

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**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.**

6:00 To 6:45

### 1. CALL TO ORDER WORK SESSION

Open: 6:31

Closed: 6:36

Spoke:

1. Tricia Stever Blattler

#### 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.).

6:44 To 7:00

### ADJOURN TO REGULAR MEETING

7:00 To 7:00

### 2. CALL TO ORDER REGULAR MEETING –

7:00 To 7:01

### 3. THE PLEDGE OF ALLEGIANCE -

7:01 To 7:01

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.

No one spoke

7:01 To 7:01

Late Correspondence for Items 6 & 9

### 5. CHANGES OR COMMENTS TO THE AGENDA –

7:01 To 7:08

Peariso pulled item (a)

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.

Open: 7:06

Close: 7:06

No one spoke

The consent Calendar was approved as recommended. (Peck, Peariso) 5-0

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

7:08 To 7:13

Open: 7:11  
Close: 7:12

Who spoke:  
1. David Mcallister

The Planning Commission approved as recommended. (Peariso, Hansen) 5-0

7:13 To 7:23

Open: 7:20  
Close: 7:21

Who spoke:  
1. Barsin Bet Govargez  
2. Michael Osborne

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

7:23 To 8:05

Open: 7:38  
Close: 7:49

Who spoke:  
1. Dr Steven Koobatian  
2. Susie Ward  
3. Jason Griffith  
4. Cisco

The Planning Commission approved as recommended with the addition of :

10. That the business/operator shall contract with a security company to perform 24 hour security patrols of the business and neighborhood as stated by the applicant in their e-mail dated November 9, 2020, which was received as late correspondence.

11. That security cameras be installed at all building entrances facing the street. That the cameras be monitored remotely or on-site and footage be reviewed periodically on an as-needed basis. (Peck, Peariso) 5-0

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.

8:05 To 8:43

Open: 8:11  
Close: 8:18

Who spoke:  
1.Nick & Becky Falcone

The Planning Commission approved the denial. (Peck, Peariso) 4 -1 Hansen voted no.

**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.

8:43 To 8:45

Motion to Adjourn (Peariso, Peck ) 5-0

**11. CITY PLANNER/PLANNING COMMISSION DISCUSSION-**

- a. Next Planning Commission Meeting is Monday, December 14, 2020.
- b. No meeting on November 23, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 14, 2020**