

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

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

MONDAY, JUNE 28, 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. Finding of Consistency No. 2021-001: A request by Russ Marlow to modify Conditional Use Permit No. 2020-10 site plan and elevation exhibits as approved by the Planning Commission. The project site is located on the north side of East Tulare Avenue between South Lovers Lane and South Vista Street (APNs: 101-013-022).
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - Conditional Use Permit No. 2021-05: A request by Bill Cummings to establish an indoor soccer and recreation facility with a micro-brewery and taproom in the D-MU (Mixed-Use Downtown) Zone. The project site is located at 707 West Murray Avenue, on the southwest corner of North Johnson Street and West Murray Avenue (APN: 093-177-007). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-09.

7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-20: A request to amend Conditional Use Permit No. 2018-30 by expanding the project site by three parcels totaling 1.93-acres, which will facilitate a 58,696 square-foot mixed use building that includes 26,407 square-foot medical office, 24,509 square-foot outpatient surgery center, and a 7,780 square-foot residence. This will replace the 56,000 square-foot mixed use building previously approved with Conditional Use Permit No. 2018-30. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-015, -017, -024, -037, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, & 121-100-091). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-30.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. Planning Commission Interviews June 30, 2021.
 - b. City Hall Offices Closed July 5th and no Council meeting July 6th.
 - c. Next Planning Commission Meeting is Monday, July 12, 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, JULY 8, 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, JULY 12, 2021