

# 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:  
Chris Gomez



VICE CHAIRPERSON:  
Marvin Hansen

**COMMISSIONERS PRESENT: Marvin Hansen, Chris Gomez, Mary Beatie, Adam Peck**

**MONDAY, JULY 27, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

7:02 To 7:04

1. THE PLEDGE OF ALLEGIANCE

7:04 To 7:04

No one spoke

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.

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.

7:04 To 7:04

3. CHANGES OR COMMENTS TO THE AGENDA– Item #5 Withdrawn

7:04 To 7:04

No Items on the Consent Calendar

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

7:04 To 7:06

Planning Commission approved Withdrawal (Beatie, Peck) 4-0 Peariso Absent

5. PUBLIC HEARING Josh Dan, Associate Planner  
Variance No. 2020-04: A request by Confluent Development, on behalf of Sherwin Williams, to allow a variance from the standard 15-foot landscape required in the Commercial Mixed-Use zone to optimize business viability from the roadway. The site is located at 1312 & 1318 S. Mooney Blvd. (APN: 096-321-009 & 096-321-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(i)(3), Categorical Exemption No. 2020-41.

7:06 To 7:18

Open: 7:15  
Close: 7:15

None spoke

Planning Commission Approved as recommended (Hansen, Beatie) 4-0 Peariso Absent

6. PUBLIC HEARING Josh Dan, Associate Planner  
• Tentative Parcel Map No. 2020-03: A request by Casa Grande Senior Housing and Care Facility to divide 3.02 acres into three parcels, located in the R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District. The proposed parcels measure 6,284 sq. ft., 8,130 sq. ft., and 118,130 sq. ft. respectively. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section

15315, Categorical Exemption No. 2020-42.

- Conditional Use Permit No. 2020-08: A request by Casa Grande Senior Housing and Care Facility to allow Single-Family Residential homes on the two smaller R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) Zone District parcels created by the requested Tentative Parcel Map. The project is located on the southwest corner of South Santa Fe Street and East Walnut Avenue. (APN: 123-063-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2020-42.

7:18 To 7:27

Open: 7:25  
Close: 7:25

Who Spoke:  
1. Carry Blue

Planning Commission  
Approved as recommended  
(Peck, Hansen) 4-0 Peariso  
Absent

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner  
Conditional Use Permit No. 2020-13: A request by Carrie Blue and Julie Lovero to establish an adult day program facility within an existing building in the D-MU (Downtown Mixed Use) Zone. The site is located at 823 W. Center Avenue. (APN: 093-191-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2020-24.

7:27 To 8:14

Open: 7:39  
Close: 8:00

Who Spoke :  
1. Matt Graham  
2. Brian Greaves  
3. Jerry Burch  
4. Cartina Rougeau  
5. Jennifer Victor  
6. Javier Aguilar

Planning Commission  
Approved as recommended  
(Beatie, Peck) 4-0 Peariso  
Absent

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner  
Conditional Use Permit No. 2020-10: A request by Matt Graham to establish a 32-unit multi-family complex on a 2.78 acre property within the O-PA (Professional/Administrative Office) zone. The project site is located north of E. Tulare Avenue, in between S. Lovers Lane and S. Vista Street (APNs: 101-013-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-22.

8:14 To 8:48

Open: 8:06  
Close: 8:40

None Spoke

Planning Commission  
Approved to the City  
Council (Hansen, Peck) 4-0  
Peariso Absent

9. PUBLIC HEARING – Brandon Smith, Senior Planner  
Zoning Text Amendment No. 2020-02: A request by the City of Visalia to amend portions of Visalia Municipal Code Title 17 (Zoning Ordinance) as to: a) implement programs contained in the City of Visalia 2020-2023 Housing Element, and b) correct and update portions of the Zoning Ordinance that pertain to housing and residential uses. The project area is contained within the City of Visalia’s Urban Development Boundaries that are illustrated in the Visalia General Plan. A previously prepared Program Environmental Impact Report and Negative Declaration adequately analyzed and addresses the project, and would recommend that the City Council adopt Environmental Document No. 2020-40 for this project.

8:48 To 8:52

Motion to Adjourn Peck 4-0  
Peariso Absent

10. CITY PLANNER/PLANNING COMMISSION DISCUSSION-
- Next Planning Commission Meeting Monday, August 10, 2020.
  - GPA/COZ for Hillsdale Southland approved by Council on July 20, 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 THURSDAY, AUGUST 6, 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, AUGUST 10, 2020**