

PLANNING COMMISSION AGENDA

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

CHAIRPERSON:



VICE CHAIRPERSON:

Chris Gomez

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY 13, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE.
VISALIA, CA**

1. THE PLEDGE OF ALLEGIANCE –
2. SWEARING IN OF NEW COMMISSIONERS –
 - Mary Beatie
 - Adam Peck
3. ELECTION OF CHAIR AND VICE-CHAIR –
4. 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.

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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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
7. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2020-05: A request by Michael Parks to establish a walk-in medical clinic and rehabilitation/counseling center providing methadone maintenance treatment services, within an existing office complex in the C-MU (Mixed Use Commercial) Zone. The site is located at 109 N.W. 2nd Avenue (APN: 094-015-018).

8. PUBLIC HEARING – Paul Bernal *continued from June 22, 2020*
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.
9. PUBLIC HEARING – Cristobal Carrillo
Variance No. 2020-02: A request by Gabriel Medina to allow a variance to rear yard setbacks standards for a residence in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) Zone. The site is located at 944 and 946 N. Mooney Blvd. (APN: 093-021-021). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2020-26
10. PUBLIC HEARING – Josh Dan
Conditional Use Permit No. 2019-46: A request by Southern California Edison to operate a material yard across three parcels totaling five acres. The site is zoned Quasi-Public (QP) and located on the northeast corner of south Visalia Pkwy and east Walnut Ave (APN: 101-330-059, 101-320-070, & 101-190-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-39.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
 - Next Planning Commission Meeting Monday, July 27, 2020.
 - CarMax to be scheduled on the August 17, 2020, City Council Agenda

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 23, 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 27, 2020

City of Visalia

Memo



To: Planning Commission
From: Cristobal Carrillo, Associate Planner
Ph: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city
Date: July 13, 2020
Re: Request to Continue Public Hearing Item for Conditional Use Permit No. 2020-05 to a Non-Specific Date.

Recommended Action

Staff recommends that the Planning Commission continue the item to a date non-specific. Staff's recommendation is due to the recent health developments of the project applicant.

Discussion

Staff has received a letter from Michael Parks, consultant representing the project proponent, requesting the Planning Commission continue Conditional Use Permit No. 2020-05 to an unspecified future date. Michael Parks states in his letter that his client has recently contracted the COVID-19 coronavirus and will not be able to attend the scheduled public hearing. As such, Michael Parks requests a continuance to allow time for his client to recover so that he may have an opportunity to speak on the projects behalf in person.

Staff supports the applicant's request for continuation of Conditional Use Permit No. 2020-05 to a non-specific date. If approved, staff will re-notice this item to the general public, including property owners and tenants within 300-feet of the project site, and to anyone requesting to be notified of the future public hearing date.

Attachments:

- Letter from Michael Parks – July 7, 2020

Design-Development *studios*

ARCHITECTURE ■ PLANNING ■ DESIGN

A California Corporation

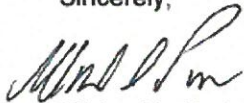
City of Visalia, Planning Commission
Conditional Use Permit No.: 2020-05

July 7, 2020

Request for continuance of scheduled Planning Commission hearing dated July 13, 2020.

Due to unfortunate circumstances, our client has contracted the COVID-19 virus and is currently admitted to the Hospital, unable to attend the previously scheduled Planning Commission hearing. We are making a formal request to have the hearing postponed until mid to late August or the first available date in September. We ask that you please take the immediate situation into consideration and honor this request.

Sincerely,



Michael L. Parks
Principal Architect