

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, JUNE 14, 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. Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
 - b. Time Extension for Rose Estates Tentative Subdivision Map No. 5567
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2021-15: A request by Central Valley Christian Elementary School to place three modular classrooms and a modular restroom on a Q-P (Quasi-Public) zoned site. The project site is located at 5600 West Tulare Avenue, at the northeast corner of West Tulare Street and South Anthony Street (APN: 087-460-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2021-24.

7. PUBLIC HEARING – Paul Bernal, City Planner
Vesting Tentative Parcel Map No. 2021-02: A request by American, Inc. to subdivide an 18.97-acre site into one parcel and a remainder in the Business Research Park (BRP) zone. The project site is located at 231 South Kelsey Street (APN: 081-170-013). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-23.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. Voluntary 10-day public review and comment period for the Addendum to the City of Visalia 2030 General Plan Environmental Impact Report for Visalia Agriculture Mitigation closed on May 28, 2021.
 - b. City Council at the June 7, 2021, meeting initiated Annexation proceedings for Annexation No. 2021-01.
 - c. Work Session discussion on potential land use and zoning designation changes to 21 acres of City owned Parks/Recreation-designated property continued to the June 21, 2021 City Council meeting.
 - d. Next Planning Commission Meeting is Monday, June 28, 2021.

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 24, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 28, 2021

City of Visalia

Memo



To: Planning Commission
From: Brandon Smith, Senior Planner
Date: June 14, 2021
Re: Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension of Tentative Parcel Map No. 2008-06, extending the expiration date to May 12, 2022, pursuant to Section §66452.6(e) of the Subdivision Map Act.

Conditional Use Permit No. 2008-15 was also approved together with the parcel map and is linked with the timeline of the tentative parcel map based on a condition of approval. Therefore, the expiration date of Conditional Use Permit No. 2008-15 would also be extended by the time extension request.

BACKGROUND:

On May 12, 2008, the Visalia Planning Commission approved Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15 through adoption of Resolution Nos. 2008-29 and 30. The tentative parcel map was a request to divide 2.08 acres into four parcels including a common access and parking lot, and the conditional use permit (CUP) was a request to expand a Planned Unit Development (PUD) of industrial units without public street frontage on 2.08 acres. The project site has a zone designation of C-S (Service Commercial) and is located at 744 E. Douglas Avenue.

The original expiration date for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15 was May 12, 2010, two years from the date of approval by the Planning Commission. This map along with all tentative map entitlements approved throughout the state remained in effect by a series of State legislative time extensions enacted between July 2008 and October 2015. Consequently, the expiration date for the parcel map and CUP was ultimately extended to May 12, 2019. One-year time extension requests were filed with the City and approved by the Planning Commission in 2019 and 2020, which extended the expiration date of the map and CUP to May 12, 2021. [It should be noted that Assembly Bill No. 1561, passed on September 28, 2020, does not authorize this subdivision to an automatic 18-month extension due to a time extension that was previously passed for this subdivision on or after March 4, 2020 and before the effective date of the assembly bill.]

REQUEST:

The proponents of the Tentative Parcel Map have submitted a written request received by the City of Visalia on May 12, 2021 for a one-year time extension. Time

extensions may be granted pursuant to Section §66452.6(e) of the Subdivision Map Act for a total period not exceeding six years. This would be the third time extension and the fifth year overall applied for under this code for the Tentative Parcel Map.

Staff recommends that the one-year time extension be granted at this time in keeping with the City's practice of recommending time extensions. The extension request, if approved by the Planning Commission, will extend the expiration date of Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15 from May 12, 2021 to May 12, 2022.

The Planning Commission has the authority to approve or deny this request. If the request is approved, the applicant would have until the new expiration date, May 12, 2022, to record a final parcel map. If the request is denied, the applicant would have to file a new tentative parcel map and conditional use permit.

ATTACHMENTS

- Letter of Request for the Time Extension
- Approved Resolution No. 2008-29 for CUP No. 2018-15
- Approved Resolution No. 2008-30 for Tentative Parcel Map No. 2008-06
- Site Plan
- Tentative Parcel Map
- Location Map

FORESTER, WEBER & ASSOCIATES, LLC

Licensed by the
Board of Professional Engineers and Land Surveyors
1620 W. Mineral King Ave. Suite B
Visalia, California 93291
TEL (559) 732-0102, FAX (559) 732-8479

T0: City of Visalia
Planning Dept.

DATE: 12 May 2021

FROM: Fred Weber

SUBJECT: Extension of time
TPM 2008-06

On behalf of our client, Marty Zeeb, we are requesting a 1 year extension of time for the referenced project. Our records show that the map will expire on 12 May 2021.

Attached is a check payable to the City of Visalia in the amount of \$236.00.

Thank you for your consideration in this matter.


Fred Weber



City of Visalia
315 E Acequia
PO Box 4002
Visalia CA 93278-4002

RECEIPT

DATE OF PAYMENT
5/12/2021 2:39:10PM

Receipt Number : 583311

Application: **PTE21-003** TIME EXTENSION
Address:
Parcel: 094360016
Subdivision: DOUGLAS BUSINESS PARK
Type: Time Extensions

Work Description: TIME EXTENSION FOR TENTATIVE PARCEL MAP 2008-06

<u>INVOICE NBR</u>	<u>FEE CODE</u>	<u>FEE DESCRIPTION</u>	<u>FEE QUANTITY</u>	<u>AMOUNT</u>	<u>PAYMENT METHOD</u>
347963	1526-1	Time Extension	1	236.00	Check
	Acct. Code:	1821-46526		CASHIER: SCLOYD	2765

PAYOR: BZS

TOTAL PAID: **236.00**

RESOLUTION NO. 2008-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2008-15 TO
ALLOW THE EXPANSION OF A PLANNED UNIT DEVELOPMENT (PUD) OF
INDUSTRIAL UNITS IN THE CS (SERVICE COMMERCIAL) ZONE LOCATED AT
744 E. DOUGLAS AVENUE

WHEREAS, Conditional Use Permit No. 2008-15 is a request by Marty Zeeb (Forester, Weber & Associates, Agent) to expand a Planned Unit Development (PUD) of industrial units without public street frontage on 2.08 acres in the CS (Service Commercial) Zone on property located at 744 E. Douglas Avenue (APNs: 094-120-050 and 094-360-016); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 12, 2008; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2008-25).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2007-164.
2. That the site be developed substantially consistent with the site plan shown in Exhibit "A".
3. That all applicable federal, state and city codes and ordinances be met.
4. That the expanded common area be incorporated into the property owners association for the maintenance of the common access and landscaping.
5. That the shared access and parking agreement be amended to include the expansion area.
6. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2008-15.
7. That the time for initiation of this conditional use permit be tied to Parcel Map No. 2008-06.

Commissioner Lane offered the motion to this resolution. Commissioner Peck seconded the motion and it carried by the following vote:

AYES: Commissioners Lane, Peck, Salinas, Segrue

NOES:

ABSTAINED: Commissioner Logan

ABSENT:

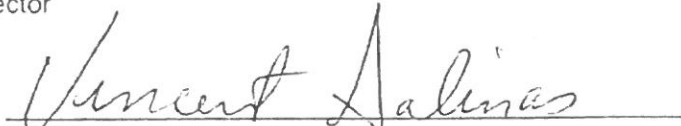
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
Community Development Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No.2008-29, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 12, 2008.



Fred Brusuelas, AICP
Community Development Assistant Director



Vincent Salinas, Chairperson

RESOLUTION NO. 2008-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO 2008-06: A REQUEST TO DIVIDE 2.08 ACRES INTO FOUR PARCELS. THE SITE IS LOCATED AT 744 E. DOUGLAS AVENUE

WHEREAS, Tentative Parcel Map No. 2008-06 is a request by Marty Zeeb (Forester, Weber & Associates, Agent) to divide 2.08 acres into four parcels, including a common access and parking lot in the CS (Service Commercial) Zone on property located at 744 E. Douglas Avenue (APNs: 094-120-050 and 094-360-016); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on May 12, 2008; and

WHEREAS, the Planning Commission of the City of Visalia finds the parcel map in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed tentative parcel map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map would be compatible with adjacent land uses.
3. That the proposed tentative parcel map will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the project is Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended. (Categorical Exemption No. 2008-25)

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the parcel map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.28.070 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 07-165.

2. That the site be developed in substantial compliance with the tentative map shown in Exhibit "B".
3. That the expanded common area be incorporated into the property owners association for the maintenance of the common access and landscaping.
4. That the shared access and parking agreement be amended to include the expansion area.
5. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Parcel Map No. 2008-06, prior to the issuance of any building permits for this project.

Commissioner Lane offered the motion to this resolution. Commissioner Peck seconded the motion and it carried by the following vote:

AYES: Commissioners Lane, Peck, Salinas, Segrue
NOES:
ABSTAINED: Commissioner Logan
ABSENT:

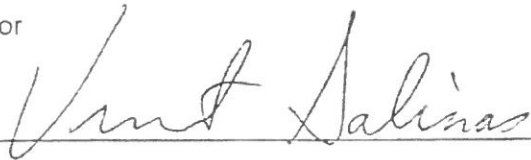
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
Community Development Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No.2008-30, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 12, 2008.



Fred Brusuelas, AICP
Community Development Assistant Director



Vincent Salinas, Chairperson

TENTATIVE PARCEL MAP

SUBJECT SITE 1 OF SUBJECT PARCEL MAP SITE NO. 001-11 OF MAP 21 FOR SA 15-5
 SITUATED IN THE NE 1/4 OF SECTION 16, T4S, R10E, CO. 56, KA. 24, LOCATED
 IN THE CITY OF YUMA, COUNTY OF YAVAPAI, STATE OF ARIZONA.

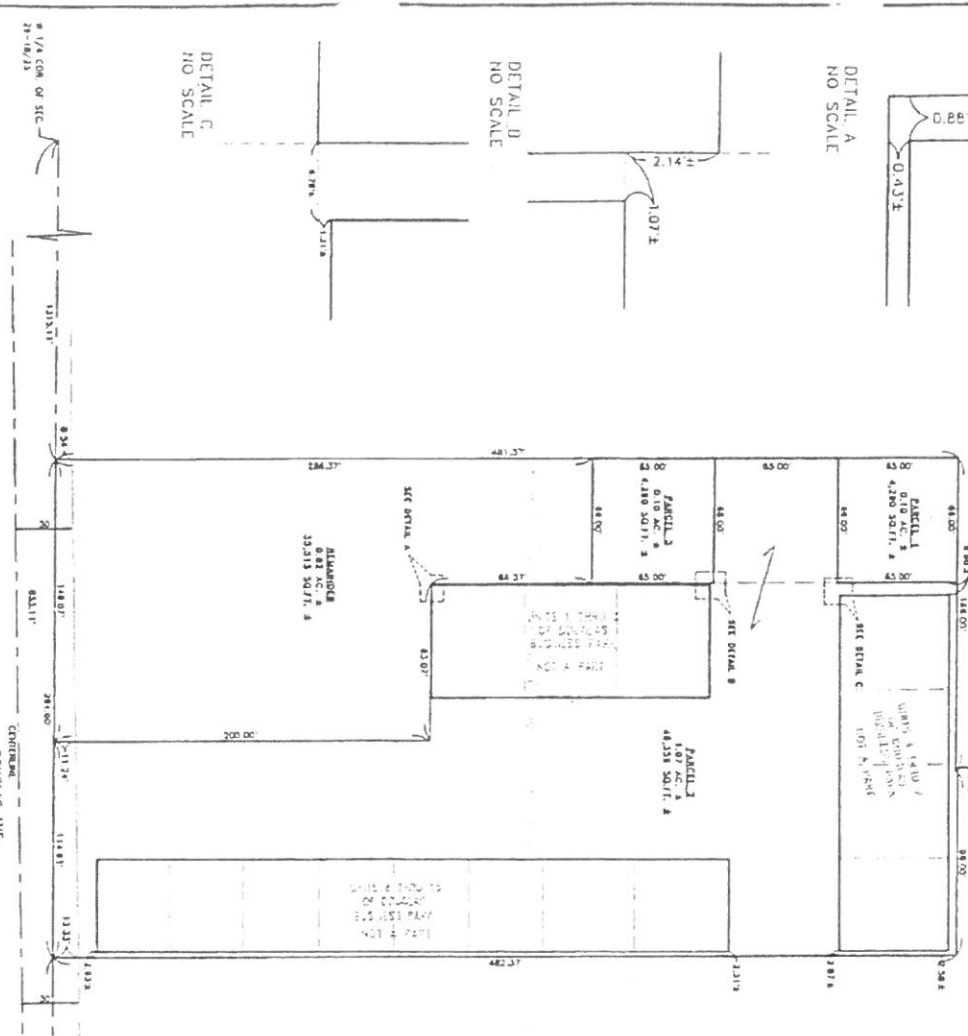
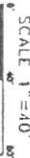
(APRIL 2007)

OWNERS: MARTY ZIEB, ET AL.
 112 N. WALTON
 YUMA, CALIFORNIA, 92381

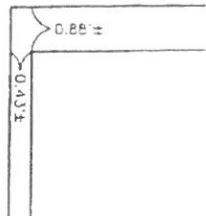
SURVEYOR: FORESTIER, WEDER & ASSOCIATES, L.L.C.
 1428 W. UNIVERSITY ROAD, SUITE 8
 YUMA, CALIFORNIA, 92381
 (909) 322-0122

NOTES:

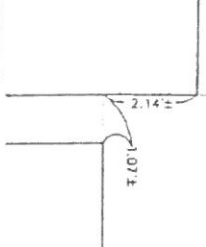
- EXISTING PROPERTY USE: COMMERCIAL
- PROPOSED PROPERTY USE: SAME AS EX-018
- ZONING: R1
- CITY OF YUMA
- STATE OF ARIZONA
- AREA OF SUBJECT PROPERTY: 1.07 AC. ±



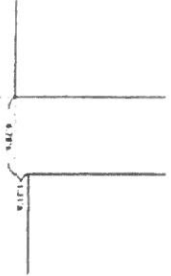
DETAIL A
NO SCALE



DETAIL D
NO SCALE



DETAIL C
NO SCALE



1/4 CORN OF SEC. 16-16-25



Exhibit "B"

Conditional Use Permit No. 2008-15
Parcel Map No. 2008-06



Vicinity Map

