

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**MONDAY, AUGUST 12, 2019; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA**

7:00 To 7:00

1. THE PLEDGE OF ALLEGIANCE –

7:00 To 7:01

No One Spoke

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.

7:01 To 7:02

Late correspondence in favor of item #7. Numbering on the Agenda is off by one # after item # 3

3. CHANGES OR COMMENTS TO THE AGENDA– Late correspondence in favor of item #7. Numbering on the Agenda is off by one # after item # 3

7:02 To 7:03

Consent Calendar was approved. (Taylor, Peariso) 5-0

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 Lance Lane Estates Tentative Subdivision Map No. 5499

7:03 To 7:07

Open: 7:05  
Close: 7:05

No One Spoke

Approved as recommended (Taylor, Peariso) 5-0

5. PUBLIC HEARING – Cristobal Carrillo  
Conditional Use Permit No. 2019-18 is a request by Fred E. Scott to add a 4,000 sq. ft. detached storage building to the existing Key Evidence Lock and Safe facility within the C-MU (Mixed Use Commercial) Zone. The project site is located at 2343 W. Whitendale Avenue (APN: 121-090-045). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-41.

7:07 To 7:10

Open: 7:08  
Close: 7:09

Spoke:  
1. Fred Weber

Approved as recommended (Peariso, Gomez) 5-0

6. PUBLIC HEARING – Cristobal Carrillo  
Tentative Parcel Map No. 2019-10: A request by Dan Bocanegra to subdivide 1.43 acres into two parcels for residential use in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The site is located at 725 E. Monte Vista Avenue (APN: 123-320-042). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-51.

7:10 To 7:16

Open: 7:14  
Close: 7:14

No One Spoke

Approved as recommended ( Gomez, Hansen) 5-0

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2019-32: A request by Luv 2 Play to permit an indoor children’s playground with large playground equipment, small café, party rooms, toddler area, and offices within an existing 21,966 square foot building located west of the Sequoia Mall. The site is zoned C-R (Regional Commercial) and is located at 3515 S. Mooney Blvd. (APN: 121-110-041 & 043). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-60.

7:16 To 8:03

Open: 7:24  
Close: 7:33

Spoke:

1. Melissa Brewer
2. Sam Sciacca
3. Jill Barrett

Approved as recommended with changes to condition #4 (Peariso, Taylor) 3-2  
Gomez & Hansen voted no.

8. PUBLIC HEARING – Paul Scheibel

Walnut Park Estates Tentative Subdivision Map No. 5572: A request to subdivide 11.9 acres into 34 lots for residential uses, and five lettered lots for common area walls and parkway landscaping in the R-1-5 (Single-family Residential, 5,000 square foot minimum lot size). The project site is located on the west side of Preston St. at Robinwood Ave. (APN: 085-010-102) An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2019-53 was adopted.

8:03 To 8:53

Open: 8:17  
Close: 8:32

Spoke:

1. Steve Macias
2. Matt Ainley

Appeal of SPR decision to deny was upheld by the Planning Commission as recommended. (Taylor, Hansen) 5-0

9. PUBLIC HEARING – Paul Scheibel

Appeal of the Site Plan Review Committee’s decision to require the closure of an existing residential access point from Lovers Lane, in favor of a recorded easement granted to the property from the adjacent commercial development pursuant to Condition No. 1.B of Resolution Nos. 2014-18 and 2014-19 for Tentative Parcel Map No. 2014-06 and Conditional Use Permit No. 2014-11. The project, SPR 19-033, is requesting to construct a cold shell building on a 0.98-acre lot in the C-MU (Commercial Mixed Use) Zone District, located at 738 S. Lovers Lane. (APN: 101-030-018)

8:53 To 9:00

Motion to Adjourn: (Taylor, Gomez) 5-0

10. DIRECTOR’S REPORT/PLANNING COMMISSION DISCUSSION-

- **No** Planning Commission Meeting August 26, 2019
- Variance No. 2019-05 scheduled for August 5, 2019 City Council Meeting Postponed to August 19<sup>th</sup>.
- New Planner, Josh Dan
- Status Report on General Plan Buildout

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, AUGUST 22, 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, SEPTEMBER 9, 2019**