

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, MAY 10, 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.
  - a. Consideration to revise Condition No. 13 for Conditional Use Permit No. 2019-31 clarifying issuance of building permits and timing of street and right-of-way improvements for the Commons at Visalia Parkway Shopping Center.
6. PUBLIC HEARING – Josh Dan, Associate Planner  
  
Conditional Use Permit No. 2021-11: A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building to be used for vocational training and recycling uses to their existing site located at 939 East Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 and 094-160-026). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), Categorical Exemption No. 2021-16.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2021-13: A request by San Joaquin Valley College to use an existing 20,000 square foot building for vocational training and storage in the C-S (Service Commercial) zone. The project is located at 8233 West Hillsdale Court (APN: 081-071-027). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-19.

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Tentative Parcel Map No. 2021-01: A request by Jagtar Singh to subdivide a 1.44-acre parcel into two lots for residential use in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area) zone. The project site is located at 4204 South Demaree Street (APN: 126-020-061). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-12.

9. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting is Monday, May 24, 2021.
- Appeal of Conditional Use Permit No. 2021-06 set for the May 17, 2021 City Council meeting.
- Employee Updates.

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, MAY 20, 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 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, MAY 24, 2021**



# City of Visalia

## Memo



**To:** Planning Commission

**From:** Josh Dan, Associate Planner (559) 713-4003

**Date:** May 10, 2021

**Re:** Request to Continue Public Hearing Item No. 6 for Conditional Use Permit No. 2021-11: A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building to be used for vocational training and recycling uses to their existing site located at 939 East Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 and 094-160-026) to a date certain.

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### Recommended Action

Staff recommends that the Planning Commission continue Public Hearing Item No. 6 for Conditional Use Permit No. 2021-11 to the May 24, 2021 Planning Commission meeting. Staff's recommendation is due to the to the applicant and staff's conclusion that the project proposal requires more time to resolve operational concerns regarding the proposed facility and use.

### Discussion

The applicant emailed a request for continuance on their item to the May 24, 2021 Planning Commission meeting. The e-mail was received on May 6, 2021 and is attached to this memorandum. The request for continuance is amenable to both the applicant and staff. The additional time will allow for both parties to meet and address key operational items prior to bringing the item to the Planning Commission.

### Attachments:

- Email correspondence.

## Josh Dan

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**From:** Tim Mulick <tim.mulick@qkinc.com>  
**Sent:** Thursday, May 6, 2021 10:50 AM  
**To:** Josh Dan  
**Cc:** Steve Brandt; Andrea Pedraza  
**Subject:** FW: [EXTERNAL]:Re: CSET CUP Application - latest development!

Josh,

I am forwarding the approval from CSET to pursue the continuance on the CUP Application Staff Report until the May 24<sup>th</sup> PC meeting. We will move forward with scheduling a Zoom meeting to get us all together to discuss questions and concerns. Please contact me if you have any questions or need clarification. Thanks.

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**From:** Mary Escarsega-Fechner <mary.escarsega-fechner@cset.org>  
**Sent:** Thursday, May 06, 2021 10:36 AM  
**To:** Tim Mulick <tim.mulick@qkinc.com>  
**Cc:** teresa.guzman@cset.org; ron.stout@cset.org; esta.willman@cset.org; anthony.deleon@cset.org; Steve Brandt <Steve.Brandt@qkinc.com>; Andrea Pedraza <Andrea.Pedraza@qkinc.com>  
**Subject:** [EXTERNAL]:Re: CSET CUP Application - latest development!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Tim,

I agree with extending 2-more weeks. I would like us to schedule a follow up zoom meeting with Josh.

Thanks  
Mary

On Thu, May 6, 2021 at 10:21 AM Tim Mulick <[tim.mulick@qkinc.com](mailto:tim.mulick@qkinc.com)> wrote:

Ladies and Gentlemen,

We received a call this morning from Josh Dan from the City of Visalia Planning Staff. As they were trying to complete the Staff reports for the upcoming Planning Commission meeting on Monday, they found they still had several fundamental questions about exactly how the proposed facility is going to operate. Josh wants to be sure that the Staff Report is presenting a clear picture, to the Commission, of the true nature of the operation so that they do not place any undue conditions or restrictions on the project because of incomplete or unclear information. He is recommending a continuance of two weeks, until the May 24<sup>th</sup> meeting, in order to get the clarification he needs to feel comfortable.

Steve is aware of the situation and agrees that a continuance at this time is a wise course of action that will yield more favorable results when the project does finally appear before the Commission with a complete and positive Staff assessment. QK would like to facilitate a meeting with the City, QK and involved parties from CSET, to walk through the Operations Statement and help answer questions the City Staff may have. With your approval we can schedule that meeting.

*If your staff finds that they are in agreement with the idea of the continuance then I would like to request an official letter (brief e-mail) of confirmation from CSET staff that I can forward to Josh at the City for his records.*

Please contact me if there are any questions regarding this matter. Don't forget to cancel the May 10<sup>th</sup> meeting from your calendars.

Cordially,

**Tim Mulick**

Assistant Planner

901 East Main Street

Visalia, CA. 93292

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Mary Alice Escarsega-Fechner

Executive Director

CSET

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