

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

TUESDAY NOVEMBER 12, 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.
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-38: A request by Rise Church, to add 58 parking spaces to an existing 60-space parking area within an existing church facility located in the R-1-20 (Single-family Residential 20,000 sq. ft. minimum lot size) at 5702 West Caldwell Avenue (APN: 119-690-049). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-71.
6. PUBLIC HEARING – Josh Dan
Conditional Use Permit 2019-36: A request by Donahue Schriber Realty Group to develop three pad sites with fast food dining, retail shops, on-site parking and drive-thrus across 3.72 acres of the Orchard Walk West development area. The site is zoned C-MU (Mixed Use Commercial Zone) and located at the northwest corner of north Dinuba Blvd and west Riggan Ave. (APN: 078-120-030 & 078-120-032). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-70.

7. PUBLIC HEARING – Brandon Smith

- Conditional Use Permit No. 2018-03: A request by Omni Land Development LLC / Daygo Properties LLC to allow a master-planned commercial development over five parcels on 5.88 undeveloped acres, consisting of approximately 56,395 sq. ft. of commercial and office uses in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.
- Tentative Parcel Map No. 2018-01: A request by Omni Land Development LLC / Daygo Properties LLC to subdivide a 5.88-acre parcel into five parcels to facilitate commercial development on land in the Mixed Use Commercial (CMU) Zone. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 079-071-029) A Mitigated Negative Declaration (MND No. 2018-12) has been prepared for the project.

8. PUBLIC HEARING – Brandon Smith

Mid-cycle Update to 5th Cycle General Plan Housing Element (2020-2023). A request by the City of Visalia to adopt the mid-cycle update to the 5th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq. The update is a comprehensive review and select update of the 5th Cycle Housing Element's background information report, goals, policies, and implementation programs. The mid-cycle update will serve a four-year planning period from December 31, 2019 to December 31, 2023. The project area is contained within the City of Visalia's Urban Development Boundaries that are illustrated in the Visalia General Plan. 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. 2019-63 was adopted.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Planning Commission Meeting November 25, 2019

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 FRIDAY, NOVEMBER 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 9, 2019