

PLANNING COMMISSION

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

MONDAY, JUNE 22, 2020 AT 7:00 P.M., VISALIA CONVENTION CENTER, 303 E. ACEQUIA, VISALIA CA

7:05 To 7:05

1. THE PLEDGE OF ALLEGIANCE –

7:05 To 7:05

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.

No one spoke

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.

7:05 To 7:07

3. CHANGES OR COMMENTS TO THE AGENDA–Item #5 will be continued to July 13, 2020

7:07 To 7:07

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

- No Items on the Consent Calendar

Planning Commission approved to Continue this item to July 13, 2020 (Taylor, Peariso) 5-0

5. PUBLIC HEARING – Paul Bernal

Variance No. 2020-03: A request by Western Milling to allow a variance from the standard 75-foot height limit in the Industrial zone to facilitate a 150-foot tall dry material storage bin with bucket elevators. The site is located at 1111 N. Miller Park Court (APN: 073-160-034 & 073-190-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-26.

7:07 To 7:14

Open: 7:13

Close: 7:13

Who spoke:

1. Dennis Townsend

Planning Commission approve as recommended (Gomez, Hansen) 5-0

6. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2020-11: A request by Valley Oak SPCA to allow development of a new 20,000 sq. ft. facility consisting of an animal shelter, adoption center, veterinary clinic, and future 5,000 sq. ft. pet boarding and grooming facility on 1.9 acres in the Industrial zone. The project site is located on the north and west sides of Nevada Court approximately 100 feet north of N. Placer Ave. (APNs: 089-100-048, 049, 050, 051, and 052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-29.

7:14 To 8:54

Open: 7:47
Close: 8:35

Who spoke:
1. Steve Brandt
2. John Thatcher
3. Ed Dena
4. Ashley Dena

Planning Commission
Denied as recommended
(Hansen, Wynn) 3-2
Taylor, Gomez voted No

7. PUBLIC HEARING – Cristobal Carrillo

- Zoning Text Amendment No. 2019-13: A request by CarMax to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix Line A22) to establish “Car Sales – New & Used” as a conditional use in the C-R (Regional Commercial) District, Citywide. A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.
- Conditional Use Permit No. 2019-42: A request by CarMax to allow a used car sales and service center on a 5-acre parcel in the C-R (Regional Commercial) Zone District. The project site is located on the southwest corner of S. Mooney Blvd. and W. Visalia Parkway. (APN: 126-960-001) A Mitigated Negative Declaration (MND No. 2019-62) has been prepared for the project.

8:54 To 9:00

Open: 8:59
Close: 8:59

No one spoke

Planning Commission
Approved as recommended (Peariso, Gomez) 5-0

8. PUBLIC HEARING – Josh Dan

Conditional Use Permit No. 2020-15: A request by City of Visalia to construct a new 6,844 square foot Fire Station (Fire Station 56) and related infrastructure on 1.25 acres in the R-1-5 (Single-Family Residential, Minimum 5,000 square foot lot size) zone district. The site is located on the south side of East Tulare Avenue between South Lovers Lane and S Vista Street (APN: 000-012-814) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-27.

9:00 To 9:05

Motion to Adjourn
Taylor 5-0

9. CITY PLANNER/PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting is Monday, July 13, 2020 will be held at the Convention Center.
- Farewell to Commissioners Wynn and Taylor

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, JULY 2, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 13, 2020