDAY DECEMBER 21, 2017 BEFORE 5 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 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 8, 2017**



# City of Visalia

## **Work Session Memo**



To: Planning Commission

From: Andrew Chamberlain, Senior Planner

Date: December 11, 2017

Re: Work Session to Update and Receive Comments on Potential Changes to Mobile Food Vending Regulations

---

### **Food Truck Task Force**

On July 1, 2017, the City Council directed the establishment of a Food Truck Task Force to review the current regulations and provide Council with recommendations for any changes to the regulations.

Council direction included looking at the Industrial Park and the Commercial Mixed Use and Service Commercial zoned areas east of the downtown. Council also directed consideration be given to late night weekend food trucks in the downtown area when the regular restaurants are closed.

The Task Force is comprised of mobile food vendors, brick and mortar restaurant owners, and representatives from the Visalia Chamber, Visalia Mall, and the industrial park.

### **Recommendations**

The Task force is recommending the City Council consider establishing a Mobile Food Vending Target Area Program to allow extended time for vending in the industrial park and commercial areas east of downtown. Some of the regulations would include:

1. Limited hours of operation
2. No alcoholic beverages
3. Limitations on areas to vend (tables and chairs)
4. Limitations on signage, lighting, and no music or related audio
5. No overnight parking or furniture left on-site
6. Minimum distance away from existing restaurants
7. Registration requirement
8. Consideration of vending on private property and public right-of-way

### **Process**

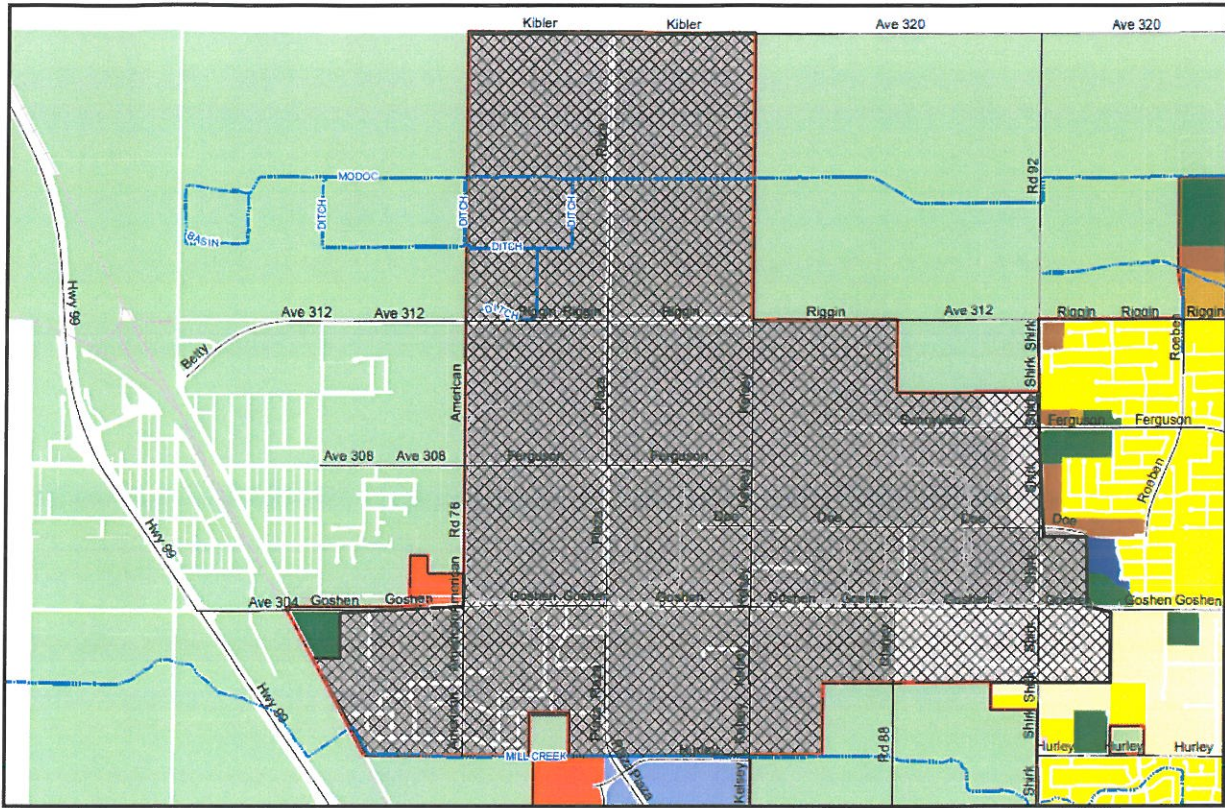
Staff is currently doing outreach to various community groups for additional input prior to going back to the City Council at a work session for their consideration. If the City Council initiates an amendment to expand mobile food vending, the item would come back to the Planning Commission for a recommendation on the proposed amendments.

The recommendation would be to amend the Zoning Ordinance to establish two target area overlay zones and a set of regulations. In addition, the Municipal Code for Peddlers would need to be amended.

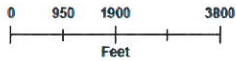
### **Attachments**

- Recommended Target Area Maps

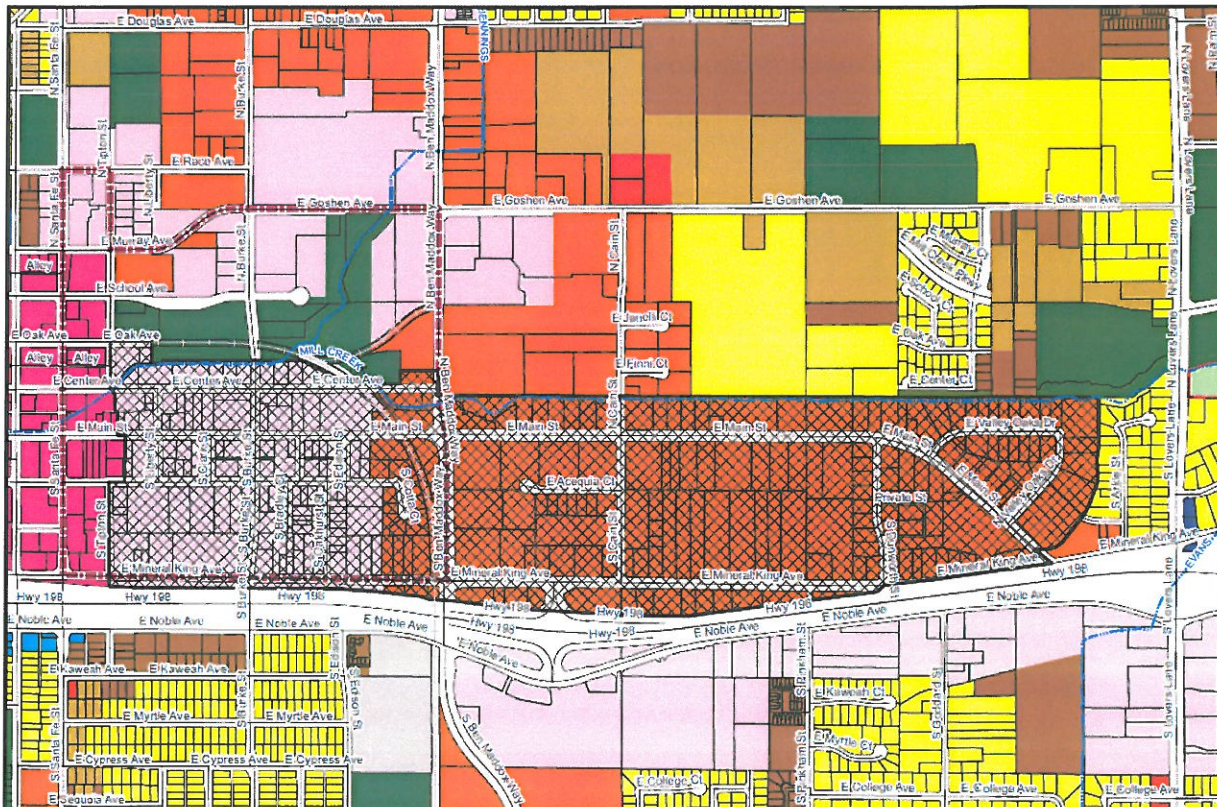




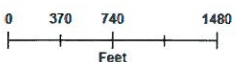
Mobile Food Vending Target Area Program  
Industrial Park Area



 Mobile Food Vending Overlay Districts



Mobile Food Vending Target Area Program  
East Downtown and Service Commercial Area



 Mobile Food Vending Overlay Districts  
 East Downtown Overlay District

