

# PLANNING COMMISSION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

**TUESDAY, MAY 26, 2020 AT 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

For those watching via the Facebook Live stream who want to provide citizen comments, please begin your comment with, "Citizen Comment" so that we understand it is a comment that you wish to be shared with the Planning Commission and is a comment that you would share publicly if you were attending the meeting in-person.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

3. PUBLIC COMMENT – To be sure that your comments are received, we strongly encourage citizens to submit public comment, or comment on a specific agenda item, before the meeting via email to [Susan.Currier@visalia.city](mailto:Susan.Currier@visalia.city). All emailed public comments will be distributed to the Planning Commission prior to the start of the meeting and incorporated into the official record.

Opportunity to comment is planned to be available on the Facebook livestream, but cannot be guaranteed to be available. In the event it is necessary, phone access may be provided at (559) 713-4165. However, this line will only be available if comments cannot be accepted via Facebook.

The public may present comments to the Planning Commission at the Council Chambers during the meeting, but physical attendance at the Council Chambers is strongly discouraged pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation, and social distancing will be enforced. (The Planning Commission will NOT be present in the Council Chambers.)

4. CHANGES OR COMMENTS TO THE AGENDA –

5. 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 No. 2020-001: A request by Woodside Homes to modify the Highland Park at Shannon Ranch Subdivision Map No. 5509 and Conditional Use Permit No. 2012-27, by revising the local street travel way from 30-feet to 36-feet with the sidewalk adjacent to curb, construction of a wedge curb along local interior streets, and phasing the 223 lot subdivision into four phases. The approved subdivision is located on both the northeast and northwest corners of N. Giddings Street and W. Riggins Avenue (APN: 078-120-028 and 078-120-029).
6. PUBLIC HEARING – Paul Bernal
  - General Plan Amendment No. 2020-01 is a request by San Joaquin Valley Homes to amend the General Plan Land Use Designation on 10.32 acres of an overall 16.38 acre parcel from Conservation to Residential Low Density. The remaining 6.06 acres will remain Conservation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
  - Change of Zone No. 2020-02 is a request to change the zoning designation on 10.32 acres of an overall 16.38 acre parcel from O-S (Open Space) to R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area). The remaining 6.06 acres will retain the O-S (Open Space) zoning designation. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
  - Hillsdale Southland Tentative Subdivision Map No. 5574 is a request to subdivide 10.32-acres of an overall 16.38-acre parcel into a 44-lot single-family residential subdivision with eight (8) out-lots for landscaping and storm drainage purposes. In addition, the Hillsdale Southland Tentative Subdivision Map will modify Denton Ct. approved with the adjacent tentative map approval of the Walnut Park Estates Subdivision map. The property is located on the south side of W. Hillsdale Avenue between N. Preston and N. Tommy Streets (APN: 085-010-096), within the City of Visalia, situated in Tulare County. A Mitigated Negative Declaration (MND No. 2020-07) has been prepared for the project.
7. PUBLIC HEARING – Brandon Smith
  - Caldwell & Demaree Garden Unit Tentative Subdivision Map No. 5573 is a request to subdivide a 19.03-acre parcel into 89 lots for residential use and additional lots for private streets, landscaping and lighting district lots, and a pocket park, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and Packwood Avenue. (APN: 119-070-074). 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. 2020-20 was adopted.
  - Conditional Use Permit No. 2020-01 is a request to allow a planned unit development on a 19.03-acre parcel consisting of 89 single-family residences, private streets, and gated entry, located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The project site is located at the southwest corner of Demaree Street and

Packwood Avenue. (APN: 119-070-074). 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. 2020-20 was adopted.

**8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-**

- Next Planning Commission Meeting Monday June 8, 2020.

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, JUNE 5, 2020 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 JUNE 8, 2020**