

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Mary Beattie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

MONDAY, AUGUST 23, 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. Adoption of Resolution No. 2021-32, approving Variance No. 2021-02, in accordance with action taken by the Planning Commission during the regular meeting held on August 09, 2021.
6. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit 2021-22: A request to construct a fast-food restaurant measuring 1,315 sq. ft. with drive-thru and no indoor dining, upon a parcel measuring 1.1-acres in the Neighborhood Commercial (C-N) Zone. The project site is located on the northwest corner of East Tulare Avenue and South Lovers Lane (APN: 100-120-051). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2021-38.

7. PUBLIC HEARING – Josh Dan, Associate Planner
 - a. Tentative Parcel Map No. 2021-05: A request by TorMon Global Inc. and Octavio Montejano, to subdivide a 19,619 sq. ft. site into two parcels in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per dwelling unit) Zone. The project site is located at 745 N. Leslie Street (APN: 093-011-004). The project is Categorically Exempt the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Categorical Exemption No. 2021-37.
 - b. Conditional Use Permit No. 2021-23: A request by TorMon Global Inc. and Octavio Montejano to subdivide a 19,619 square foot parcel into two parcels resulting in sites measuring less than two acres in size in the R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit) Zone. The project site is located at 745 N. Leslie Street (APN: 093-011-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15315 and 15332, Categorical Exemption No. 2021-37.
8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –
 - a. Moving back to Council Chambers in September
 - b. Next Planning Commission Meeting is Monday, September 13, 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, SEPTEMBER 2, 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, SEPTEMBER 13, 2021