

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, DECEMBER 10, 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.
  - Finding of Consistency 2018-001: A request by Swift Homes for a modification to Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15 (the "Grove at K Avenue" development), adding a 3.01 acre regional ponding basin, and reducing the number of units/lots proposed from 97 units on 60 lots to 77 units on 37 lots. The project is located on the southwest corner of E. K Avenue and S. Ben Maddox Way (APN: 126-120-065, 066).
  - Finding of Consistency 2018-002: A request by Kaweah Delta Health Care District to allow a temporary parking lot at the southeast corner of Acequia Avenue and West Street. (APN: 094-311-019, 012)
5. PUBLIC HEARING – Paul Bernal  
Request to Continue Public Hearing Item No. 5 for Conditional Use Permit No. 2018-21 to a Date Specific.
6. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2018-26: A request by Central California Blood Center to establish a blood bank within an existing 4,660 sq. ft. building in the C-R (Regional Commercial) Zone. The project site is located at 2245 W. Caldwell Avenue (APN: 012-041-040). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2018-69.
7. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2018-19: A request by Starbucks to allow a drive-thru lane associated with a 2,633 sq. ft. commercial tenant space within a 5.96-acre parcel in the C-MU (Commercial Mixed Use) zone. The project site is located on the northeast corner of N.

Mooney Blvd. and W. Riggin Ave. (APN: 078-120-034)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-70.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
- January 14, 2019 Planning Commission 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 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 MONDAY, DECEMBER 20, 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, JANUARY 14, 2018**



# **City of Visalia**

## **Memo**



**To:** Planning Commission  
**From:** Paul Bernal, City Planner (559) 713-4025  
**Date:** December 10, 2018  
**Re:** Request to Continue Public Hearing Item No. 5 for Conditional Use Permit No. 2018-21 to a Date Specific.

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### **Recommended Action**

Staff recommends that the Planning Commission continue the item to the January 14, 2018 Planning Commission meeting.

### **Discussion**

Staff has received an e-mail from the applicant's representative requesting the Planning Commission continue Conditional Use Permit No. 2018-21 to the January 14, 2019 meeting. The reason for the request is to provide additional time as the applicant continues negotiations with the owners/parties involved with the Riverbend Village Commercial Center.

Staff supports the applicant's request for continuation of Conditional Use Permit No. 2018-21 to the January 14, 2019 Planning Commission meeting. This item was continued from the November 13, 2018 Planning Commission meeting.

### **Attachments:**

- E-mail from Matt Graham dated December 4, 2018

## Paul Bernal

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**From:** Matt Graham <Matt@mdgre.com>  
**Sent:** Tuesday, December 4, 2018 12:55 PM  
**To:** Paul Bernal  
**Subject:** Re: CUP for Carwash

Paul - We are continuing negotiations with the owner of the car wash exclusive and therefore request a continuance of this hearing until the first quarter of 2019. Please accept this email as a formal request for continuance.

Thank you, Paul

Matthew D Graham

### GRAHAM & ASSOCIATES

1005 North Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)  
BRE# 01917959

On Dec 4, 2018, at 10:25 AM, Paul Bernal <[Paul.Bernal@visalia.city](mailto:Paul.Bernal@visalia.city)> wrote:

Hi Matt,

I wanted to follow up on the e-mail requesting a continuance of the Auto Oil Changers CUP. Is the request to go on Jan. 14<sup>th</sup> per the last e-mail?

Regards,  
Paul Bernal, City Planner  
City of Visalia  
Community Development Dept. / Planning Division  
Ph: (559) 713-4025  
Fax: (559) 713-4814  
E-mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

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**From:** Matt Graham [<mailto:Matt@mdgre.com>]  
**Sent:** Wednesday, November 28, 2018 8:11 PM  
**To:** Paul Bernal  
**Subject:** Re: CUP for Carwash

That is good timing for us. I will send you an email

Matthew D Graham

<image001.png>  
1005 North Demaree Street  
Visalia, California 93291  
O | 559.754.3020