

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, JUNE 25, 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 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.
  - No Items on the Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2018-13: A request by Kim and Francisco Ramos to allow auto repair in the C-MU (Commercial Mixed Use) zone. The site is located at 1140 N. Ben Maddox Way (APN: 098-161-017). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-35.
6. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2018-09: A request by Great Valley Builders to allow a 7,071 square foot building on 1.58 acres for use as a private college classroom facility for Brandman University. The project site has a zoning designation of BRP (Business Research Park) and is located on the west side of Plaza Drive approximately 600 feet north of Crowley Avenue (APN: 081-160-023). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-24.
7. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2018-12: A request by Steven L. Keike Architect to allow an amendment to Conditional Use Permit No. 2014-19, for the development of a 47,766 sq. ft. four-story 86-room, hotel on approximately 2-acres within the "Square at Plaza Drive" master-planned development. The two-acre site is zoned BRP (Business Research Park) and the Square at Plaza Drive master-planned development is located on the southwest corner of N. Plaza Dr. and W. Crowley Ave. (APN: N/A). A Mitigated Negative Declaration (MND No. 2014-53) was previously approved, and was determined to be adequate for the project.

8. PUBLIC HEARING – Andy Chamberlain  
Zoning Ordinance Text Amendment No. 2018-02: A request by the City of Visalia to amend Chapter 17 of the City of Visalia Zoning Ordinance adding Section 17.64 for a Mobile Food Vending Target Area Program and Mobile Food Vending Overlay District Maps to the Zoning Ordinance. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2018-15.
9. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-
  - The Visalia Planning Commission 2017 Annual Report.

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, JULY 5, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 9, 2018**

**City of Visalia  
Agenda Item Transmittal**

**Meeting Date:** 6/18/2018

**Agenda Item Number (Assigned by City Clerk):** 19.

**Agenda Item Wording:** Review and accept the Visalia Planning Commission 2017 Annual Report

**Deadline for Action:** 6/30/18

**Submitting Department:** Visalia Planning Commission / Community Development

**Contact Name and Phone Number:**

Brett Taylor, Chair, Visalia Planning Commission

Paul Bernal, City Planner, 713-4025, [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

Nick Mascia, Community Development Director, 713-4323, [nick.mascia@visalia.city](mailto:nick.mascia@visalia.city)

**Department Recommendation:**

Staff recommends Council review and accept the annual report from the Visalia Planning Commission.

**Summary and Background:**

As the chair of the Planning Commission, I am pleased to submit the annual report to the City Council highlighting the Planning Commission's work in 2017. The Planning Commission makes recommendations to the City Council concerning land use, building and subdivisions, administration of the Zoning Ordinance, and handles matters that impact the growth and development of Visalia.

The Planning Commission voted to approve Commissioner Brett Taylor as Chair and Commissioner Liz Wynn as Vice Chair for 2017. The Planning Commission also welcomed a new Commissioner, Commissioner Sarrah Peariso, and bid farewell to Commissioner Adam Peck after 11 years of dedicated service on the Planning Commission. In addition, the Planning Commission wished Josh McDonnell farewell after seven years of service as Visalia's City Planner and Secretary to the Planning Commission.

During the 2017 Calendar year, the Planning Commission reviewed and approved the following items:

**Conditional Use Permits (CUP's):**

- 33 CUP's reviewed by the Planning Commission. A few highlights include:
  - § Approved expansion of the Kaweah Delta Hospital Emergency Room.
  - § Approved a new three-story 25,000 square foot medical office building with a residence on the third floor located on W. Sunnyside Ave. west of Mooney Blvd.

- § Approved a request for a mixed use development by adding nine residential units to an existing commercial building in downtown at the southwest corner of N. Court St. and W. Center Ave.
- § Approved the request to construct a 200 Unit apartment complex with a Community Building in the R-M-2 zone at Shirk and Doe.
- § Approved the request to amend the master plan for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site located on the southeast corner of W. Caldwell Ave. and S. Akers St.

**Variances:**

- 22 Variances reviewed by the Planning Commission. A few highlights include:
  - § Review of 11 CalWater sites updating city water wells with Granular Activated Carbon (GAC) wellhead treatment vessels.
  - § Review of three mono-pine cell towers.

**Subdivisions:**

- Eight Subdivisions reviewed by the Planning Commission. A few highlights include:
  - § A total of 90.24-acres subdivided in Visalia's Tier 1 Urban Development Boundary.
  - § A total of 469 lots created resulting in 450 single-family residential lots and 19 multi-family lots.
  - § 19 multi-family lots provide for a total of 96 multi-family units.

**Parcel Maps:**

- Four Parcel maps reviewed by the Planning Commission. A few highlights include:
  - § A total of 44.46-acres divided in Visalia's Tier 1 Urban Development Boundary.
  - § A majority of the area subdivided was for the Sierra Village property along Cypress/Hwy. 198.

**General Plan Amendments / Change of Zones:**

- Three applications for GPA's/COZ's were reviewed by the Planning Commission with recommended approvals to the City Council.
  - § Major accomplishments include recommending GPA/COZ changes to the City Council to implement programs of the Housing Element.

**Annexations:**

- Planning Commission reviewed three projects that required properties to be annexed.
  - § A total of 120.4-acres of property annexed into Visalia.

- § All properties were in the Tier 1 Urban Development Boundary.
- § Projects include the Lowery Ranch area, Sierra Village, and a portion of the K Rd. County Island.

**Revocations:**

- Planning Commission reviewed and rendered decisions on two Revocations for a Conditional Use Permit and Home Occupation Permit.

**Training/Updates:**

- Planning Commissioners Gomez and Hansen attended Planning Training Session.
- Planning Commission received an update related to Senate Bill 384: proposed State law extending hours of operation for bars.
- Planning Commission received a Work Session and training update on Roberts Rules of Order and Recusal Requirements.

The Planning Commission consists of a five members with two alternates. The Planning Commission meetings begin at 7:00 p.m. on the second and fourth Monday of every month in the City Council Chambers located at 707 W. Acequia Ave. A list of current members is attached to this report. The Secretary to the Planning Commission is Paul Bernal.

The Planning Commission looks forward to meeting with the City Council at the Joint meeting anticipated to held September 2018. In addition, the Planning Commission looks forward to continuing to serve the City Council to make Visalia a great place to live.

**Fiscal Impact:** None

**Alternatives:** None

**Attachments:**

1. Committee member list

**Recommended Motion (and Alternative Motions if expected):**

I move to accept the annual report from the Planning Commission.

**Copies of this report have been provided to:**

Planning Commission

**Environmental Assessment Status**

**CEQA Review:** N/A

# CITY OF VISALIA PLANNING COMMISSION

**CHAIRPERSON, BRETT TAYLOR**

2424 E. Valley Oaks Dr.  
Visalia, CA 93292  
(559) 799-3964

[BrettFTaylor@gmail.com](mailto:BrettFTaylor@gmail.com)

**VICE-CHAIR, LIZ WYNN**

217 NE Third Ave.  
Visalia, CA 93291  
Phone:(559) 280-9958

[lizdwyne@hotmail.com](mailto:lizdwyne@hotmail.com)

**SARRAH PEARISO**

[speariso@gmail.com](mailto:speariso@gmail.com)

**CHRIS GOMEZ**

1148 N. Chinowth St., Ste. B  
Visalia, CA 93292  
Phone:( 559) 909-0842

[chris@allengomez.com](mailto:chris@allengomez.com)

**MARVIN HANSEN**

Phone: (559) 732-1407

[mash1903@att.net](mailto:mash1903@att.net)

**PLEASE MAIL CORRESPONDENCE TO:**

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

[susan.currier@visalia.city](mailto:susan.currier@visalia.city)

Phone: (559) 713-4436

Fax: (559) 713-4814

The Planning Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of every month at 7:00 p.m. in the City Hall Council Chambers, 707 W. Acequia, Visalia.