

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY, AUGUST 24, 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. 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.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - Conditional Use Permit No. 2020-17: A request by Nikoll and Jose Morales to establish a duplex on a vacant corner lot within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project is located at 323 W. Laurel Avenue, on the southeast corner of S. Watson Street and W. Laurel Avenue (APN: 097-018-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-38.
 - Variance No. 2020-05: A request by Nikoll and Jose Morales for a variance from the rear yard setback and rear yard area requirements for a new duplex within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project is located at 323 W. Laurel Avenue, on the southeast corner of S. Watson Street and W. Laurel Avenue (APN: 097-018-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-38.
6. PUBLIC HEARING – Josh Dan, Associate Planner
 - Conditional Use Permit No. 2020-14: A request by Restoration Ministry to allow church use in two existing 5,000 sq. ft. buildings on a 1.63 acre site in the R-1-5 (Single-Family Residential, Minimum 5,000 sq. ft. lot size) zone district. The site is located on N. Sumter Court just east of N. McAuliff Street and between E. Houston Avenue and E. Douglas Avenue (APN: 103-380-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-45.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2020-18: A request by American Ambulance of Visalia to permit the use of an existing home for ambulance operations on a 7,444 sq. ft. lot in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) Zone district. The site is located on the southeast corner of N. Church Street and E. Murray Avenue (APN: 094-272-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-44.

8. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-06: A request by Frank Gomez, on behalf of Kenneth Loy, for a variance to allow a larger accessory dwelling unit than allowed per the codified accessory dwelling unit standards. The site is located at 2412 W. Campus Avenue (APN: 095-081-011).

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION-
 - The Next Planning Commission Meeting will be September 14, 2020
 - CarMax Update
 - Housing Zone Text Amendment Update

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, SEPTEMBER 3, 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, SEPTEMBER 14, 2020