

# PLANNING COMMISSION ACTION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, OCTOBER 26, 2020**

**VISALIA CONVENTION CENTER**

**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

**MEETING TIME: 7:00 PM**

**Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.**

7:00 To 7:00

1. THE PLEDGE OF ALLEGIANCE -

7:00 To 7:02

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.

No one spoke

7:02 To 7:03

Item 5 second bullet point location is wrong, it should be: located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013).

3. CHANGES OR COMMENTS TO THE AGENDA –

7:03 To 7:10

The consent calendar was approved except first bullet point. (Peck, Hansen) 5-0

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.

Commissioner Beatie requested to pull first bullet point for further questioning. (Beatie, Peck) 5-0

- Progress update for site acquisition for and relocation of the vocational school associated with Conditional Use Permit (CUP) No. 2019-45. This CUP was a request by Advanced Career Institute to allow an existing developed one-acre parcel to facilitate the use of a trade school in the 'I' (Industrial) zone. The project site is located at 1728 North Kelsey Street, on the east side of Kelsey Street 175 feet north of Elowin Court. (APN: 077-150-022)
- Time Extension for Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10

lots for residential use and to allow two duplex structures (four dwelling units total) on two corner lots within the proposed Houdini Acres Tentative Subdivision Map No. 5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010, 011, 013).

- Time Extension for Quintana De Oro Tentative Subdivision Map 5570: A request by the Houston Investment Company to subdivide five (5) acres into 14 lots with an average lot size of 11,832 sq. ft., and two (2) common landscaping lots totaling 3,652 sq. ft., in the R-1-20 Single Family Residential zone. The site is located at 2548 N. Linwood Street. (APN: 077-190-001)

7:10 To 7:50

Open: 7:23  
Close: 7:38

Who spoke:  
1.Scott Vincent

The Planning Commission approved as requested (Peck, Hansen) 5-0

7:50 To 9:54

Open: 8:05

Close: 8:51

Who spoke:  
1. Kathern Worden  
2. Sandra Stephenson  
3. Dr. Lawrence Ginsberg  
4. Linda  
5. Mary  
6. Gilbert Ortiz  
7. Jeremy Castorio  
8. Andrew

Planning Commission approved as recommended with these chances:

That In-Shape self-monitor decibel levels along the south and west property lines of the site that are adjacent to residential homes during fitness class times when the outdoor speakers are in use. The recording and reporting of decibel levels will be made available to staff in a manner consistent with the direction provided by staff. An update on the TCUP operation, including decibel monitoring will be provided to the Planning Commission at their December 14, 2020 meeting.

9:54 To 10:02

Motion to Adjourn (Peariso, Hansen ) 5-0

5. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2020-02: A request by Scott Vincent Company Architects, Inc. to allow a 216 unit, three story apartment complex on 8.86 acres. The site has both R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) and R-M-3 (Multi-Family Residential, one unit per 1,200 square feet minimum site area per unit) zoning. The project is located on the north side of East Shannon Parkway between North Court and North Santa Fe Streets (APN: 079-071-033). An Initial Study and Negative Declaration No. 2020-14 have been prepared for this project.

6. PUBLIC HEARING – Paul Bernal, City Planner

Temporary Conditional Use Permit No. 2020-51: A request by In-Shape Health Club, LLC, to facilitate the temporary outdoor operation of the fitness club on a limited basis in compliance with State and Local Covid-19 guidelines and to permit the placement of two commercial grade tents on two tennis courts adjacent to the building. The site is zoned R-1-5 (Single-family Residential 5,000 square foot minimum site area) and is located at 909 North Demaree Street (APN: 085-212-019). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-56.

7. CITY PLANNER/PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting is Monday, November 9, 2020.
- 6:00 p.m. Kick-Off Work Session regarding the Agricultural Mitigation Program and Feasibility Study update
- New Employee Update – Amy Weiser

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, NOVEMBER 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, NOVEMBER 9, 2020**