

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 12, 2018; 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.
 - Time Extension for Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17.
 - Request for Finding of Consistency for the Visalia Unified School District's Proposed School Site located south of the intersection of W. Houston Ave. and N. Woodland St. (APNs: 089-030-028 and 089-030-029).
 - Request to initiate a Zoning Text Amendment (ZTA) to allow the Ambulance Service use (Zoning Matrix Line M54) in the IL (Light Industrial) Zone District, Citywide.
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2018-01: A request by Steve Larios (Gerard and Cindy Homer, property owners), to allow a church within a 2,802 square foot portion of a building in the C-MU (Commercial Mixed Use) zone. The project site is located at 2374 West Whitendale Avenue, approximately 800 feet north of Whitendale Avenue and 750 feet west of Mooney Boulevard. (APN: 121-240-061)
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - Update on Mobile Food Truck Work Session Item.
 - Update on Micro-Brewery Overlay District Work Session Item.
 - Update on City Council Strategic Planning Meeting

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 THURSDAY, FEBRUARY 22, 2018 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 26, 2018

City of Visalia



To: Planning Commission

From: Paul Bernal, City Planner (713-4025)

Date: February 12, 2018

Re: Request for Finding of Consistency for the Visalia Unified School District's Proposed School Site located south of the intersection of W. Houston Ave. and N. Woodland St. (APNs: 089-030-028 and 089-030-029)

RECOMMENDATION:

Staff recommends that Planning Commission make a General Plan consistency determination that a future public high school is consistent with the underlying Public / Institutional General Plan Land Use Designation and Quasi-Public Zoning designation for an eight acre owned by Visalia Unified School District located on the east side of the south end of North Woodland Street where Woodland Street terminates north of the railroad tracks (see attached aerial photo). The development of the site is subject to the filing and approval of a Conditional Use Permit.

DISCUSSION:

Staff received a letter from the Visalia Unified School District on January 16, 2018, requesting the City make a determination of consistency with the General Plan for a future school site in accordance with Public Resource Code Section 21151.2 and Governmental Code Section 65402. Visalia Unified School District intends to relocate the existing Sequoia High School currently located at 901 North Mooney Boulevard. The new site for the Sequoia High School will be constructed on an eight acre site, which is vacant and located directly to the west of the school districts bus service maintenance yard (see attached aerial photo).

Government Code Section 65402(a) requires that the sale of publically-owned real property be submitted to and reported upon by the planning agency as to conformity with the adopted General Plan. The text of that Section reads as follows:

"65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.”

The site has a Public / Institutional General Plan Land Use designation and a corresponding Quasi-Public zoning designation.

Schools / High Schools are “Conditionally” Permitted uses in the Q-P zone. It is anticipated the VUSD will file a Conditional Use Permit (CUP) application seeking approval of the project. Prior to filing a CUP application, VUSD will submit their development plan through the City’s Site Plan Review Process depicting how the eight acre site will develop including; pedestrian and road connectivity, buffering design to minimize impacts to adjacent residential developments, student drop- off-street parking, etc.

Based on the proposed school’s consistency with the General Plan, and based on the project’s further processing of a CUP, the findings for consistency with the General Plan can be made.

ACTION:

Planning Commission approval of this memorandum constitutes a Finding of General Plan Consistency based upon the contents of this memorandum.

ATTACHMENTS:

- Visalia Unified School District Letter dated January 10, 2018
- Aerial Photo of VUSD school site

Todd Oto, Ed.D.
Superintendent

Robert Gröeber
Assistant Superintendent
Administrative Services



Board of Education

John L. Crabtree
William A. Fulmer
Patricia M. Griswold
Juan Guerrero
Jim L. Qualls
Charles Ulmschneider
Lucia D. Vazquez

January 10, 2018

City of Visalia
Planning Commission
Attn: Susan Currier
315 E. Acequia Avenue
Visalia, CA 93291

Subject: Notice of Proposed School Site by the Visalia Unified School District

Dear Ms. Currier:

In accordance with Public Resources Code Section 21151.2 and Government Code Section 65402, this letter serves as formal notice to City of Visalia regarding the proposed development of the subject property described below for construction and operation of a public school facility. A map of the proposed school site has also been attached for your reference.

The District has selected a new site of approximately 8 acres located south of the intersection of Houston Avenue and North Woodland Street, also identified as portions of APNs 089-030-028 (approx. 2.2-acres of the 35.65 acre parcel) and 089-030-029 (approx. 5.5-acres of the 16.75 acre parcel). This proposed site would be used to relocate the existing Sequoia High School, currently located at 901 North Mooney Boulevard in Visalia.

We request that the Planning Department/Planning Commission analyze the subject property to determine conformity with the underlying General Plan Land Use Designation so that a written report of the investigation and the Planning Commission's recommendations concerning acquisition of the site can be submitted to our governing board.

Please submit the findings within **30 days of receiving this notice** to me at the address listed below:

Robert Gröeber
Assistant Superintendent Administrative Services
Visalia Unified School District
5000 West Cypress Avenue
Visalia, CA 93277

If you have any questions regarding this request, please contact me at (559) 730-7529. Thank you!

Sincerely,


Robert Gröeber
Assistant Superintendent Administrative Services

cc: Regina Bills-Dacong, School Site Solutions, Inc.
Attachments: Site map of proposed Sequoia High School Relocation

5000 West Cypress Avenue • Visalia, California 93277
(559) 730-7529 • Fax (559) 730-7346

Sequoia HS Relocation

Potential site for relocation of the Sequoia High School!

