

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Chris Gomez



VICE CHAIRPERSON:
Marvin Hansen

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

MONDAY, JULY 12, 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. SWEARING IN OF NEW COMMISSIONERS –
 - Chris Gomez
 - Chris Tavarez
4. ELECTION OF CHAIR AND VICE-CHAIR –
5. 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.
6. CHANGES OR COMMENTS TO THE AGENDA –
7. 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.
 - No items on the consent calendar
8. PUBLIC HEARING – Paul Bernal, City Planner
Candelas II Tentative Subdivision Map No. 5579: A request by Lennar Homes of California to subdivide 16.35-acres into a 59-lot single-family residential subdivision with four out lots to be used for landscape and lighting district lots and a 3.95-acre Remainder in the R-1-5 (Single-Family Residential 5,000 square foot minimum site area) zone. The project site is

located on the southwest corner of East Tulare Avenue and South Vista Street (APNs: 101-050-043 and 101-050-044). 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. 2021-15 be adopted.

9. PUBLIC HEARING – Brandon Smith, Principal Planner

General Plan Amendment No. 2021-01: A request by the City of Visalia to amend language to General Plan Land Use Policy LU-P-34, removing a requirement for the establishment of an agricultural mitigation program associated with the conversion of certain farmlands in Growth Tiers II and III. The project applies city wide to properties within the Urban Growth Boundary established by the Visalia 2030 General Plan. An Addendum to the City of Visalia 2030 General Plan Environmental Impact Report (SCH No. 2010041078), in accordance with the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (CEQA Guidelines; California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.), has been prepared to address the environmental effects of General Plan Amendment No. 2021-01.

10. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Next Planning Commission Meeting is Monday, July 26, 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 22, 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 26, 2021