

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

**MONDAY, MAY 24, 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. Update to the Sycamore Heights Tentative Subdivision Map No. 5577 depicting a local street connection pursuant to Super Block Connectivity Standards, and revision to Condition No. 9.
6. PUBLIC HEARING – Josh Dan, Associate Planner *Continued Item*  
Conditional Use Permit No. 2021-11: A request by Community Services Employment Training (CSET) to construct a new 9,600 square foot building and add vocational and recycling uses to their existing site located at 939 E. Douglas Avenue in the C-S (Service Commercial) zone (APN: 094-160-025 & 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 – Paul Bernal, City Planner
  - a. Tentative Parcel Map No. 2021-03: A request by Foley Development to subdivide 9.58 acres into two parcels in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
  - b. Conditional Use Permit No. 2021-16: A request by Foley Development to establish a planned unit development with industrial uses containing a lot without public street frontage in the Industrial (I) zone. The project is located at 7401 West Sunnyview Avenue (APN: 077-200-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-22.
8. PUBLIC HEARING – Paul Bernal, City Planner  
Tentative Parcel Map No. 2021-04: A request by Caprock Acquisitions, LLC to subdivide a 154.32-acre parcel into two parcels in the Industrial (I) zone. The project site is located on the southeast corner of North Plaza Drive and West Kibler Avenue (Ave. 320) (APN: 077-120-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-21.
9. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-12: A request by Corby's Restaurant to allow live entertainment performances in the D-MU (Downtown Mixed Use) zone. The site is located at 221 East Main Street (APN: 094-296-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-18.
10. PUBLIC HEARING – Josh Dan, Associate Planner
  - a. Vista Del Sol Tentative Subdivision Map No. 5578: A request to subdivide 22.40 acres into 95 residential lots and four lettered lots for parkway landscaping, block walls, and landscaping in the Q-P (Quasi-Public) zone. The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APNs: 126-920-008 & 126-920-007). 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. 2021-11 be adopted.
  - b. Change of Zone No. 2021-02: A request by San Joaquin Valley Homes to change the zoning designation on 22.40 acres from Q-P (Quasi-Public) to R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size). The project site is located on the southeast corner of South Pinkham Street and East K Avenue (APN: 126-920-008 and 126-920-007). 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. 2021-11 be adopted.
11. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
  - a. Next Planning Commission Meeting is Monday, June 14, 2021.
  - b. Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation has been posted to the City of Visalia website (AMP website and Planning Division CEQA website).
  - c. Update on CUP appeal and City Council direction.

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 Ave. Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JUNE 3, 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, JUNE 14, 2021**

# City of Visalia



**To:** Planning Commission

**From:** Paul Bernal, City Planner  
Ph: (559) 713-4025  
E-mail: [paul.bernal@visalia.city](mailto:paul.bernal@visalia.city)

**Date:** May 24, 2021

**Re:** Update to the Sycamore Heights Tentative Subdivision Map No. 5577 depicting a local street connection pursuant to Super Block Connectivity Standards, and revision to Condition No. 9.

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## **RECOMMENDATION**

Staff recommends that the Planning Commission approve revised language to Condition No. 9 for Sycamore Heights Tentative Subdivision Map No. 5577 related to converting Sunnyview Court from a cul-de-sac to a "stub" street which will facilitate future local street connectivity with the "County" parcels to the west.

Condition No. 9, in its current adopted form, reads as follows:

That Sunnyview Court be redesigned from a cul-da-sac to local street with a "stub" street connection to facilitate future local street connectivity to the west per the City's Engineering Improvement Standards P-15 Super Block Connectivity.

Staff is requesting that Condition No. 9 be replaced with the following language:

That a local "stub" street connection on Delaware Avenue between Lots 80 and 81, as depicted on the updated tentative subdivision map Exhibit "A", be provided to facilitate future local street connectivity to the west per the City's Engineering Improvement Standards P-15 Super Block Connectivity.

Staff's recommendation to the Planning Commission to revise Condition No. 9 is based on the applicant demonstrating compliance with the P-15 Super Block Connectivity standard by providing a revised subdivision map (see Exhibit "A" attached to this memorandum) that adds a local street stub connection to the "County" parcels west of the Sycamore Heights tentative subdivision. The P-15 Super Block Connectivity standard requires a local street connection be provided, but the standard does not explicitly state where the local street connection should occur within a subdivision.

## **BACKGROUND**

On April 27, 2021, the Visalia Planning Commission recommended approval of Annexation No. 2021-01 to the City Council and approved 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 for property located at 2780 North Akers Street, on the east side of North Akers Street between West Ferguson and West Modoc Avenues, which is in a County Island.

The subdivision will develop the 24.75-acre site with a 91-lot single-family residential subdivision at a density of 3.67 dwelling units per acre. The lots created by the subdivision will utilize City standard setback requirements for the R-1-5 zoning designation. The proposed single-family subdivision will be serviced by 60-foot wide public local streets containing full improvements, while primary access to the subdivision will be from Akers Street and Ferguson Avenue.

A condition of project approval for the tentative subdivision map (i.e., Condition No. 9), as adopted by the Planning Commission, required that Sunnyside Court be redesigned with a “stub street” to facilitate future local street connectivity to the west.

#### Updated Sycamore Heights Tentative Subdivision Map No. 5577

The applicant’s engineer (Lane Engineers, Inc.) submitted an updated tentative subdivision map that reflects the local street “stub” connection to the “County” parcels west of the tentative subdivision. However, the local “stub” street connection is located between Lots 80 and 81 of the subdivision map rather than at the end of the Sunnyview local street alignment (see attached Exhibit “A”). The inclusion of the local street connection does not result in the loss of any lots as proposed with the subdivision. However, the lot area for Lot 80 is reduced from 13,930 square feet to 7,386 square feet, which still meets the minimum R-1-5 zone district standard of minimum 5,000 square feet of lot area.

Staff finds that the updated map and revised Condition No. 9 comply with the City’s Engineering Improvement Standards P-15 Super Block Connectivity. As previously stated, the P-15 Super Block Connectivity standard requires a local street connection be provided within the “superblock”, but the standard does not explicitly state where the local street connection should occur within a subdivision. The applicant has demonstrated compliance with the standard by providing a local street connection to the rural residential lots to the west which will provide for future connectivity if and/or when those properties are further urbanized.

#### **ATTACHMENTS**

- Exhibit “A” – Updated Sycamore Heights Tentative Subdivision Map No. 5577
- Correspondence from Lane Engineers, Inc. dated May 5, 2021
- Aerial Photo of Project Site

# **Exhibit “A”**

Updated Sycamore Heights Tentative  
Subdivision Map No. 5577



## Paul Bernal

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**Subject:** RE: Sycamore Heights - Revised Tentative Map

**From:** Larry Simonetti  
**Sent:** Wednesday, May 5, 2021 9:14 AM  
**To:** Paul Bernal <Paul.Bernal@visalia.city>  
**Cc:** Bill Morgan; Chase Morgan; Lance Morgan; Jose Lemus  
**Subject:** Sycamore Heights - Revised Tentative Map

Good Morning Paul:

Attached for review & processing with the Planning Commission is a revised Tentative Map for Sycamore Heights (reference: Annexation No. 2021-01 & Tentative Subdivision Map No. 5577). As requested, we have provided "connectivity" to the westerly properties. A few comments:

- No lots were lost. Still at 91 lots (all buildable).
- Added Oakwood Street off of Delaware Avenue to provide the "connectivity" to the properties to the west.
- A temporary turn-around is not required. Will most likely have a barricade at the south end of Oakwood. Our client may also construct a temporary wood fence behind it to block the view to the south. This was done on Crenshaw Street to the north and at several other locations around the City.
- Lot 80 now faces Oakwood and the CMU fence/landscape easement will extend along the Akers & Delaware frontages. The full-height CMU fence will stop at the front yard setback (15') for Lot 80. If extended further east, it will need to be 3' high or less.
- The Akers/Delaware intersection has been revised to reflect the two-way left turn "worms". These improvements will conform to 2013 City Public Improvement Standards to fit the existing improvements along Akers.

Please contact me if you have any questions or concerns. If you should need hard copies of the tentative map, let me know how many and they will be dropped off at the front desk. Please advise as to the date this will be on the PC agenda. Thank you for all your hard work and assistance to move this project along!

Regards,

*Larry Simonetti, P.E.*

**Lane Engineers, Inc.**

Civil • Structural • Surveying

979 North Blackstone Street

Tulare, CA 93274

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[www.laneengineers.com](http://www.laneengineers.com)

State of California Small Business Enterprise (Micro)

Supplier No: 1589480





# Annexation No.2021-02 & Sycamore Heights Tentative Subdivision Map No. 5577

The site is located at 2780 N. Akers Street on the east side of  
N. Akers Street between W. Ferguson and W. Modoc Avenues  
(APN: 077-070-048)

