

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, NOVEMBER 9, 2020

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

WORK SESSION MEETING TIME: 6:00 PM

REGULAR 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.

1. CALL TO ORDER WORK SESSION

WORK SESSION ITEM

- A. Agriculture Mitigation Program and Feasibility Study Kick-Off Presentation and Discussion, City Staff and Consultant (Provost and Pritchard Consulting Group, and VRPA Technologies, Inc.).

ADJOURN TO REGULAR MEETING

2. CALL TO ORDER REGULAR MEETING –

3. THE PLEDGE OF ALLEGIANCE –

- 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.

- a. Update on the In-Shape Health Club Temporary Conditional Use Permit No. 2020-51 operations and use of outdoor speakers.

7. PUBLIC HEARING – Paul Bernal, City Planner
Conditional Use Permit No. 2020-27: A request by CleVR Escape to allow an escape room and virtual reality arcade in the D-MU (Downtown Mixed Use) zone. The site is located at 205 West Main Street (APN: 094-326-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-57.
8. PUBLIC HEARING – Josh Dan, Associate Planner
 - a. Tentative Parcel Map No. 2020-06: A request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area. The project is located in the C-MU (Commercial Mixed-Use) zone. The project is located on the northwest corner of North Dinuba Boulevard and West Riggan Avenue. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Environmental Document No. 2020-59.
 - b. Conditional Use Permit No. 2020-25: A request by Donahue Schriber Realty Group to facilitate Tentative Parcel Map 2020-06 by creating two lots with no public street access, and parcels with less than the minimum five (5) acre size requirement in the C-MU (Commercial Mixed-Use) zone. The project is located on the northwest corner of North Dinuba Boulevard and West Riggan Avenue (APN: 000-013-376). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Environmental Document No. 2020-59.
9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2020-23: A request by the Foundation for the Least, Last, & Lost to establish a group counseling facility with ministry and social service coordination services in the D-MU (Downtown Mixed-Use) zone. The project site is located at 400 North Church Street (APN: 094-272-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Environmental Document No. 2020-55.
10. PUBLIC HEARING – Josh Dan, Associate Planner
Variance No. 2020-08: A request by Rebecca Falcone to allow a variance from the standard 30-foot front yard setback required in the R-1-12.5 (Single Family Residential, 12,500 sq. ft. minimum site area) zone. The project is located at 2545 West Border Links Drive (APN: 089-100-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.
11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. Next Planning Commission Meeting is Monday, December 14, 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, NOVEMBER 19, 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, DECEMBER 14, 2020

City of Visalia



To: Planning Commission
From: Paul Bernal, City Planner
Brandon Smith, Senior Planner
Date: November 9, 2020
Re: Work Session Item for Agriculture Mitigation Program and Feasibility Study

BACKGROUND

The adoption of the General Plan in October 2014 included two distinct policies to address impacts to agricultural lands among other issues. Land Use Policy LU-P-21 established a three-tier urban growth boundary, wherein land development could occur within the Tier I boundary at any time. In addition, Land Use Policy LU-P-34 required the creation and adoption of an Agricultural Mitigation Program (AMP) to address the conversion of Prime Farmland and Farmland of Statewide Importance in Tiers II and III while exempting conversion of agricultural lands in Tier I.

Anticipating that the City will reach the threshold for Residential development in Tier I by the end of 2021 (the City has already surpassed the thresholds for Industrial and Commercial development in Tier I), the City Council on January 16, 2020 authorized staff to begin the process of studying and considering adoption of an AMP and studying the efficacy of the program as it relates to housing affordability and the necessity of the program as it relates to current state law. Staff subsequently issued a Request for Proposals to seek a professional consulting firm that would prepare an AMP and feasibility study.

In August 2020, the Visalia City Council authorized the City Manager to award the contract to Provost & Pritchard Consulting Group ("Consultant"). The Consultant is tasked to lead all aspects of the creation of an Agricultural Mitigation Program while maintaining a close working relationship with staff. As proposed by the Consultant, the initial phase of the scope of work is the preparation of a stand-alone feasibility study that will identify options prior to initiating establishment of an AMP. The study will look at recent circumstances that include efforts by the State to address groundwater management and looking at the AMP's impact on the cost of residential construction.

PURPOSE OF TONIGHT'S MEETING

The purpose of the Work Session item is to introduce the project to the Planning Commission and to the public and begin collecting input for the next steps in the plan development process. The Consultant will make a presentation that summarizes the data collected to date, and an opportunity will be provided for public input. The data compiled to date along with relevant observations have been compiled into three separate reports and included as attachments to this memo:

- Regulatory Framework. This report provides a summary of recent changes in state legislation and case law affecting agriculture mitigation programs.
- Farmland Preservation Best Practices and Established Programs Summary. This report summarizes research on best practices, potential for impacts on home prices, and examines examples of six established programs around the Central Valley.
- Data Collection & Mapping. This report provides relevant data including land use, soils, and farmland classifications, collected for the Visalia Planning Area.

At the conclusion of the presentation, there will be an opportunity to ask questions and to provide comments during an open public hearing. As a supplement to the presentation and public hearing, large informational posters will be displayed in the lobby of the Convention Center and comment cards will be made available for the public to complete and submit through Friday, November 20, 2020.

NEXT STEPS

The Consultant and staff will take the data already compiled in the three reports and the comments gathered during the meeting and from the comment cards and will prepare a Draft Feasibility Study. This document will include a range of options for consideration by the City, including establishment of an AMP and viable alternatives. A follow-up Planning Commission Work Session is planned (tentatively scheduled for December 14) to present the options and take a recommendation, and a meeting with the City Council will be conducted (tentatively scheduled for January 2021) for discussion and direction.

If the Council directs staff and the Consultant to prepare an AMP, work will continue and additional public meetings will be scheduled with the Commission and Council through 2021.

Attachments:

- Regulatory Framework report
- Farmland Preservation Best Practices and Established Programs Summary report
- Data Collection & Mapping report