

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 Rose Estates Tentative Subdivision Map No. 5567

RECOMMENDATION:

Staff recommends that the Planning Commission approve a one-year time extension of Rose Estates Tentative Subdivision Map No. 5567, extending the expiration date to May 29, 2022, pursuant to Section §66452.6(e) of the Subdivision Map Act.

BACKGROUND:

On May 29, 2018, the Visalia Planning Commission approved Rose Estates Tentative Subdivision Map No. 5567 through adoption of Resolution No. 2018-17. The tentative subdivision map was a request to subdivide 2.98 acres into six numbered lots for residential use and two lettered lots in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the northwest corner of Walnut Avenue and Roeben Street (APN: 087-442-008).

The original expiration date for the tentative subdivision map was May 29, 2020, two years from the date of approval by the Planning Commission. The Commission approved a one-year time extension for the subdivision on June 8, 2020. [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 Subdivision Map have submitted a written request received by the City of Visalia on May 13, 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 second time extension applied for and the fourth year overall under this code for the Tentative Subdivision 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 the Tentative Subdivision Map from May 29, 2021 to May 29, 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 29,

2022, to record a final subdivision map. If the request is denied, the applicant would have to re-file a new tentative subdivision map.

ATTACHMENTS

- Letter of Request for the Time Extension
- Resolution No. 2018-17
- Tentative Subdivision 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 Division

DATE: 12 May 2021

FROM:

SUBJECT: Extension of time
Rose Estates Subdivision
TSM

This subdivision, approved May 29, 2018 is due to expire May 29, 2021.

We request a 12 month extension of time. This is the second extension requested.

Enclosed is the fee of \$236.00.

Respectfully,



Dennis R. Forester
PLS 4076





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

RECEIPT

DATE OF PAYMENT
5/13/2021 3:44:40PM

Receipt Number : 583445

Application: **PTE21-004** TIME EXTENSION - ROSE ESTATES SUBDIVISION
Address:
Parcel: 087442008
Subdivision:
Type: Time Extensions

Work Description: TIME EXTENSION - ROSE ESTATES SUBDIVISION TENTATIVE SUBDIVISION MAP NO 5567

<u>INVOICE NBR</u>	<u>FEE CODE</u>	<u>FEE DESCRIPTION</u>	<u>FEE QUANTITY</u>	<u>AMOUNT</u>	<u>PAYMENT METHOD</u>
348065	1526-1	Time Extension	1	236.00	Check
	Acct. Code: 1821-46526		CASHIER: MDSHAR		10070

PAYOR: VANDER WEERD GENERAL CONSTRUCTION INC

TOTAL PAID: 236.00

RESOLUTION NO 2018-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING THE ROSE TENTATIVE SUBDIVISION MAP NO. 5567 A REQUEST TO SUBDIVIDE 2.98 ACRES INTO SIX NUMBERED LOTS AND TWO LETTERED LOTS. LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 5,000 SQUARE FOOT LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF ROEBEN STREET AND WALNUT AVENUE (APN: 087-442-008).

WHEREAS, the Rose Tentative Subdivision Map No. 5567 is a request to subdivide 2.98 acres into six numbered lots and two lettered lots, located within the R-1-5 (Single-family Residential, minimum 5,000 square foot lot size) Zone District. The project site is located on the northwest corner of Roeben Street and Walnut Avenue (APN: 087-442-008); and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on May 29, 2018; and,

WHEREAS, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision 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 that the project is categorically exempt under CEQA Guidelines section 15332 (In-fill Project).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:

1. That the proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 2.98-acre project site, which is the site of the proposed six lot residential subdivision, is specifically consistent with General Plan Land Use policies related to efficient land use absorption (Policy LU-P-19, LU-P-45).
2. That the proposed Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing residential development.

3. That the site is physically suitable for the proposed tentative subdivision map. The Rose Estates Tentative Subdivision Map No. 5567 is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Rose Estates Tentative Subdivision Map No. 5567, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. Specifically, the project meets the development density range (2 to 10 dwelling units per acre) for the RLD (Residential Low Density) Land Use designation.
5. That the proposed Rose Estates Tentative Subdivision Map No. 5567, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The six-lot subdivision is designed to comply with the City's Engineering Improvement Standards.
6. That the project is Categorical Exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15332 (In-fill Projects).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. The tentative subdivision map shall be prepared in substantial compliance with Exhibit "A".
2. That the tentative subdivision map shall be developed consistent with the comments and conditions of Site Plan Review No. 2018-031, incorporated herein by reference.
3. That prior to the issuance of a building permit on the site, the applicant / developer shall obtain and provide the City with a valid Will Serve Letter from the California Water Service Company.
4. That all other federal and state laws and city codes and ordinances be complied with.
5. Before issuance of the first building permit on the project site, the project proponent shall, at their sole expense and wholly within their property boundaries, install a seven-foot tall solid fence that extends from the northwest property corner to the perimeter wall located generally at the northeast property corner. Said fence shall be treated with an anti-graffiti finish.
6. Prior to recordation of the final map, the project proponent shall prepare a buyers disclosure statement, in a form suitable to the Community Development Director or their representative. Said disclosure statement shall advise buyers that farm animals

are permitted by right in the R-1-20 Zone District, and that animal raising in the R-1-5 Zone District is limited to household pets, pursuant to Visalia Municipal Code sections 17.12.015 I., O., and P.


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

AYES: Commissioners Gomez, Peariso, Wynn, Taylor
NOES:
ABSTAINED:
ABSENT: Commissioners Hansen

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

ATTEST: Paul Bernal, City Planner

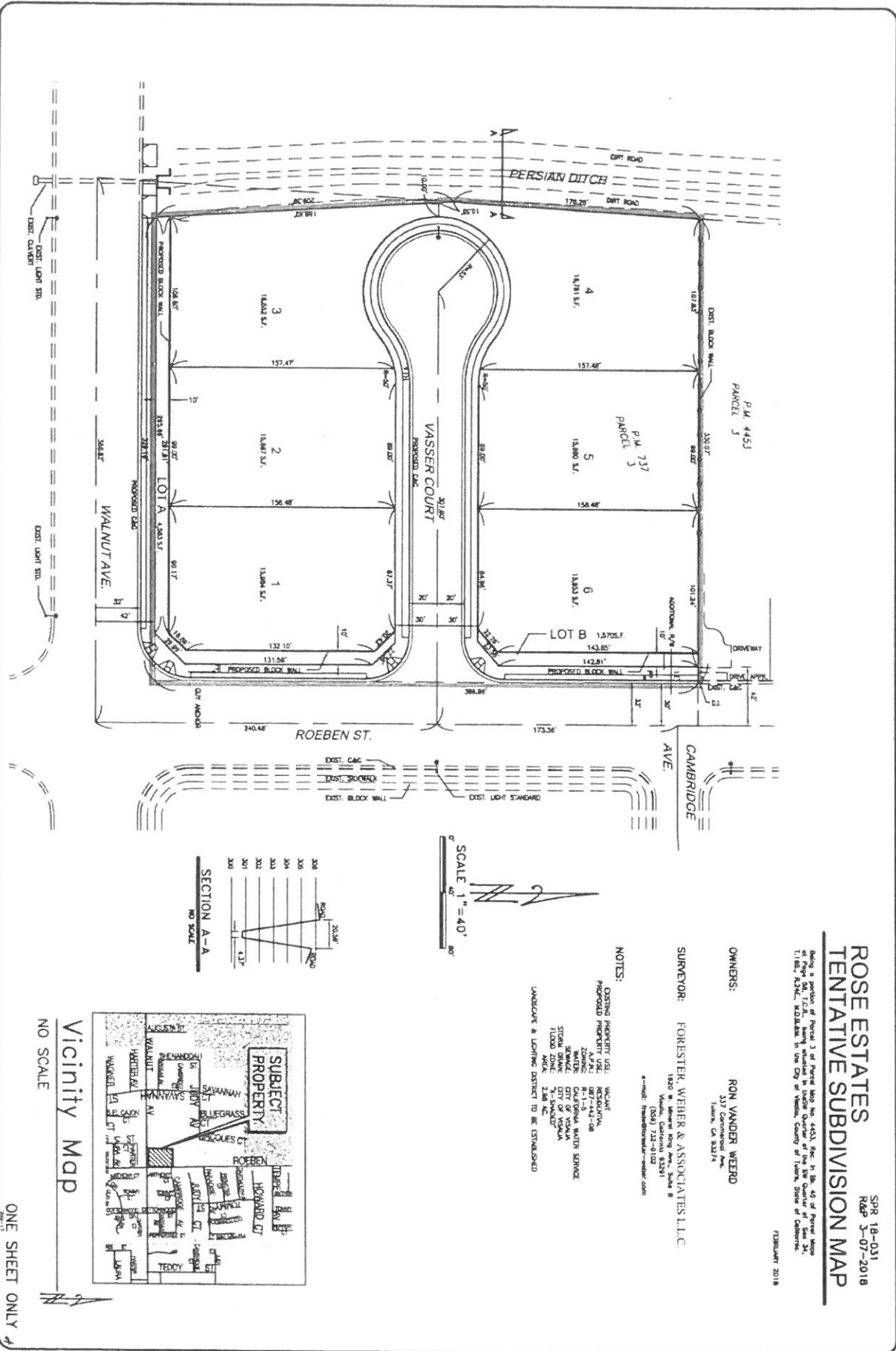
I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2018-17, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 29, 2018.



Paul Bernal



Brett Taylor, Chairperson



**ROSE ESTATES
TENTATIVE SUBDIVISION MAP**

Being a portion of Parcel 3 of Parcel Map No. 4453, P.M. 4453 of certain maps
 [1] filed "R.S.M. No. 4453" in the City of Mendocino, County of Tehama, State of California.

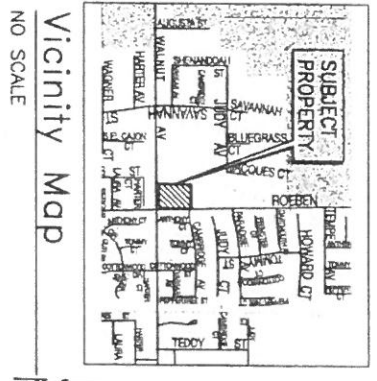
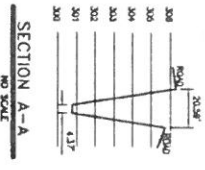
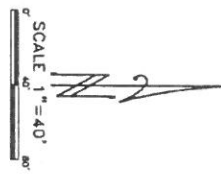
FEBRUARY 2018

OWNERS:
 RON VANDER WERDO
 1177 Commercial Ave.
 Ukiah, CA 95278

SURETOR: FORESTER, WEBER & ASSOCIATES, L.L.C.
 1820 W. Imperial Road, Suite B
 Ukiah, CA 95278
 (562) 722-0122
 e-mail: fwa@foresterwebber.com

NOTES:

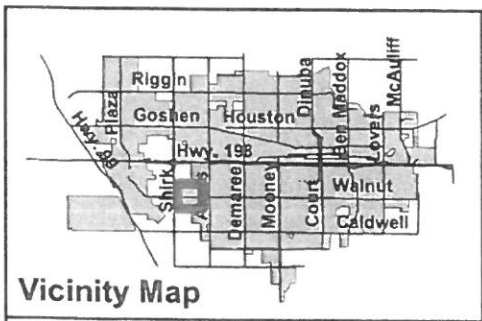
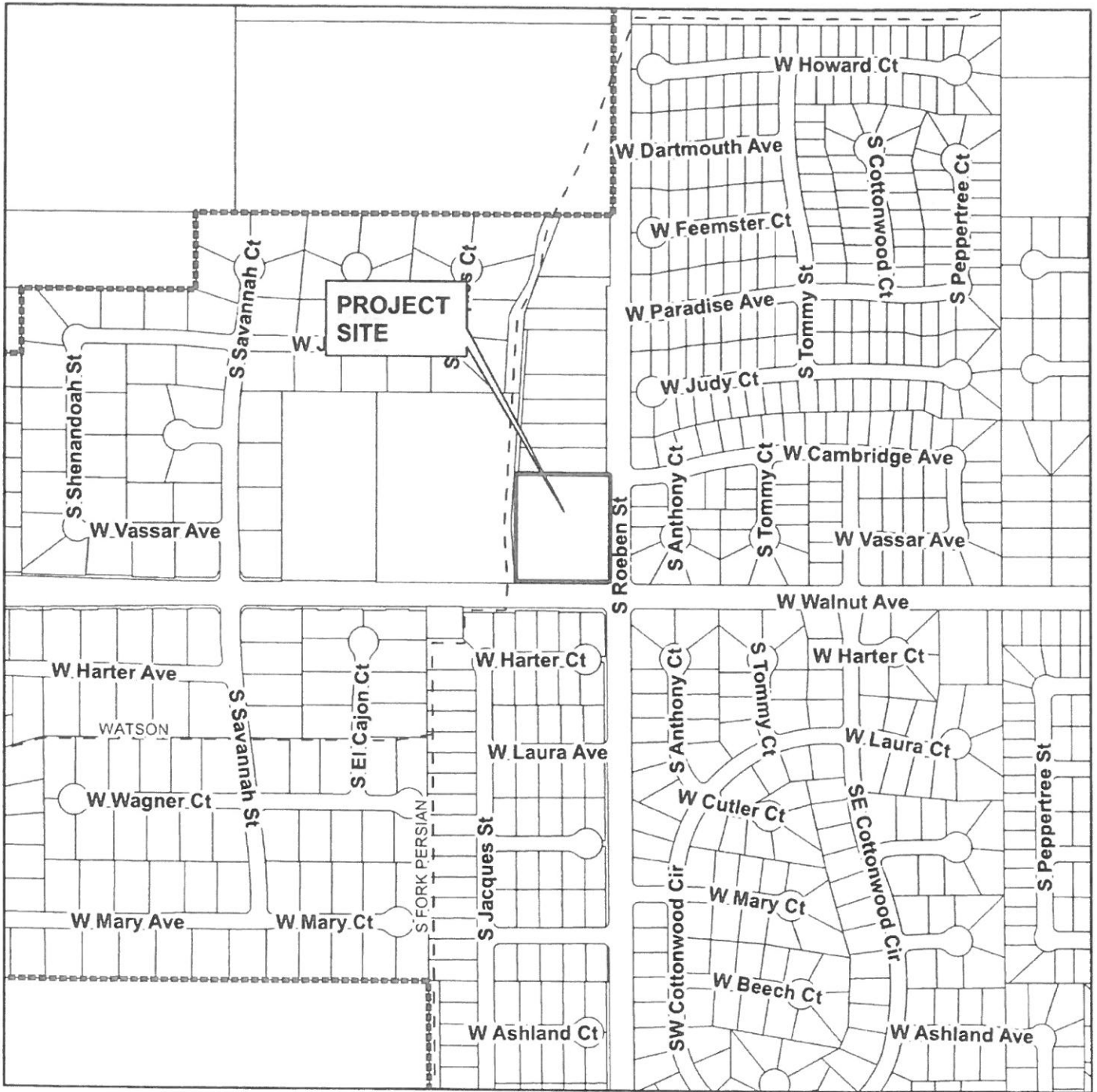
- EXISTING PROPERTY USE: WOODLOT
- PROPOSED PROPERTY USE: RESIDENTIAL
- ZONING: R-1-S (SINGLE UNIT WITH SERVICE)
- STANDARD: CITY OF UKIAH
- FILED: 2/16/18
- UNDEVELOPED & LIGHTING DISTRICT TO BE ESTABLISHED



Vicinity Map
 NO SCALE
 ONE SHEET ONLY

EXHIBIT "A"

TSM 5567 Rose Estates



Vicinity Map



— WATERWAYS
 — RAILROADS