

# AGENDA SPECIAL MEETING PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** pursuant to Government Code Section 54956 that the Planning Commission will conduct a special meeting at 7:00 p.m. on Tuesday, April 27, 2021 at the Visalia Convention Center located at 303 E. Acequia Avenue, Visalia, California. The purpose of said special meeting is to review the items listed below.

**CHAIRPERSON:**

Chris Gomez



**VICE CHAIRPERSON:**

Marvin Hansen

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

**TUESDAY, APRIL 27, 2021**

**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.**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. 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

6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-08: A request by Walnut-Mooney Center, LLC to establish a dental office in the C-R (Regional Commercial) zone. The site is located at 2040 South Mooney Boulevard, on the southeast corner of S. Mooney Boulevard and W. Walnut Avenue, within the Park Place Promenade Shopping Center (APN: 122-040-048). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-10.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-01: A request by Tom Hayslett to construct a new church facility for St. Paul's Anglican Church in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone. The proposed 18,645 square foot church will include a sanctuary, nave, parish hall, administration offices, classrooms, kitchen, and an interior courtyard. The project site is located at the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-01 be adopted.

8. PUBLIC HEARING – Paul Bernal, City Planner

- a. Annexation No. 2021-01: A request by Morgan Enterprises, Inc. to annex one parcel totaling 24.75-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density in the Visalia General Plan Map and will be pre-zoned R-1-5 (Single-family Residential) which is consistent with the Residential Low Density land use designation. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.
- b. Sycamore Heights Tentative Subdivision Map No. 5577: A request by Morgan Enterprises, Inc. to subdivide a 24.75-acre parcel into 91-lots for residential use with additional lots for landscaping and lighting district lots consistent with the R-1-5 (Single-family Residential) zone. The project site is located at 2780 North Akers Street on the east side of North Akers Street between West Ferguson and West Modoc Avenues (APN: 077-070-048). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-02 be adopted.

9. REGULAR ITEM – Brandon Smith, Senior Planner

Presentation of the 2020 Housing Element Annual Progress Report and Program Reporting

10. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting is Monday, May 10, 2021.
- Planning Commission Recruitment Update.
- Appeal of Conditional Use Permit No. 2021-06.
- Greystone 3 Annexation Approval by LAFCO.

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 FRIDAY, MAY 7, 2021 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 93291. 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, MAY 10, 2021**