

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**MONDAY, NOVEMBER 8, 2021, 7:00 P.M.**

**VISALIA COUNCIL CHAMBERS**

**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**

**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. No Items on Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
  - a. Conditional Use Permit No. 2021-27: A request by Donahue Schriber Realty Group to amend the approved uses and layout of the Orchard Walk West Specific Plan development area which would include three parcels, each measuring less than five acres, and proposing a retail use, fast-food pad with a drive-thru, and gas station.

- b. Tentative Parcel Map No. 2021-07: A request by Donahue Schriber Realty Group to subdivide two parcels into four parcels within the Orchard Walk Specific Plan area.

Project Location: The project is within the C-MU (Commercial Mixed-Use) Zone District and is located at the southwest corner of North Dinuba Boulevard and West Sedona Avenue (Addresses not assigned) (APN: 078-120-050). An Addendum to approved Initial Study / Mitigated Negative Declaration No. 2007-34 has been prepared for this project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. Conditional Use Permit No. 2020-30: A request by TMT, LLC to allow a master-planned commercial development on a 38.5-acre parcel in the C-R (Regional Commercial) Zone, for the development of approximately 212,450 square feet of commercial shopping center space in four phases, consisting of a specialty grocery store, seven drive-thru restaurants, a gas station/convenience store with drive-thru facility, a carwash facility, two sit-down restaurants, and 25 retail pads.
- b. Tentative Parcel Map No. 2020-09: A request by TMT, LLC to subdivide 38.5 acres into 22 lots for commercial and right of way use, in the C-R (Regional Commercial) Zone.
- c. Variance No. 2021-03: A request by TMT, LLC to allow a variance to signage standards, allowing 240 sq. ft. of wall signage for a specialty grocery store.

Project Location: The project is within the C-R (Regional Commercial) Zone District and is located on the southeast corner of West Visalia Parkway and South Mooney Boulevard (Addresses not assigned) (APN: 126-080-025, 056). An Initial Study has been prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation, and that Mitigated Negative Declaration No. 2021-42 shall be adopted.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Next Regular Planning Commission Meeting is Monday, December 13, 2021.
- b. Possibility of Special Planning Commission Meeting in late November / early December.
- c. City Council discussion regarding smoke shops on Monday, November 15, 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**

#### **AN APPEAL MUST BE FILED WITH AN APPROPRIATE APPLICATION AND FEES NO LATER THAN THURSDAY, NOVEMBER 18, 2021, AT 5:00 P.M.**

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](http://www.visalia.city) or from the City Clerk.

**THERE IS NO REGULAR MEETING SCHEDULED FOR MONDAY, NOVEMBER 22, 2021.**

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 13, 2021.**