

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 11, 2019; 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 – Andrew Chamberlain  
Variance No. 2019-01: A request by Bahadur Ali Liani to allow a variance to the required 15-foot building setback for a storage structure and trash enclosure within 10-feet of the property line in the C-N (Neighborhood Commercial) zone. The project site is located at 831 South Lovers Lane (APN: 100-103-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2019-02.
6. PUBLIC HEARING – Brandon Smith
  - Conditional Use Permit No. 2018-22: A request by Masjid Visalia Inc. to allow an amendment to existing Conditional Use Permit No. 97-21 to allow a 3,000 sq. ft. expansion of an existing religious meeting hall in the R-1-5 (Single-Family Residential) zone, wherein the expansion will occur on a developed residential site located north of the existing meeting hall. The project site is located at 1311 and 1317 S. Divisadero Street (APN: 096-323-019). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-65.
  - Variance No. 2019-02: A request by Masjid Visalia Inc. to allow a variance to the maximum fence height limit in the front yard setback in order to allow a six-foot tall open wrought-iron fence along property line in the R-1-5 (Single-Family Residential) zone. The project site is located at 1311 and 1317 S. Divisadero Street (APN: (APN: 096-323-019). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-65.

7. REGUALR ITEM – Brandon Smith/Paul Bernal
  - Appointment of a Planning Commissioner to serve on the Housing Element Update Technical Advisory Committee
  
8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - February 25, 2019 Planning Commission Meeting
  - Visalia Planning Commission 2018 Annual Report to City Council

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, FEBRUARY 21, 2019 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, FEBRUARY 25, 2019**



# City of Visalia



**To:** Planning Commission

**From:** Brandon Smith, Senior Planner  
Paul Bernal, City Planner

**Date:** February 11, 2019

**Re:** Appointment of a Planning Commissioner to serve on the Housing Element Update Technical Advisory Committee

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## **Staff Recommendation:**

Staff recommends that the Planning Commission elect one Planning Commissioner to serve on the Technical Advisory Committee (TAC) associated with the 2019 Housing Element Update.

## **Background:**

The City is being required by State law to update its Housing Element four years into the current Housing Element cycle, with a due date of December 31, 2019. The updated Housing Element document will be prepared by City staff with direction and oversight provided by a TAC. On February 4, 2019, the City Council affirmed appointing the TAC with a similar organization composition as relied upon for the preparation of the 2015 Housing Element.

## **Summary**

The 2019 Update process will be a slightly scaled down effort from the 2015 Update process since Regional Housing Needs Assessment (RHNA) allocations occurred prior to the start of the Element's 8-year planning period ("5<sup>th</sup> Cycle") and no new allocations are associated with the midway 5<sup>th</sup> Cycle.

The update will require that the City review the Housing Element's current programs and policies, address new statutory changes enacted as part of the 2017 Legislative Housing Package (notably Assembly Bills 879 and 1397), and conduct public outreach.

The Update will use a more accelerated timeline and process, and as a result the TAC will be meeting fewer times than with previous updates. The City anticipates holding approximately four meetings over the next six months with the first meeting scheduled sometime in late February, as noted in the attached Figure 1 "Proposed Timeline" table. The TAC will review City staff's technical progress and will provide its incremental decisions and ongoing direction to the staff.

At this time, staff is also contacting other organizations representing a cross-section of housing providers and non-governmental agencies to request their participation on the TAC.

## **Attachments:**

- Figure 1 "Proposed Timeline" table

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Technical Committee Meetings		X		X	X			X				
Conduct Sites Analysis & Review Inventory		Shaded	Shaded									
Review Current Policies		Shaded	Shaded									
Community Outreach				Shaded								
Prepare Draft Housing Element & CEQA					Shaded							
Public Review of Draft					Shaded							
Submit Draft Element to HCD for 60-day review						Shaded	Shaded					
Revise Draft Housing Element								Shaded				
Planning Commission Hearing								X				
City Council Hearing									X			
Submit Adopted Element to HCD for 90-day review										Shaded	Shaded	Shaded

Figure 1: Proposed Timeline. X – Meeting Date Shaded – On-going task